

**CITY OF WHEAT RIDGE
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that a Public Hearing to consider Case No. **WS-19-01** an application filed by Riverside Terrace, LLC for approval of a Major Subdivision for property zoned Residential-Three (R-3) to allow for 18 single-family townhome units located at 11661 West 44th Avenue will be held in the Council Chambers of the Municipal Building at 7500 W. 29th Avenue, Wheat Ridge, Colorado, on **June 6, 2019 at 7:00 p.m.** All interested citizens are invited to speak at the Public Hearing or submit written comments.

LEGAL DESCRIPTION:

A RESUBDIVISION OF LOT 3 AND TRACT B, FIGHTMASTER SUBDIVISION IN THE CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO, PER THE PLAT RECORDED MARCH 7, 2003 AT RECEPTION NO. F1693798 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT EAST ¼ CORNER OF SAID SECTION 20, FROM WHICH THE EAST LINE OF SAID NORTHEAST ONE-QUARTER BEARS NORTH 00°31'28" WEST, PER THE CITY OF WHEAT RIDGE'S COORDINATE SYSTEM DATED FEBRUARY 1, 2008 BETWEEN IDENTIFICATION POINT NUMBER "14209" FOR THE EAST ¼ CORNER OF SECTION 20 AND IDENTIFICATION POINT NUMBER "13209" FOR THE NORTHEAST CORNER OF SECTION 20, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, NORTH 00°31'28" WEST, A DISTANCE OF 653.34 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°56'55" WEST, A DISTANCE OF 117.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 87°30'15" WEST, A DISTANCE OF 200.60 FEET TO THE WEST LINE OF SAID LOT 3, ALSO BEING THE EAST LINE OF LOT 13, LEES SUBDIVISION;

THENCE ALONG SAID WEST LINE, NORTH 00°29'29" WEST, A DISTANCE OF 183.13 FEET; THENCE SOUTH 89°10'16" WEST, A DISTANCE OF 9.03 FEET; THENCE NORTH 00°29'29" WEST A DISTANCE OF 129.92 FEET, TO THE NORTH LINE OF SAID LOT 3, BEING THE SOUTH LINE OF LOT 3, TURGEON SUBDIVISION;

THENCE ALONG SAID LINE, NORTH 89°11'18" EAST, A DISTANCE OF 211.11 FEET TO THE EAST LINE OF SAID LOT 3, ALSO BEING THE WEST LINE OF LOT 2, FIGHTMASTER SUBDIVISION;

THENCE ALONG SAID EAST LINE, SOUTH 00°31'32" EAST, A DISTANCE OF 140.12 FEET; THENCE NORTH 86°01'26" EAST, A DISTANCE OF 18.61 FEET; THENCE SOUTH 00°22'17" EAST, A DISTANCE OF 49.62 FEET; THENCE NORTH 89°39'59" WEST, A DISTANCE OF 20.39 FEET; THENCE SOUTH 00°31'28" EAST, A DISTANCE OF 136.31 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, FIGHTMASTER SUBDIVISION, AND THE SOUTHEAST CORNER OF LOT 3, FIGHTMASTER SUBDIVISION, PER THE PLAT RECORDED MARCH 7, 2003 AT RECEPTION NO. F1693798, IN SAID OFFICE OF THE CLERK AND RECORDER.