



**PUBLIC NOTICE
TOWN OF WINTER PARK
REQUEST TO ZONE PROPERTY IN CONJUNCTION WITH AN ENCLAVE ANNEXATION**

PUBLIC NOTICE IS HEREBY GIVEN that the Winter Park Town Council and Planning Commission will hold public hearings to consider establishing a zoning for the property described in Exhibit A. The property is zoned within Grand County as Forestry and Open Zone District and is proposed to be zoned Multiple-Family Residential Zone District (R-2) if annexed into the Town of Winter Park.

Applicant: Town of Winter Park

Property Owner: Beaver Village Condominiums

Case Number: PLN23-017

Physical Address of Properties for Which the Zoning is Requested: 40 – 220 Village Drive

Legal Description of Properties for Which the Zoning is Requested: See Exhibit A

Description of Request: Request to zone the properties Multiple-Family Residential Zone District (R-2) in conjunction with an enclave annexation.

Applicable Provision(s) of the Unified Development Code:

§ 5-C-2, Rezoning or an amendment to the zoning map for a specific property

The Town Council will review this case and render a decision under § 5-C-2 of the UDC.

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road is scheduled for:

[Planning Commission: Tuesday, March 14, 2023, at 8:00 A.M.](#)

[Town Council: Tuesday, April 4, 2023, at 5:30 P.M.](#)

Members of the public wishing to review or make comment regarding the request may do so at the scheduled meeting, or prior to by writing to James Shockey, AICP, Community Development Director, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or jshockey@wpgov.com.

The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at <https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

EXHIBIT A: LEGAL DESCRIPTION

All of Beaver Village – Filing 1 at Winter Park Condominium Map,
Recorded December 9, 1975 at Reception No. 140119
of the Records of Grand County, Colorado

All of Beaver Village – Filing 2 at Winter Park Condominium Map,
Recorded June 27, 1979 at Reception No. 163566
of the Records of Grand County, Colorado

All of Beaver Village – Filing 3 at Winter Park Condominium Map,
Recorded December 12, 1979 at Reception No. 169791
of the Records of Grand County, Colorado