

**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, August 2, 2018 at the Keenesburg Town Hall, 140 South Main, Keenesburg, Colorado 80643. The purpose of the Public Hearing is to consider a preliminary and final plan for Diamond K Subdivision consisting of approximately 10 acres divided into 9 residential lots. The property is located on the west side of North Cedar street, between WCR 18 and Pippin Lane, Keenesburg, CO 80643.

**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, September 4, 2018 at the Keenesburg Town Hall, 140 South Main, Keenesburg, Colorado 80643. The purpose of the Public Hearing is to consider a preliminary and final plan for Diamond K Subdivision consisting of approximately 10 acres divided into 9 residential lots. The property is located on the west side of North Cedar street, between WCR 18 and Pippin Lane, Keenesburg, CO 80643.

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, 140 S. Main St., Keenesburg, Colorado, 80643.

**LEGAL DESCRIPTION:**

THAT PORTION OF THE FOLLOWING PROPERTY LYING WITHIN THE ANNEXATION MAP  
TO THE TOWN OF KEENESBURG RECORDED JUNE 22, 1972 IN BOOK 670 AT  
RECEPTION NO. [1592212](#):

THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING AND BEING  
NORTH OF THE NORTHERLY RIGHT OF WAY OF THE INTERSTATE  
HIGHWAY I-76: A PARCEL OF LAND LOCATED IN THE W 1/2 OF THE NW 1/4 OF  
SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF  
WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 2 NORTH,  
RANGE 64 WEST OF THE 6TH P.M.;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 26, 2599 FEET TO THE  
NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6;

THENCE FOLLOWING THE NORTH RIGHT OF WAY LINE SOUTH 89°19'

EAST 1293.7 FEET; THENCE NORTH 00°45' WEST 502.7 FEET;

THENCE NORTH 89°19' WEST 180 FEET;

THENCE NORTH 00°45' WEST 1750 FEET;

THENCE NORTH 21°55' EAST 214.2 FEET;

THENCE NORTH 00°45' WEST 147.7 FEET TO THE NORTH LINE OF SAID SECTION 26;  
THENCE FOLLOWING SAID SECTION LINE NORTH 89°19' WEST 1208.8 FEET TO THE

NORTHWEST CORNER OF SECTION 26, THE PLACE OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION THEREOF LOCATED WITHIN PARCELS  
CONTAINED IN DECREE RECORDED MARCH 18, 1976 IN BOOK 762 AT RECEPTION NO.  
[1683869](#).

Dated the 10th day of July, 2018.

TOWN OF KEENESBURG, COLORADO  
Toni A. Pearl, Town Clerk