

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT at 7:00 p.m. on May 10, 2017, at New Castle Town Hall, 450 West Main Street, New Castle, Colorado 81647, the New Castle Planning and Zoning Commission will hold a public hearing regarding the zoning of a parcel of real property to be annexed into the Town of New Castle, Colorado. The property that is the subject of the public hearing and related annexation and zoning application is commonly known as TBD Bruce Road, New Castle, Colorado, and legally described as follows, to wit:

A parcel or tract of land situated in the East 1/4 of the SE 1/4 of Section 32, Township 5 South, Range 90 West of the 6th Principal Meridian, County of Garfield, State of Colorado, said parcel being a portion of that parcel of land described in Reception No. 887954 of the Garfield County records, and being more particularly described as follows:

Beginning at the Southwest Corner of said parcel described in Reception No. 887954, also being at the

Northerly right-of-way of Garfield County Road No. 240, from which the East One-Quarter Corner of said Section 32 bears N44°08'57"E a distance of 1646.86 feet;

thence N 05°22'05" W along the Westerly Line of said parcel described in Reception No. 887954, distance of 846.96 feet;

thence N 90°00'00" E a distance of 162.87 feet;

thence S 08°00'00" E a distance of 722.72 feet to the Southerly Line of said parcel described in Reception No. 887954, also being the Northerly right-of-way of Garfield County Road No. 240;

thence S 55°18'00" W along said Southerly Line of said parcel described in Reception No. 887954, and also the Northerly right-of-way of Garfield County Road No. 240, a distance of 224.07 feet to the point of beginning, said parcel containing 3.237 acres (141,006 square feet), more or less.

Turtlepoop, LLC is the property owner and applicant. The complete annexation and zoning application is available for inspection between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, at the New Castle Town Clerk's office located at 450 West Main Street, New Castle, Colorado 81647.