

**TOWN OF KEENESBURG, COLORADO
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning and Zoning Commission of the Town of Keenesburg will hold a Public Hearing commencing at 6:00 p.m., Thursday, February 3, 2022, at the Keenesburg Town Hall, 140 South Main, Keenesburg, Colorado 80643 or via electronic means. The purpose of the Public Hearing is to consider an amended final plat for the Vista West Subdivision. The property is located on the southwest corner of Owen Avenue and South Cedar Street, Keenesburg, CO.

Further Notice is hereby given that the Board of Trustees of the Town of Keenesburg will hold a Public Hearing commencing at 6:00 p.m., Tuesday, February 22, 2022, at the Keenesburg Town Hall, 140 South Main, Keenesburg, Colorado 80643 or via electronic means. The purpose of the Public Hearing is to consider an amended final plat for the Vista West Subdivision. The property is located on the southwest corner of Owen Avenue and South Cedar Street, Keenesburg, CO.

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. Copies of the application and related application materials are on file and available for public inspection in the office of the Town Clerk, 91 W Broadway Ave., Keenesburg, Colorado, 80643.

Legal Description:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR SOUTH 89°24'19" WEST, A DISTANCE OF 2632.46 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP MARKED "ALPHA ENGINEERING, 1/4, S26, S35, R64W, 1994, LS 25937" AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 AND A FOUND 3-1/4" ALUMINUM CAP MARKED "T2N, R64W, S27, S26, S34, S35, 1999, PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 00°23'34" WEST, A DISTANCE OF 1022.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 47°07'15" EAST, A DISTANCE OF 462.49 FEET TO A POINT ON THE SOUTH LINE EXTENDED OF STEWART SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON JULY 7, 1999 AT RECEPTION NO. 2704562; THENCE ALONG SAID SOUTH LINE EXTENDED AND SOUTH LINE OF STEWART SUBDIVISION NORTH 89°24'00" EAST, A DISTANCE OF 721.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF CEDAR STREET, AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN THE RECORDS OF WELD COUNTY ON MARCH 28, 1960 IN BOOK 1554, PAGE 356; THENCE ALONG SAID RIGHT-OF-WAY LINE EXTENDED, SOUTH 01°03'59" EAST, A DISTANCE OF 47.81 FEET TO THE NORTHWEST CORNER OF SAID CEDAR STREET RIGHT-OF-WAY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET, SOUTH 01°03'59" EAST, A DISTANCE OF 1286.03 FEET TO A POINT ON

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89°24'19" WEST, A DISTANCE OF 1077.95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.
CONTAINING 31.55 ACRES MORE OR LESS.

Published this 15th day of January 2022.

TOWN OF KEENESBURG, COLORADO
Christina Fernandez, Town Clerk