



## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Middle Park Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 887-3334**.

Notice ID: 4loOPDBPyIhgN7DcoOgA | **Proof Updated: May. 08, 2023 at 08:53am MDT**  
Notice Name: Elk Creek Condos 4W.1 Final Plat and Plan | Publisher ID: 274129

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

<b>FILER</b>	<b>FILING FOR</b>
Julie Esterl	Middle Park Times
julie.esterl@baselinecorp.com	
(970) 726-5491	

<b>Columns Wide: 1</b>	<b>Ad Class: Legals</b>
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05/11/2023: Other Notice	43.04
Affidavit Fee	4.00

Subtotal	\$47.04
Tax	\$0.00
<b>Total</b>	<b>\$47.04</b>

See Proof on Next Page

**NOTICE OF PUBLIC HEARING  
FRASER, COLORADO**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Commission of the Town of Fraser, Colorado, on Wednesday, May 24, 2023, at 6:30 PM in the Board Room of the Fraser Town Hall, located at 153 Fraser Avenue, Fraser, Colorado to consider the following agenda item:  
Final Plat and Final Planned Development Plan – For part of the Grand Park Development known as Elk Creek Condos – Planning area 4w.1

**LEGAL DESCRIPTION:**

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 NORTHEAST CORNER OF THE SW1/4 OF THE SW1/4 OF SECTION 20, T1S, R75W OF THE 6TH P.M., FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 BEARS S89°47'33"W, 1316.76 FEET (BASIS OF BEARING); THENCE S89°47'33"W, 136.92 FEET ALONG THE NORTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 20 TO THE NORTHWEST CORNER OF LOT 4 AND LOT 5, ELK CREEK CONDOMINIUMS AT GRAND PARK, A SUBDIVISION PLAT RECORDED MAY 21, 2021 AT RECEPTION NO. 2021005789 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE S 23° 56' 23" W, 555.43 FEET ALONG THE WEST LINE OF SAID SUBDIVISION PLAT, ALSO BEING ALONG THE WEST LINE OF LOT 6 AND LOT 7, ELK CREEK CONDOMINIUMS AT GRAND PARK, RECORDED IN SAID GRAND COUNTY RECORDS;

THENCE N 84° 40' 30" W, 82.48 FEET;  
THENCE N 00° 00' 00" E, 23.00 FEET;  
THENCE N 43° 16' 15" W, 48.00 FEET;

THENCE N 00° 00' 00" E, 37.41 FEET;  
THENCE N 51° 46' 51" W, 57.87 FEET;  
THENCE N 68° 21' 47" W, 97.11 FEET;  
THENCE N 00° 00' 00" E, 24.00 FEET;

THENCE N 22° 30' 35" W, 100.00 FEET;  
THENCE N 29° 16' 23" W, 42.00 FEET;  
THENCE N 00° 00' 00" E, 130.00 FEET;  
THENCE N 53° 25' 02" W, 80.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE N 89° 47' 33" E, 599.42 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING.

Property Location: The property is located West of Old Victory Rd, South of an extension of Johns Drive.

Proposed plans for the subject property are on file with the Town Planning Department.  
Publish one time in the Middle Park Times on Thursday, May 11, 2023.  
**PUBLISHED IN THE MIDDLE PARK TIMES ON THURSDAY, MAY 11, 2023.**