

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, June 27, 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 and Variance Request
East Mountain Filing No. 11

Applicant = Rendezvous Colorado, LLC

More legally described as follows:

THE LEGAL DESCRIPTION OF A TRACT OF LAND SITUATED ON THAT PROPERTY OWNED BY RENDEZVOUS COLORADO, LLC AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 99008336 AND BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP ONE SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING (P.O.B.) AT THE MOST SOUTHERLY CORNER OF THE ARCHDIOCESE OF DENVER PROPERTY AS DEPICTED ON THE AMENDED SUBDIVISION EXEMPTION PLAT, MARYVALE PLANNING AREA NO. 13, RECEPTION NO. 2002004558;
THENCE N 45°38'45" E ALONG THE SOUTHEASTERLY LINE OF SAID ARCHDIOCESE PROPERTY A DISTANCE OF 212.46' TO A POINT;
THENCE N 35°32'52" E A DISTANCE OF 492.18' TO A POINT;
THENCE DEPARTING SAID SOUTHEASTERLY LINE AND RUNNING N 32°07'53" E A DISTANCE OF 93.75' TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF TRACT 4E-8 OWNED BY TOWN OF FRASER AS DEPICTED ON THE FINAL PLAT OF EAST MOUNTAIN FILING NO. 1, RECEPTION NO. 2001002997;
THENCE S 55°21'34" E ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 225.77' TO A POINT SITUATED ON THE WESTERLY RIGHT OF WAY OF PIONEER TRAIL;
THENCE RUNNING ALONG SAID WESTERLY RIGHT OF WAY FOR THE FOLLOWING BEARINGS AND DISTANCES:
THENCE S 34°38'26" W A DISTANCE OF 196.50' TO A POINT;
THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 251.81', A RADIUS OF 335.00', A DELTA ANGLE OF 43°04'02", A CHORD LENGTH OF 245.92', AND A CHORD BEARING OF S 13°06'25" W TO A POINT;
THENCE S 08°25'36" E A DISTANCE OF 46.89' TO A POINT;
THENCE ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.12', A RADIUS OF 125.00', A DELTA ANGLE OF 17°55'50", A CHORD LENGTH OF 38.96', AND A CHORD BEARING OF S 00°32'20" W TO A POINT;
THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 147.42', A RADIUS OF 175.00', A DELTA ANGLE OF 48°16'00", A CHORD LENGTH OF 143.10', AND A CHORD BEARING OF S 14°37'45" E TO A POINT;
THENCE ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 96.96', A RADIUS OF 105.00', A DELTA ANGLE OF 52°54'39", A CHORD LENGTH OF 93.56', AND A CHORD BEARING OF S 12°18'26" E TO A POINT;
THENCE ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 13.24', A RADIUS OF 10.00', A DELTA ANGLE OF 75°51'14", A CHORD LENGTH OF 12.29', AND A CHORD BEARING OF S 55°22'43" W TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF RENDEZVOUS ROAD;
THENCE RUNNING ALONG SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING BEARINGS AND DISTANCES:
THENCE ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.28', A RADIUS OF 205.00', A DELTA ANGLE OF 12°39'21", A CHORD LENGTH OF 45.19', AND A CHORD BEARING OF S 86°58'39" W TO A POINT;
THENCE S 80°38'58" W A DISTANCE OF 106.00' TO A POINT;
THENCE ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 89.57', A RADIUS OF 220.00', A DELTA ANGLE OF 23°19'37", A CHORD LENGTH OF 88.95', AND A CHORD BEARING OF N 87°41'13" W TO A POINT;
THENCE N 76°01'25" W A DISTANCE OF 72.54' TO A POINT;
THENCE ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 131.21', A RADIUS OF 220.00', A DELTA ANGLE OF 34°10'22", A CHORD LENGTH OF 129.28', AND A CHORD BEARING OF N 58°56'13" W TO A POINT;
THENCE N 41°51'02" W A DISTANCE OF 208.26' BACK TO THE POINT OF BEGINNING HAVING AN AREA OF 283,979.40 SQUARE FEET AND / OR 6.52 ACRES MORE OR LESS.
Proposed plans for the subject properties are on file with the Fraser Planning Department.

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