

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

**NOTICE IS HEREBY GIVEN** that a Public Hearing to consider Case No. **WZ-18-10** an application filed by US Retail Partners, LLC for approval of a Specific Development Plan for a restaurant for property located at 3298 Youngfield Street will be held in the Council Chambers of the Municipal Building at 7500 W. 29<sup>th</sup> Avenue, Wheat Ridge, Colorado, on **June 21, 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, RECORDED IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER AT RECEPTION NO. 2016027462, DATED FEBRUARY 28, 2016, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20 TO BEAR NORTH 89°29'29" EAST, A DISTANCE OF 1322.42 FEET PER THE PLAT OF APPLEWOOD VILLAGE SHOPPING CENTER FILING NO. 2, RECORDED AT RECEPTION NO. 2017081101, DATED AUGUST 7, 2017, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION SECTION; THENCE NORTH 64°05'26" EAST, A DISTANCE OF 1525.41 FEET TO THE NORTHEAST CORNER OF A 6 FOOT PUBLIC RIGHT OF WAY AS DESCRIBED AT RECEPTION NO. 2017022103, DATED FEBRUARY 28, 2017, IN THE OFFICES OF JEFFERSON COUNTY AND RECORDER; THENCE NORTH 89°29'29" EAST, ALONG THE NORTHERLY LINE OF SAID 6 FOOT RIGHT OF WAY, A DISTANCE OF 6.00 FEET TO A WESTERLY LINE OF LOT 1 OF SAID APPLEWOOD VILLAGE SHOPPING CENTER FILING NO. 2 AND THE POINT OF BEGINNING; THENCE NORTH ALONG A WESTERLY LINE OF SAID LOT 1 AND THE EAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2016027462, A DISTANCE OF 200 FEET; THENCE SOUTH 89°29'29" WEST, ALONG THE SOUTH LINE OF A PROPERTY DESCRIBED AT RECEPTION NO. 2016027462. A DISTANCE OF 134.00 FEET TO THE SOUTHEAST CORNER OF SAID PUBLIC RIGHT OF WAY; THENCE NORTH 00°54'01" WEST, ALONG THE EAST LINE OF SAID PUBLIC RIGHT OF WAY, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 26,799 SQ. FT. OR 0.62 ACRES, MORE OR LESS.