

Box # CP-27



**NOTICE OF HEARING**  
 Notice is hereby given that on Monday, October 3, 2005, beginning at 3:00 p.m. in the City of Fort Collins Current Planning Conference Room A, 281 North College Avenue, the Administrative Hearing Officer will hold an Administrative Public Hearing for 210 and 212 W. Magnolia St., Urban Living Lofts at Magnolia Street, Project Development Plan, #24-05, if approved and necessary, shall create a Vested Property Right in accordance with Colorado Law.

**GENERAL DESCRIPTION:**  
 Request for an adaptive reuse of the existing commercial building plus a 3-story, 18-unit residential loft addition above. Parking will be provided in a ground level structure behind the existing commercial building and beneath the loft addition proposed. The property is zoned D, Downtown, Canyon Avenue Sub-district.

**LEGAL DESCRIPTION:**  
 The west half of lots 1, 2, and 3 in block 103, City of Fort Collins, and portion of vacated alley per ordinance recorded October 21, 1998 on reception No. 98091890. County of Larimer, State of Colorado.

Dated this 20th day of September, A.D. 2005  
 Pete Wray, AICP  
 Director of Current Planning

32790503  
 Fort Collins Coloradoan  
 September 23, 2005

STATE OF COLORADO )  
 ) ss: AFFIDAVIT OF PUBLICATION  
 COUNTY OF LARIMER )

**Robin Hause**, being duly sworn, deposes and says that said is the legal clerk of the Fort Collins Coloradoan; that the same is a daily newspaper of general circulation and printed and published in the City of Fort Collins, in said county and state; that the notice or advertisement, of which the annexed is a true copy, has been published in said daily newspaper for

**1 consecutive days;**


that the notice was published in the regular and entire issue of every number of said newspaper during the period and time of publication of said notice, and in the newspaper proper and not in a supplement thereof; that the first publication of said notice was contained in the issue of said newspaper on

**September 23, 2005 , A.D.;**

that the last publication thereof was contained in the issue of said newspaper on

**September 23, 2005 , A.D.;**

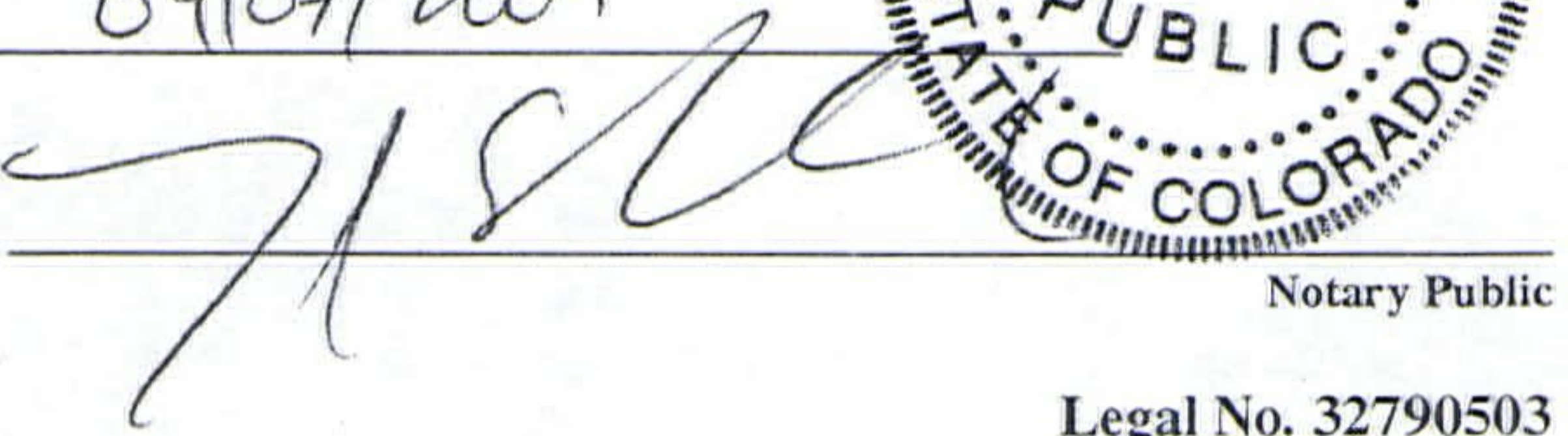
that said Fort Collins Coloradoan has been published continuously and uninterrupted during the period of at least six months next prior to the first publication of said notice or advertisement above referred to; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof; and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

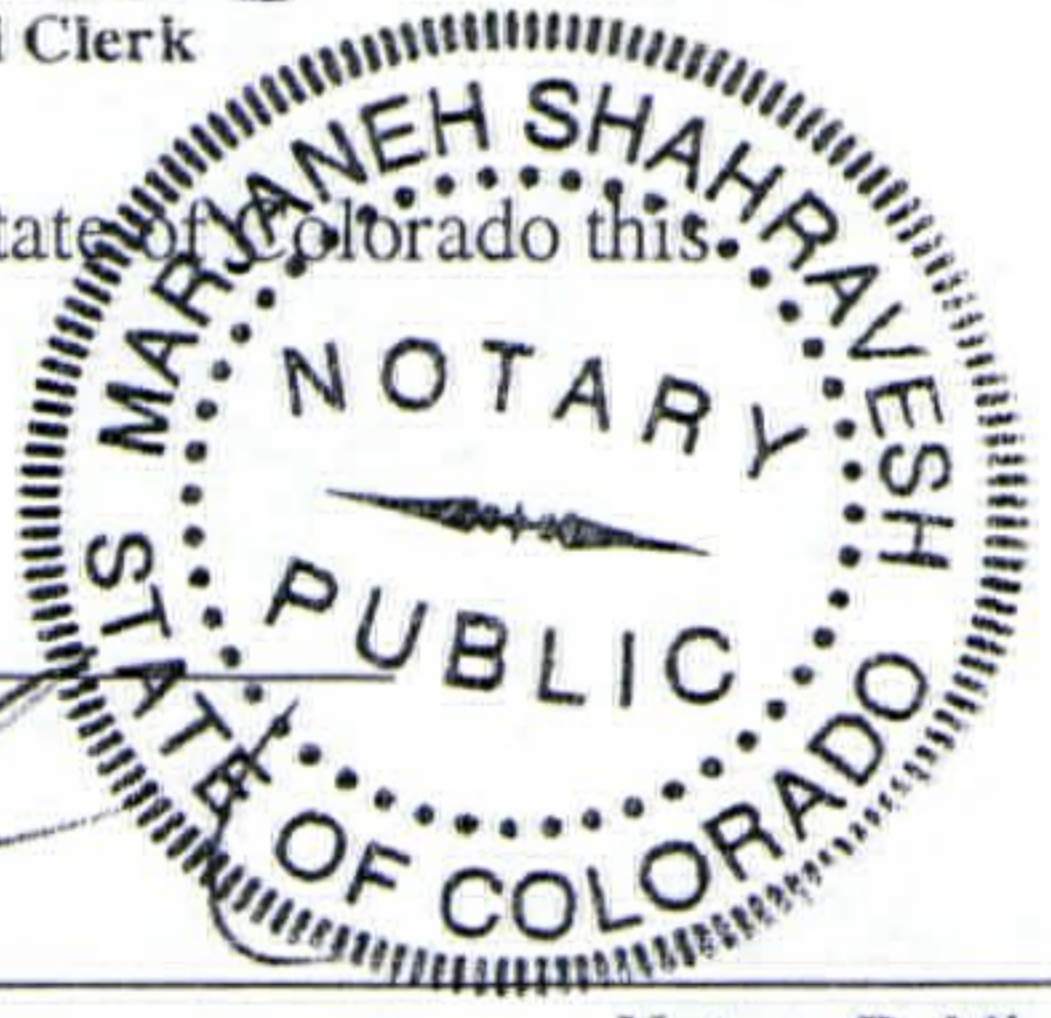
  
 Legal Clerk

Subscribed and sworn to before me, within the County of Larimer, State of Colorado this.

**September 23, 2005 , A.D.**

My Commission expires 04/07/2009

  
 Notary Public



Legal No. 32790503

**Delivered to:**  
  
**FtC Current Planning/Deines**  
**PO BOX 580**  
**FT COLLINS, CO 80522**