

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 17-R-44**

**A RESOLUTION REGARDING THE REVIEW OF THE
WYNDHAL HILL PRELIMINARY DEVELOPMENT PLAN
AMENDMENT 3 AND ADOPTING CERTAIN FINDINGS OF
FACT AND CONCLUSIONS FAVORABLE TO THE
PRELIMINARY DEVELOPMENT PLAN.**

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on Tuesday, August 1, 2017, reviewed the application filed by the Frederick Development Company, 2500 Arapahoe Ave, Ste 220, Boulder, CO 80302, hereinafter known as the "Developer," for the replat (the "Plat") of the property described in Exhibit A; to wit:

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF
FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. Findings of Fact. The following findings are made by the Board of Trustees of the Town of Frederick, after due consideration of the recommendations made by the Planning Commission:

- a. The applicant's application and supporting documents are in substantial compliance with *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- b. The Preliminary Development plan is compatible with adjacent land uses and conforms with the requirements and standards established in *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- c. The Preliminary Development plan as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

**Section 2. Conclusions and Order Approving the Preliminary
Development Plan Amendment 3 of Wyndham Hill.**

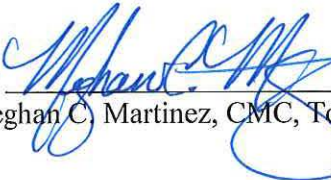
- a. That the proposed Wyndham Hill complies with the applicable sections of *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- b. That a detailed Memorandum of Agreement for Public Improvements (MOAPI) will be prepared and then signed.
- c. Wyndham Hill Filing 5 Replat A is to be considered a Final Plat. Subject to conditions of ordinance No. 1258.
- d. The proposed Preliminary Development Plan Amendment 3 of Wyndham

Hill, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 22ND DAY OF AUGUST, 2017.

ATTEST:

TOWN OF FREDERICK

By 
Meghan C. Martinez, CMC, Town Clerk

By 
Tony Carey, Mayor



EXHIBIT A
WYNDHAM HILL PLANNING AREA DESCRIPTION

PLANNING AREA II-B DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE N00°12'06"W, 689.32 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 TO THE POINT OF BEGINNING;

THENCE ALONG THE CENTERLINE OF BILLINGS AVENUE THE FOLLOWING FIVE COURSES:

- 1) S89°47'54"W, 156.94 FEET;
- 2) 250.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°03'21", AND A CHORD BEARING S81°16'14"W, 249.13 FEET;
- 3) S72°44'33"W, 227.20 FEET;
- 4) 250.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°03'21", AND A CHORD BEARING S81°16'13"W, 249.13 FEET;
- 5) S89°47'54"W, 42.34 FEET;

THENCE ALONG THE CENTERLINE OF MINERS PEAK CIRCLE THE FOLLOWING FIVE COURSES:

- 1) N00°12'06"W, 11.15 FEET;
- 2) 103.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 39°32'53", AND A CHORD BEARING N19°58'33"W, 101.49 FEET;
- 3) N39°44'59"W, 123.24 FEET;
- 4) N50°15'01"E, 23.00 FEET;
- 5) N19°22'31"W, 54.00 FEET;

THENCE N00°12'06"W, 159.44 FEET ALONG THE WESTERLY LINE OF OUTLOT A OF "WYNDHAM HILL FILING NO. 5";

THENCE N89°47'05"E, 1,022.05 FEET ALONG THE NORTHERLY LINE OF SAID OUTLOT A EXTENDED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE S00°12'06"E, 285.51 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 348,046 SQUARE FEET OR 7.99 ACRES, MORE OR LESS.

PLANNING AREA II-C DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE N00°12'06"W, 30.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 TO THE POINT OF BEGINNING;

THENCE S89°37'29"W, 498.24 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF OUTLOT C OF "WYNDHAM HILL FILING NO. 6";

THENCE N00°12'06"W, 594.76 FEET ALONG THE WESTERLY LINE OF SAID OUTLOT C EXTENDED TO THE CENTERLINE OF BILLINGS AVENUE;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES:

- 1) N72°44'33"E, 99.29 FEET;
- 2) 250.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°03'21", AND A CHORD BEARING N81°16'13"E, 249.13 FEET;
- 3) N89°47'54"E, 156.94 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE S00°12'06"E, 659.32 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 320,977 SQUARE FEET OR 7.37 ACRES, MORE OR LESS.