

**CITY OF WHEAT RIDGE
NOTICE OF PUBLIC HEARING
CITY COUNCIL**

NOTICE IS HEREBY GIVEN that a Public Hearing to consider Case No. **WS-19-02** an application filed by John Roach for approval of a Major Subdivision for property zoned Mixed Use-Neighborhood (MU-N) to allow for 4 duplexes equaling 8 units located at 10191 West 38th Avenue will be held in the Council Chambers of the Municipal Building at 7500 W. 29th Avenue, Wheat Ridge, Colorado, on **June 24, 2019 at 7:00 p.m.** All interested citizens are invited to speak at the Public Hearing or submit written comments.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, WHENCE THE SOUTH QUARTER CORNER THEREOF BEARS SOUTH 89 DEGREES 12 MINUTES 43 SECONDS WEST (SOUTH 89°12'50" WEST MEASURED), A DISTANCE OF 1981.61 FEET (1981.55' CALCULATED);

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST (NORTH 00°08'21" WEST CALCULATED) ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 38TH AVENUE, BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST (NORTH 00°08'21" WEST CALCULATED) ALONG THE WEST LINE, A DISTANCE OF 140.00 FEET;

THENCE NORTH 89 DEGREES 12 MINUTES 43 SECONDS EAST (NORTH 89°12'50" EAST CALCULATED), A DISTANCE OF 145.00 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST (SOUTH 00°08'21" EAST CALCULATED), A DISTANCE OF 140.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF WEST 38TH AVENUE;

THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS WEST (SOUTH 89°12'50" WEST CALCULATED), ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING.

COUNTY OF JEFFERSON, STATE OF COLORADO.

CONTAINING 20,297 SQUARE FEET OR 0.4460 ACRES OF LAND, MORE OR LESS.