

NOTICE PURSUANT TO C.R.S 24-68-101

This notice dated this 16th day of May, 2022 is made pursuant to C.R.S. 24-68-101 and in accordance with Section 7-5 of the Town of Ridgway Municipal Code. Alpine Homes Ridgway, LLC, a Colorado limited liability company, has received a preliminary plat approval and a site specific development plan for the construction of a mixed used development project commonly referred to as the Riverfront Village project. The Riverfront Village project is located on the following real property, all within the Town of Ridgway:

LOT 1R, TRIANGLE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1992 UNDER RECEPTION NO. 150643; AND THE PLAT OF SURVEY RECORDED JANUARY 26, 1995 UNDER RECEPTION NO. 158652, AND THE PLAT OF SURVEY RECORDED DECEMBER 8, 1994 UNDER RECEPTION NO. 158254, TOWN OF RIDGWAY

EXCEPT A PARCEL OF LAND WITHIN LOT 1 OF THE TRIANGLE SUBDIVISION, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO, CONVEYED IN THE DEED RECORDED JANUARY 2, 2008 UNDER RECEPTION NO. 196855, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88°35'07" EAST (BASIS OF BEARING, OURAY COUNTY CONTROL) ALONG THE SOUTH LINE OF SAID LOT 1, 119.59 FEET; THENCE NORTH 15°16'17" EAST, 169.01 FEET; THENCE NORTH 12°11'40" EAST, 255.36 FEET; THENCE 359.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 34°18'00", A RADIUS OF 600.00 FEET AND A CHORD OF NORTH 04°57'20" WEST, 353.85 FEET; THENCE NORTH 22°06'19" WEST, 60.00 FEET; THENCE NORTH 25°22'43" WEST, 68.43 FEET; THENCE NORTH 30°05'32" WEST, 159.64 FEET; THENCE NORTH 38°54'53" WEST, 43.57 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 01°31'23" WEST ALONG THE WEST LINE OF SAID LOT 1, 1057.93 FEET BACK TO THE POINT OF BEGINNING.

(the "Property")

Pursuant to a May 12, 2022, Development Agreement between the Town of Ridgway and Alpine Homes Ridgway, Alpine Homes Ridgway has certain vested rights in the Property and for the Riverfront Village project, which shall expire upon the earlier of the completion of the project or May 31, 2026.

Dated: May 17, 2022

Pam Kraft, Town Clerk