

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

NOTICE IS HEREBY GIVEN that a Public Hearing to consider four cases with applications filed by EFG-Yarrow, LLC to include: Case No. **WZ-17-08/7955 W. 42nd Ave.** for approval of a zone change from Residential-Two (R-2) to Planned Residential Development (PRD) with an Outline Development Plan (ODP); Case No. **WZ-17-09/7955 W. 42nd Ave.** for approval of a Specific Development Plan (SDP); Case No. **WS-17-05/4255 Yarrow and 7955 W. 42nd Ave.** for approval of a 73-lot subdivision plat; Case no. **WS-17-06/4255 Yarrow and 7955 W. 42nd Ave.** for approval of a second filing of the subdivision's first filing for an additional 16-lots will be held in the Council Chambers of the Municipal Building at 7500 W. 29th Avenue, Wheat Ridge, Colorado, on **May 17, 2018 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 SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 3-1/4" DIAMETER BRASS CAP AND ALUMINUM MONUMENT IN RANGE BOX, MARKED "CITY OF WHEAT RIDGE PLS 13212", WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION, BEING A FOUND 3-1/4" DIAMETER BRASS CAP AND ALUMINUM MONUMENT IN RANGE BOX, MARKED "CITY OF WHEAT RIDGE PLS 13212", IS ASSUMED TO BEAR SOUTH 00°10'11" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 68°54'09" WEST A DISTANCE OF 732.50 FEET TO THE WESTERLY RIGHT-OF-WAY OF YARROW STREET AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°13'43" EAST A DISTANCE OF 386.23 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.53 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°52'14" AND WHICH CHORD BEARS SOUTH 44°42'40" WEST A DISTANCE OF 21.29 FEET;

THENCE SOUTH 89°39'02" WEST A DISTANCE OF 618.95 FEET;

THENCE NORTH 00°15'42" WEST A DISTANCE OF 394.56 FEET;

THENCE NORTH 89°40'58" EAST A DISTANCE OF 104.15 FEET;

THENCE NORTH 00°15'42" WEST A DISTANCE OF 7.00 FEET;

THENCE NORTH 89°40'58" EAST A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 253,373 SQ. FT. OR 5.8250 ACRES, MORE OR LESS.