

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

NOTICE IS HEREBY GIVEN that a Public Hearing to consider Case No. WS-16-03 an application filed by Quadrant Properties for approval of a major subdivision with right-of-way vacation for property located at the southwest corner of Wadsworth and 38th Avenue, including 3501 Wadsworth Boulevard, 3765 Wadsworth Boulevard, 3795 Wadsworth Boulevard, 7690 W. 38th Avenue, and 3790 Yukon Court will be held before the City of Wheat Ridge **PLANNING COMMISSION** on **December 1, 2016, at 7:00 p.m.**, in the Council Chambers of the Municipal Building at 7500 W. 29th Avenue, Wheat Ridge, Colorado. All interested citizens are invited to speak at the Public Hearing or submit written comments. *Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Carly Lorentz, Assistant to the City Manager at 303-235-2867 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.*

LEGAL DESCRIPTION:

TRACT 1:

LOT 1 AND TRACT C, JOHN ELWAY AUTONATION U.S.A. FINAL PLAT, A SUBDIVISION OF A PART OF THE CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO.

TRACT 2:

ALL THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 69 WEST; THENCE WEST 145 FEET; THENCE SOUTH 150 FEET; THENCE EAST 145 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION GRANTED TO THE DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED OCTOBER 20, 1959 IN BOOK 1229 AT PAGE 217 IN THE RECORDS OF THE OFFICE OF CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO; AND

EXCEPT THAT PORTION GRANTED TO THE CITY OF WHEAT RIDGE, COLORADO BY ORDER OF THE DISTRICT COURT RECORDED APRIL 29, 1997 AT RECEPTION NO. F0405701 IN SAID RECORDS, COUNTY OF JEFFERSON, STATE OF COLORADO.

TRACT 3:

THAT PART OF THE N1/2 NE1/4 NW1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30 FEET WEST AND 30' SOUTH OF THE NE CORNER OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 26; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG A WEST RIGHT OF WAY LINE OF WADSWORTH BOULEVARD 348 FEET; THENCE WEST PARALLEL TO THE CENTER LINE OF WEST 38TH AVENUE 300 FEET; THENCE NORTH PARALLEL TO

THE CENTER LINE OF WADSWORTH BOULEVARD 498 FEET TO A POINT ON THE SOUTH LINE OF WEST 38TH AVENUE; THENCE EAST ALONG THE SOUTH LINE OF WEST 38TH AVENUE 155 FEET; THENCE SOUTH PARALLEL TO THE CENTER LINE OF WADSWORTH BOULEVARD 150 FEET; THENCE EAST PARALLEL TO THE CENTER LINE OF WEST 38TH AVENUE 145 FEET TO THE POINT OF BEGINNING,
EXCEPT THAT PORTION THEREOF RESERVED BY THE COUNTY OF JEFFERSON FOR PUBLIC ROADWAY PURPOSES IN COMMISSIONERS DEED RECORDED JANUARY 6, 1958 IN BOOK 1098 AT PAGE 66; AND
EXCEPT THAT PORTION THEREOF AS DESCRIBED IN RULE AND ORDER RECORDED OCTOBER 27, 1960 IN BOOK 1314 AT PAGE 493; AND
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF WHEAT RIDGE BY WARRANTY DEED RECORDED JANUARY 28, 1991 AT RECEPTION NO. 91007650,
COUNTY OF JEFFERSON,
STATE OF COLORADO.

TRACT 4:

PARCEL I:

THE NORTH 198 FEET OF TRACT 1, ADKINS SUBDIVISION,
EXCEPT THAT PORTION CONVEYED TO THE CITY OF WHEAT RIDGE BY INSTRUMENT RECORDED OCTOBER 26, 1992 AT RECEPTION NO. 92136103,
COUNTY OF JEFFERSON,
STATE OF COLORADO.

PARCEL II:

THE SOUTH 30 FEET OF THE NORTH 228 FEET OF TRACT 1, ADKINS SUBDIVISION,
COUNTY OF JEFFERSON,
STATE OF COLORADO.

DESCRIBED AS A WHOLE AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER TO BEAR S89°37'55"W WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE ALONG SAID NORTH LINE, S89°37'55"W, A DISTANCE OF 74.70 FEET;
THENCE PARALLEL TO THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER, S00°19'25"E, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY FOR WEST 38TH AVENUE;

THENCE ALONG A LINE TRANSITIONING FROM SAID SOUTH RIGHT-OF-WAY TO THE WEST RIGHT-OF-WAY FOR WADSWORTH BOULEVARD, S45°20'45"E, A DISTANCE OF 34.92 FEET TO THE SAID WEST RIGHT-OF-WAY FOR WADSWORTH BOULEVARD;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST RIGHT-OF-WAY:

1. S00°19'25"E, A DISTANCE OF 333.30 FEET;
2. N89°37'55"E, A DISTANCE OF 5.00 FEET;
3. S00°19'25"E, A DISTANCE OF 132.00 FEET;
4. S89°37'55"W, A DISTANCE OF 25.00 FEET;
5. S00°19'25"E, A DISTANCE OF 767.41 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVATURE TO THE RIGHT, TRANSITIONING FROM SAID WEST RIGHT-OF-WAY TO THE NORTH RIGHT-OF-WAY FOR WEST 35TH AVENUE, HAVING A RADIUS OF 36.00 FEET THROUGH A CENTRAL ANGLE OF 35°31'28", AN ARC DISTANCE OF 22.32 FEET, HAVING A CHORD WHICH BEARS S71°55'59"W, A DISTANCE OF 21.96 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°41'43"W, A DISTANCE OF 554.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY FOR WHEAT RIDGE PLAZA CONDOS;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EAST RIGHT-OF-WAY:

1. N00°19'25"W, A DISTANCE OF 380.53 FEET;
2. N43°28'00"W, A DISTANCE OF 21.94 FEET;

THENCE N00°19'25"W, A DISTANCE OF 376.89 FEET;

THENCE N89°37'45"E, A DISTANCE OF 330.00 FEET;

THENCE N00°19'25"W, A DISTANCE OF 270.02 FEET;

THENCE S89°37'55"W, A DISTANCE OF 140.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY FOR YUKON COURT;

THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°14'20"W, A DISTANCE OF 213.03 FEET TO CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT TRANSITIONING FROM SAID EAST RIGHT-OF-WAY TO THE SAID SOUTH RIGHT-OF-WAY FOR WEST 38TH AVENUE HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°52'15", AN ARC DISTANCE OF 23.53 FEET, HAVING A CHORD WHICH BEARS N44°41'48"E, A DISTANCE OF 21.19 FEET TO THE SAID SOUTH RIGHT-OF-WAY FOR WEST 38TH AVENUE;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTH RIGHT-OF-WAY:

1. N89°37'55"E, A DISTANCE OF 38.71 FEET;
2. S87°37'19"E, A DISTANCE OF 86.41 FEET;
3. S00°14'20"E, A DISTANCE OF 3.86 FEET;

N89°37'55"E, A DISTANCE OF 255.36 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS 3501 WADSWORTH BOULEVARD, 3765 WADSWORTH BOULEVARD, 3795 WADSWORTH BOULEVARD, 7690 W. 38TH AVENUE, AND 3790 YUKON COURT.