

TOWN OF SEVERANCE, COLORADO

NOTICE OF PUBLIC HEARINGS FOR A PROJECT

The Reserve Annexation, Zoning and Concept Plan

NOTICE IS HEREBY GIVEN that the Public Hearing required by C.R.S. §31-12-108 before the Severance Board of Trustees on September 18th, 2017 at the following time and place:

6:00 P.M.

Severance Administration Building
3 S. Timber Ridge Parkway
Severance, Colorado

In Addition, a Public Hearing shall be held before the Severance Planning Commission, pursuant to local Ordinance at the following time and place:

August 16th, 2017, at 6:00 P.M.

Severance Administration Building
3 S. Timber Ridge Parkway
Severance, Colorado

Each hearing shall be for the purpose of taking applicant testimony and public comment on both the proposed annexation and zoning to sub-urban Perimeter regarding the property described in Exhibit A, and for determining the eligibility of such property for annexation to the Town and the advisability of such an annexation, all as governed by Colorado statutes and the Severance Land Use Code.

GIVEN AND POSTED this 14th day of August, 2017

EXHIBIT A

Annexation Description

A parcel of land located the Northwest Quarter of Section 10, Township 6 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado.

Considering the West line of said Section 10, monumented as shown, as bearing South 00°06'04" West and with all bearings contained herein relative thereto:

COMMENCING at the Northwest corner of said Section 10; thence along the West line of said Section 10, South 00°06'04" West, 544.22 feet; thence departing said line, South 89°53'56" East, 30.00 feet to a point on the East right of way line of County Road 19, said point also being the **POINT OF BEGINNING**; thence along the boundary line of AMSE-229 recorded at Reception No. 3444988 Weld County Clerk and Recorder the next eighteen (18) courses and distances, North 88°02'57" East, 206.33 feet; thence, North 77°20'57" East, 47.70 feet; thence, North 65°08'57" East, 23.80 feet; thence, North 46°13'57" East, 23.50 feet; thence, North 25°50'57" East, 15.90 feet; thence, North 37°18'57" East, 24.00 feet; thence, North 43°12'57" East, 21.60 feet; thence North 57°32'57" East, 17.70 feet; thence, North 71°33'57" East, 17.60 feet; thence, North 01°04'31" West, 112.45 feet; thence, South 39°17'13" East, 167.47 feet; thence, South 38°33'03" East, 78.30 feet; thence, South 00°25'03" East, 110.80 feet; thence, North 88°36'03" West, 182.60 feet; thence, North 51°17'03" West, 62.60 feet; thence, North 69°43'03" West, 56.00 feet; thence, North 79°41'03" West, 23.70 feet; thence, South 88°23'57" West, 205.64 feet to a point on the East right of way line of County Road 19; thence along said line, North 00°06'04" East, 19.77 feet to the **POINT OF BEGINNING**.

The above described parcel contains 49,780 square feet, or 1.143 acres, more or less, and is subject to all easements and rights-of-way now on record or existing