



**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 Tourist Zone District and is proposed to be zoned Destination Center Zone District (D-C) if annexed into the Town of Winter Park.

Applicant: Town of Winter Park

Property Owner: Jozef & Slawomira Ligas

Case Number: PLN24-023

Physical Address of Properties for Which the Zoning is Requested: 79025 U.S. Hwy 40

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

Description of Request: Request to zone the property Destination Center District (D-C) 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, April 9, 2024 at 8:00 A.M.

Town Council: Tuesday, May 7, 2024 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/>

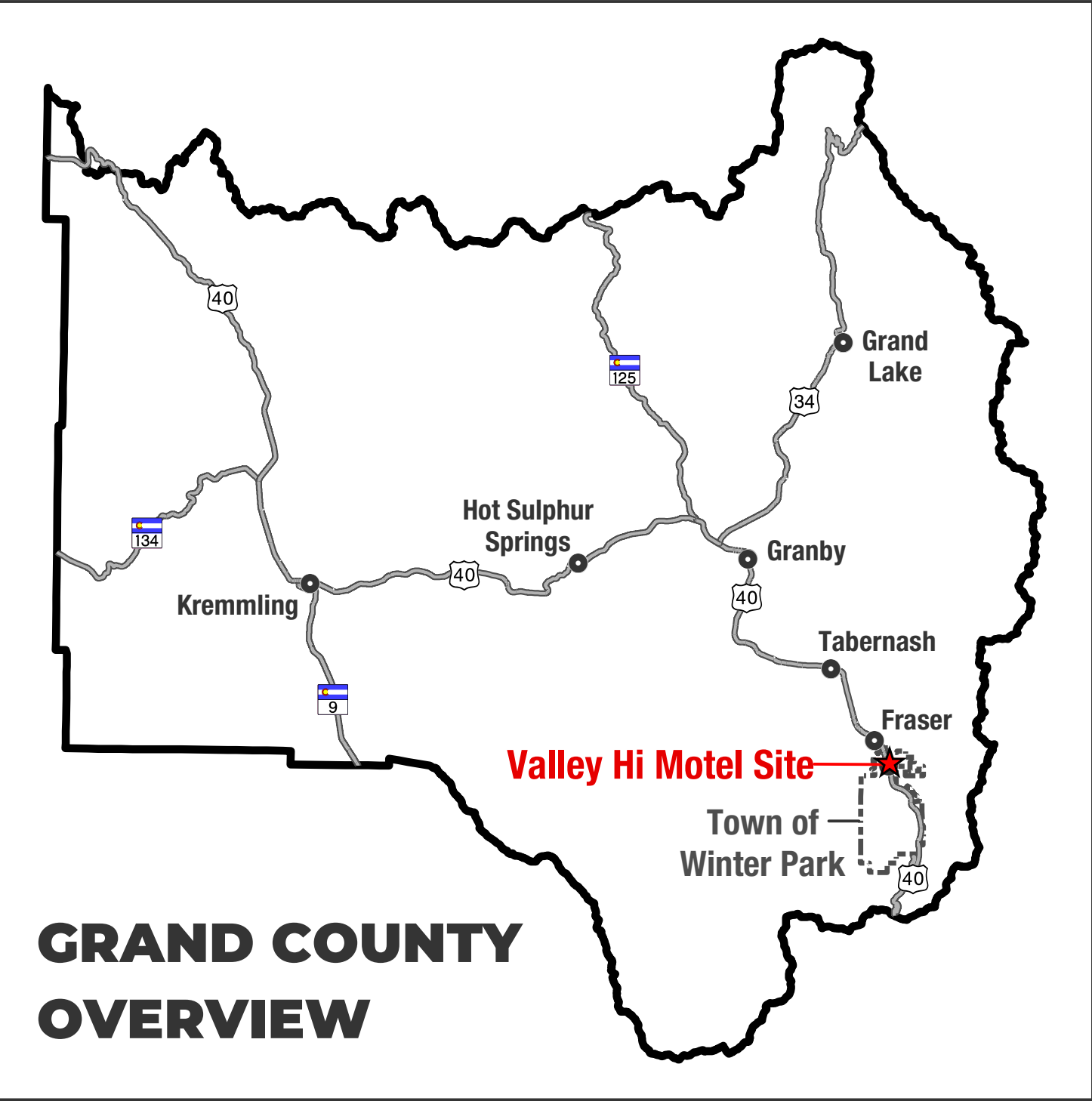
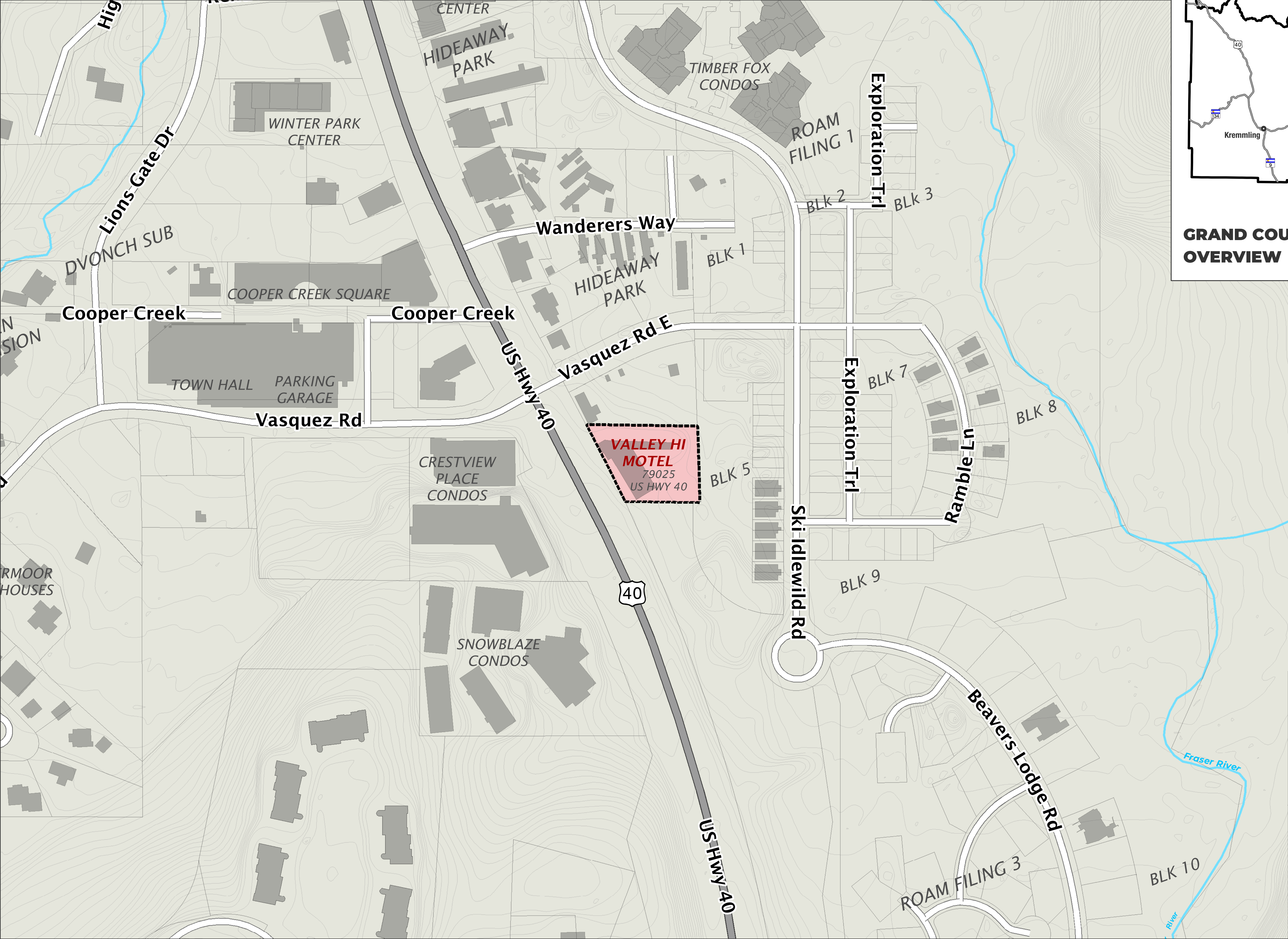
The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.


EXHIBIT A: LEGAL DESCRIPTION

Part of Lots 10, 11, and 12 in Block 1, Hideaway Park, together with vacated portion of U.S. Highway 40
all which is described as follows:


Beginning at the Northeast corner of Lot 10 in Block 1 of Hideaway Park, thence N89°20'W a distance of 215.97 feet thence South 27°14'05" East a distance of 112.75 feet, thence South 21 °37'30" East a distance of 55.09 feet; thence South 89°29' East a distance of 146.59 feet to the Southeast corner of Lot 12 in said Block 1; thence North 01°53' West along the East line of Lots 12, 11 and 10 in Block 1 Hideaway Park, a distance of 150.0 feet, more or less, to the point of beginning.

VALLEY HI MOTEL ENCLAVE ANNEXATION EXHIBIT A: EXISTING AND PROPSOED TOWN BOUNDARY






MAP KEY




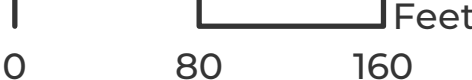
Existing Town Boundary



Proposed Valley Hi Annexation Area

NOTE: ENTIRETY OF MAP AREA IS WITHIN GRAND COUNTY.





080160Feet

Map Produced: 2/21/2023

Valley Hi



This property is commonly referred to as the Valley Hi parcel. It is located along Main Street near the intersection of Vasquez Road.



Land Use:

The property is currently zoned Tourist District by Grand County and is located within the Growth Area for the Town of Winter Park as identified in the 2011 Grand County Master Plan. It is an enclave within the Town of Winter Park. The 0.371 acre parcel is developed with the Valley Hi Motel and Serene Wellness, a retail marijuana business.

Transportation:

The property is accessed from Main Street near the intersection of Vasquez Road.

Utility Provisions:

The property is already served with water, sewer, electric and gas services.

Community Services:

This section lies within the East Grand Fire District and the East Grand School District. Police protection is currently provided by the Grand County Sheriff's Department with mutual aid from the Fraser Winter Park Police Department. Fire protection and the school district boundaries would remain the same in the event of any annexation. Police protection, however, would be provided exclusively by the Fraser Winter Park Police Department upon annexation.

Open Space, Parks & Recreation:

There is no open space associated with this commercial lot.

Water Availability:

This property is located within the Grand County Water and Sanitation District No. 1 district boundaries. Water service is provided to the existing motel and retail shop.

Annexation Considerations:

If it were to be annexed into the Town, appropriate zoning for this parcel would be DC – Destination Center District due to its proximity to the downtown.

