

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
The Meadows at Grand Park

Applicant = Cornerstone Winter Park Holdings, LLC

More legally described as follows:

A parcel of land located in the SW1/4 and the SE1/4 of Section 20, Township 1 South, Range 75 West of the 6th P.M., Town of Fraser, County of Grand, State of Colorado, more particularly described as follows:

COMMENCING at the Northeast Corner of the SW1/4 of the SW1/4 of Section 20, Township 1 South, Range 75 West of the 6th P.M., from which the Northeast Corner of the NW1/4 of the NW1/4 of Section 29 bears S00°16'49"E, (Basis of Bearing);

Thence N89°47'33"E, 81.32 feet along the North Line of the SE1/4 of the SW1/4 of said Section 20 to the East Right-of-way Line of Old Victory Way recorded December 7, 2005 as Reception Number 2005-013829 of the records of Grand County, Colorado and the TRUE POINT OF BEGINNING;

Thence continuing N89°47'33"E, 336.39 feet along the North Line of the SE1/4 of the SW1/4 of said Section 20;

Thence S50°36'55"E, 46.43 feet;

Thence S54°01'44" E, 348.84 feet;

Thence S73°40'35"E, 245.31 feet;

Thence S77°52'06"E, 165.00 feet;

Thence S68°23'05"E, 153.14 feet;

Thence S55°36'52"E, 126.08 feet;

Thence S46°24'14"E, 206.19 feet;

Thence S60°16'54"E, 390.50 feet;

Thence N32°52'40"E, 42.30 feet to a point on the Westerly Right-of-way Line of U.S. Highway 40;

Thence S57°07'20"E, 159.94 feet along the said Westerly Right-of-way Line of U.S. Highway 40;

Thence S40°50'43"W, 126.95 feet;

Thence S37°21'09"E, 28.98 feet to a non-tangent curve to the right;

Thence 303.26 feet along the arc of said curve concave to the North to a point tangent, said arc having a radius of 268.00 feet, a central angle of 64°50'04", and being subtended by a chord that bears S85°03'53"W, 287.34 feet;

Thence N62°31'05"W, 147.34 feet to a point of curve to the right;

Thence 84.02 feet along the arc of said curve to a point tangent, said arc having a radius of 1,018.00 feet, a central angle of 04°43'44", and being subtended by a chord that bears N60°09'13"W, 84.00 feet;

Thence N55°58'23"W, 64.52 feet to a point of curve to the right;

Thence 144.33 feet along the arc of said curve concave to the Northeast to a point tangent, said arc having a radius of 1,018.00 feet, a central angle of 08°07'24", and being subtended by a chord that bears N50°05'44"W, 144.21 feet;

Thence N46°02'02"W, 75.07 feet to a point of curve to the left;

Thence 284.81 feet along the arc of said curve concave to the Southwest to a point tangent, said arc

having a radius of 482.52 feet, a central angle of $33^{\circ}49'10''$, and being subtended by a chord that bears $N62^{\circ}57'09''W$, 280.70 feet;

Thence $N79^{\circ}05'52''W$, 152.28 feet to a point of curve to the right;

Thence 452.04 feet along the arc of said curve to a point tangent, said arc having a radius of 918.00 feet, a central angle of $28^{\circ}12'48''$, and being subtended by a chord that bears $N64^{\circ}59'28''W$, 447.48 feet;

Thence $N51^{\circ}02'32''W$, 93.45 feet to the East Right-of-way Line of said Old Victory Way and a point of curve to the left;

Thence the following (3) three courses and distances along the East Right-of-way Line of said Old Victory Way

1. Thence 88.94 feet along the arc of said curve concave to the Southwest to a point tangent, said arc having a radius of 290.00 feet, a central angle of $17^{\circ}34'18''$, and being subtended by a chord that bears $N40^{\circ}00'33''W$, 88.59 feet;

2. Thence $N48^{\circ}47'42''W$, 267.25 feet to a point of curve to the right;

3. Thence 67.08 feet along the arc of said curve to a point tangent, said arc having a radius of 110.00 feet, a central angle of $34^{\circ}56'32''$, and being subtended by a chord that bears $N31^{\circ}19'26''W$, 66.05 feet to the TRUE POINT OF BEGINNING.

Area = 12.003 acres, more or less.

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

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