

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

NOTICE IS HEREBY GIVEN that a Public Hearing to consider Case No. **WZ-18-14** an application filed by RJP Investment Trust for approval of a zone change from Commercial-One (C-1) to Mixed Use-Neighborhood (MU-N) for property located at 6701 West 44th Avenue will be held in the Council Chambers of the Municipal Building at 7500 W. 29th 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 PART OF BLOCK 7, LAKE VIEW SUBDIVISION AND THE SW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 24, THENCE N 90 DEGREES 00 MINUES 00 SECONDS E ON AN ASSUMED BEARING ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 24, A DISTANCE OF 256.50 FEET; THENCE N 00 DEGREES 15 MINUTES 42 SECONDS W, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THENORTHERLY RIGHT OF WAY LINE OF WEST 44TH AVENUE; THENCE CONTINUING N 00 DEGREES 15 MINUES 42 SECONDS W, A DISTANCE OF 140.55 FEET TO A POINT 140.00 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST 44TH PLACE; THENCE S 81 DEGREES 51 MINUTES 20 SECONDS E, PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 75.53 FEET TO A POINT ON THE EAST LINE OF THE WEST 331.50 FEET OF BLOCK 7, LAKEVIEW SUBDIVISION; THENCE S 00 DEGREES 15 MINUTES 43 SECONDS E, A DISTANCE OF 140.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST 44TH AVENUE; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.53 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, ACCORIDNG TO THE RECORDED PLAT THEREOF, COUNTY OF JEFFERSON, STATE OF COLORADO.