

Ad #: 0000289346-01

Customer: TOWN OF FRASER,

Your account number is: 1095750

PROOF OF PUBLICATION  
MIDDLE PARK TIMES  
STATE OF COLORADO  
COUNTY OF GRAND

I, Meg Boyer, do solemnly swear that I am Publisher of the MIDDLE PARK TIMES, that the same weekly newspaper printed, in whole or in part and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 8/16/2018 and that the last publication of said notice was dated 8/16/2018 in the issue of said newspaper.

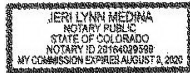
In witness whereof, I have here unto set my hand this day, 8/16/2018.

Meg Boyer, Publisher

Subscribed and sworn to before me, a notary public in and for the County of Grand, State of Colorado this day 8/16/2018.

Jeryllyn Medina, Notary Public

My Commission Expires: August 3, 2020



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 special meeting scheduled for Wednesday, August 29, 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 and Final Plan  
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 ANNEXED SUBDIVISION EXEMPTION PLAT, MARYVALE PLANNING AREA NO. 13, RECEPTION NO. 200202455R;

THENCE N 45°38'45" E ALONG THE SOUTHEASTERLY LINE OF SAID ARCHDIOCESE PROPERTY A DISTANCE OF 212.40 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 34.75 TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF TRACT 4E-4 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 220.77 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 243.92, 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 172.00, A DELTA ANGLE OF 40°10'00", 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 90.50, 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 85°52'43" 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 89.37, 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°11'13" 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 94°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.

Please print one time in the Middle Park Times on Thursday, August 16, 2018. 0000289346