

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning Commission of the Town of Fraser, Colorado, at a regular meeting scheduled for Wednesday, May 23, 2018 at 6:30 p.m., in the Town Board Room of the Fraser Town Hall, located at 153 Fraser Avenue, Fraser, Colorado to consider the following development proposals:

Major Subdivision – Preliminary Plat and Final Plan Elk Creek Condominiums at Grand Park

Applicant = Grand Park Development LLC

More legally described as follows:

A parcel of land located in the SW1/4 of Section 20, T1S, R75W of the 6th P.M., Town of Fraser, County of Grand, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest Corner of the SW1/4 of the SW1/4 of Section 20, T1S, R75W of the 6th P.M., from which the Southwest Corner of said Section 20 bears S00°06'47"E, (Basis of Bearing); Thence N89°47'33"E, 555.32 feet along the North line of the SW1/4 of the SW1/4 of said Section 20 to the TRUE POINT OF BEGINNING;

Thence N89°47'33"E, 761.52 feet along said line to the Southwesterly Right-of-way line of Old Victory Road recorded December 5th, 2005 as Reception Number 2005-013829 of the records of Grand County, Colorado and a point of curve to the left;

Thence 136.21 feet along the Southwesterly Right-of-Way Line of said Old Victory Road and along the arc of said curve concave to the Northeast to a point tangent, said arc having a radius of 192.24 feet, a central angle of 40°35'51", and being subtended by a chord that bears S28°39'35"E, 133.38 feet;

Thence S48°47'42"E, 206.68 feet along the Southwesterly Right-of-Way Line of said Old Victory Road to the Northeast corner of Tract J, ELK CREEK AT GRAND PARK, FILING NO. 1, a subdivision recorded March 17, 2016 as Reception Number 2016-001816 of the records of Grand County, Colorado;

Thence S89°44'06"W, 183.41 feet along the North line of said Tract J, ELK CREEK AT GRAND PARK, FILING NO. 1;

Thence S00°15'54"E, 92.35 feet along the West line of said Tract J, ELK CREEK AT GRAND PARK, FILING NO. 1 to the Northeast corner of Tract A, said ELK CREEK AT GRAND PARK, FILING NO. 1 and a point of curve to the left;

Thence 325.66 feet along the Northwest line of said Tract A, and along the arc of said curve concave to the Southeast to a point non, said arc having a radius of 260.00 feet, a central angle of 71°45'57", and being subtended by a chord that bears S38°51'20"W, 304.79 feet;

Thence S89°35'07"W, 134.51 feet;

Thence N75°56'49"W, 15.16 feet;

Thence N38°32'05"W, 294.16 feet;

Thence N81°24'35"W, 141.46 feet;

Thence N22°19'10"W, 353.52 feet to the TRUE POINT OF BEGINNING.

Area = 7.643 Acres, more or less.

A parcel of land located in the SW1/4 of Section 20, T1S, R75W of the 6th P.M., Town of Fraser, County of Grand, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest Corner of the SW1/4 of the SW1/4 of Section 20, T1S, R75W of the 6th P.M., from which the Southwest Corner of said Section 20 bears S00°06'47"E, (Basis of Bearing); Thence S73°49'22"E, 1080.32 feet to the Southwesterly Right-of-way line of Old Victory Road recorded December 5th, 2005 as Reception Number 2005-013829 of the records of Grand County, Colorado and a point on a 210.00 foot radi-

us curve to the right, having a chord that bears S22°16'31"E, 157.39 feet, and the TRUE POINT OF BEGINNING;

Thence Southerly 161.32 feet along the Southeast Right-of-way of said Old Victory Road and of said curve, concave West, through a central angle of 44°00'55";

Thence S00°16'04"E, 131.58 feet along the Southeast Right-of-way of said Old Victory Road;

Thence S89°43'09"W, 333.54 feet to the West line of Tract B, ELK CREEK AT GRAND PARK, FILING NO. 1, a subdivision recorded March 17, 2016 as Reception Number 2016-001816 of the records of Grand County, Colorado;

Thence the following (5) five courses and distances along the Southeasterly line of said Tract B:

1. Thence N00°16'49"W, 161.61 feet to a point of curve to the right;

2. Thence 83.11 feet along the arc of said curve to a point tangent, said arc having a radius of 204.00 feet, a central angle of 23°20'28", and being subtended by a chord that bears N71°25'24"E, 82.53 feet;

3. Thence N83°05'38"E, 44.41 feet to a point of curve to the left;

4. Thence 165.24 feet along the arc of said curve to a point tangent, said arc having a radius of 225.54 feet, a central angle of 41°58'41", and being subtended by a chord that bears N62°08'58"E, 161.57 feet;

5. Thence N41°12'18"E, 13.47 feet to Southwesterly Right-of-way of said Old Victory Road and the TRUE POINT OF BEGINNING.

Area = 1.601 Acres, more or less.

Proposed plans for the subject properties are on file with the Town Planning Department.

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