

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

NOTICE IS HEREBY GIVEN that a Public Hearing to consider Case No. PBG-15-02, an application filed by dcb Construction for approval of a planned building group for development of a self-storage and flex office facility for the property located at 4901 Marshall Street will be held in the City Council Chambers, Municipal Building located at 7500 West 29th Avenue, Wheat Ridge, Colorado, on **March 3, 2016 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 SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 13 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER TO BEAR N00°07'53"W WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE N22°52'47"E, A DISTANCE OF 729.20 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) PARCEL RECORDED AT RECEPTION NO. 79086148 AND THE NORTHERN MOST CORNER OF A CDOT PARCEL RECORDED AT RECEPTION NO. 80069724 AND THE SOUTHWEST CORNER OF A PARCEL RECORDED AT RECEPTION NO. 2006132243;

THENCE ALONG THE SOUTHERN BOUNDARY OF SAID PARCEL RECORDED AT RECEPTION NO. 2006132243, N74°44'32"E, A DISTANCE OF 406.56 FEET TO THE SOUTHWEST CORNER OF A PARCEL RECORDED AT RECEPTION NO. 80057553;

THENCE CONTINUING THE SAME BEARING ALONG THE SOUTHERN BOUNDARY OF SAID PARCEL RECORDED AT RECEPTION NO. 80057533, N74°44'32"E, A DISTANCE OF 202.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY FOR MARSHALL ST.;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 919.44 FEET THROUGH A CENTRAL ANGLE OF 29°49'08", AN ARC DISTANCE OF 478.51 FEET, HAVING A CHORD WHICH BEARS S17°20'36"E, A DISTANCE OF 473.13 FEET;

THENCE S00°02'10"E, A DISTANCE OF 282.14 FEET TO THE NORTHEAST CORNER OF A CDOT PARCEL RECORDED IN BOOK 855 AT PAGE 310;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, N60°58'40"W, A DISTANCE OF 285.96 FEET, TO THE NORTHERN MOST CORNER OF SAID PARCEL AND THE EASTERN MOST CORNER OF A CDOT PARCEL RECORDED AT RECEPTION NO. 80069724;

THENCE FOLLOWING THREE (3) COURSES ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL:

1. CONTINUING ALONG THE SAME BEARING, N60°58'40"W, A DISTANCE OF 358.60 FEET;
2. N41°10'10"W, A DISTANCE OF 67.60 FEET;
3. N29°47'55"W, A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING.