

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 – Final Plat
Elk Creek at Grand Park, Filing No. 5

Applicant = Cornerstone Winter Park Holdings, LLC

More legally described as follows:

A parcel of land located in the SW1/4 of Section 20, Township 1 South, Range 75 West of the 6th Principal Meridian, Town of Fraser, County of Grand, State of Colorado, being 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 Northeast Corner of the SW1/4 of the SW1/4 of Section 20 bears N89°47'33"E. (Basis of Bearing); thence N89°47'33"E, 40.00 feet along the North Line of the SW1/4 of the SW1/4 of Section 20 to the East Right-of-way Line of Grand County Road 72 and the TRUE POINT OF BEGINNING.

Thence N00°05'46"W, 174.27 feet along the East Right-of-way Line of Grand County Road 72;

Thence N89°54'14"E, 115.88 feet;

Thence S56°55'12"E, 39.00 feet;

Thence S21°51'00"W, 87.94 feet to a non-tangent curve to the right;

Thence 17.95 feet along the arc of said curve concave to the Southwest to a point non-tangent, said arc having a radius of 118.00 feet, a central angle of 08°42'59", and being subtended by a chord that bears S49°26'08"E, 17.93 feet;

Thence S45°04'38"E, 11.65 feet;

Thence N44°55'22"E, 46.05 feet;

Thence N89°47'33"E, 62.36 feet;

Thence S00°12'27"E, 40.83 feet;

Thence N89°47'33"E, 16.67 feet;

Thence S24°23'27"E, 46.95 feet to the North Line of the SW1/4 of the SW1/4 of Section 20;

Thence S89°47'33"W, 268.50 feet along the North Line of the SW1/4 of the SW1/4 of Section 20 to the East Right-of-way Line of Grand County Road 72 and the TRUE POINT OF BEGINNING.

Area = 31,730 square feet, more or less.

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

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