

**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, November 5, 2020 at the Keenesburg Town Hall, 140 South Main, Keenesburg, Colorado 80643 or via electronic means. The purpose of the Public Hearing is to consider a request for a Minor Subdivision dividing the property into two lots. The property is located at 550 East Woodward Avenue and WCR 59.

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., Monday, November 23, 2020 at the Keenesburg Town Hall, 140 South Main, Keenesburg, Colorado 80643 or via electronic means. The purpose of the Public Hearing is to consider a request for a Minor Subdivision dividing the property into two lots. The property is located at 550 East Woodward Avenue and WCR 59.

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:

A part of the E ½ of the SE ¼ of Section 26, Township 2 North, Range 64 West of the 6th P.M., County of Weld, State of Colorado being more particularly described as follows:
Considering the East line of the SE ¼ of said Section 26 to bear North 00°00'00" East and with all bearings contained herein relative thereto;
Commencing at the Northeast corner of the E ½ of the SE ¼ of said Section 26;
Thence along the North line of the E ½ of the SE ¼ of said Section 26, North 89°22'06" West, a distance of 80.00 feet;
Thence South 00°00'00" West, and parallel with the East line of the E ½ of the SE ¼ of said Section 26, a distance of 60.00 feet to the South Right-of-Way line of Woodward Avenue and the True Point of Beginning;
Thence along said South Right-of-Way line North 89°22'06" West, and parallel with the North line of the E ½ of the SE ¼ of said Section 26, a distance of 459.85 feet;
Thence South 00°00'00" West, and parallel with the East line of the E ½ of the SE ¼ of said Section 26, a distance of 471.85 feet;
Thence South 89°22'06" East, and parallel with the North line of the E ½ of the SE ¼ of said Section 26, a distance of 509.85 feet to the West Right-of-Way line of Weld County Road 59;
Thence along said West Right-of-Way line, North 00°00'00" East, and parallel with the East line of the E ½ of the SE ¼ of said Section 26, a distance of 371.85 feet;
Thence North 89°22'06" West, and parallel with the North line of the E ½ of the SE ¼ of said Section 26 a distance of 50.00 feet;
Thence North 00°00'00" East, and parallel with the East line of the E ½ of the SE ¼ of said Section 26, a distance of 100.00 feet to the True Point of Beginning.

Dated the 18th day of October 2020.

TOWN OF KEENESBURG, COLORADO
Christina Fernandez, Town Clerk