

TOWN OF WINTER PARK BOARD OF ADJUSTMENT

Tuesday, November 14, 2023 8:00 AM Immediately Following Planning Commission

AGENDA

- I. Call to Order
- II. Roll Call of BOA Members
- III. Minutes: September 12, 2023
- IV. General Business:
 - A. PUBLIC HEARING: Lot Depth and Lot Area Variance Requests 137 Fir Drive Lot 3, Block 11, Winter Park Village Subdivision (PLN23-099 and PLN23-100)

Online Meeting Login Instructions - See next page

Computer Login Instructions

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Passcode: 113389

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Dial In Numbers (for higher quality, dial a number based on your current location):

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- +1 669 900 6833 US (San Jose)
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Webinar ID: 817 2574 4995

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You can log into the Zoom meeting through the link above to view what is projected on the screen. You can use either your computer audio or the number above. Everyone will be muted upon entry into the meeting to ensure that we have manageable background noise and limited interruptions.

Public Hearing Process

If you would like to participate in the public hearing, please follow these instructions so we can make sure everyone that wants to speak has the opportunity. When you log into Zoom you will be automatically muted to limit background noise. When the public hearing is opened for public comment, please use the "raise your hand" feature and staff will unmute citizens in the order they were received. To enable "raise your hand" feature, click on the "Participants" button the bottom of the screen.



TOWN OF WINTER PARK BOARD OF ADJUSTMENT

Tuesday, September 12, 2023 8:00 AM

MINUTES

DATE: Tuesday, September 12, 2023

MEETING: Winter Park Board of Adjustment

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Dave Barker, Members Doug Robbins and Angela Sandstrom, and Alternate

Members Chris Tagseth and Thomas McDonald are present. Community Development Director James Shockey, Town Planner Hugh Bell, and Assistant

Town Attorney Austin Flanagan (on Zoom) are present as well.

OTHERS

PRESENT: Irene Kilburn, Building and Planning Technician II

I. Call to Order:

Chair Dave Barker called the meeting to order at 9:55 a.m.

II. Roll Call of BOA Members:

Vice Chair Brad Holzwarth and Member Roger Kish are absent today.

III. Minutes:

Member Robbins moves and Member Tagseth seconds the motion approving the Minutes from August 8, 2023. Motion carries 3,0 with Chair Barker and Member Sandstrom abstaining given they did not attend this meeting.

IV. General Business:

A. Consideration of Resolution 7, Series 2023, A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE TOWN OF WINTER PARK APPROVING A VARIANCE TO EXCEED THE MAXIMUM SIGN AREA PERMITTED FOR A BUSINESS FOR 78911 HIGHWAY 40 AND ADOPTING FINDINGS OF FACT THERETO

Town Planner Hugh Bell presents this resolution by summarizing the contents from the Staff Report as well as the outcome including four (4) conditions. Member Sandstrom moves and Alternate Member Tagseth seconds the motion approving Resolution 7, Series 2023, A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE TOWN OF WINTER PARK APPROVING A VARIANCE TO EXCEED THE MAXIMUM SIGN AREA PERMITTED FOR A BUSINESS FOR 78911 HIGHWAY 40 AND ADOPTING FINDINGS OF FACT THERETO. Motion carries 4,0 with Chair Barker abstaining.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 09:59 a.m.

The next scheduled meeting of the Board of Adjustment will be Tuesday, October 10, 2023, after the Planning Commission meeting.

Irene Kilburn, Building and Planning Technician II

MEMO



TO Board of Adjustment

FROM Hugh Bell, Planner

THRU James Shockey, AICP, Community Development Director

DATE November 14, 2023

RE PUBLIC HEARING: Lot Depth and Lot Area Variance Requests – 137 Fir Drive – Lot 3, Block

11, Winter Park Village Subdivision (PLN23-099 and PLN23-100)

Property Owner: Firhaus, LLC

Applicant: Jamie Smith

Location: 137 Fir Drive (the "Property")

<u>Zoning</u>

R-2-O (Multiple Family Residential within Old Town)

Variance Requests:

- 1. To plat a new lot, proposed "Lot A", that doesn't meet the 65' minimum lot depth required in R-2-O for Twin Home dwellings; and
- 2. To plat a new lot, proposed "Lot A", that doesn't meet the 2,178sqft minimum lot area required in R-2-O for Twin Home dwellings.

Owner's Reasons Why the Variances Should Be Granted:

See application for details.

Applicable Provision(s) of the Unified Development Code (UDC):

Table 3-A-3, Residential Lot and Building Standards

Minimum lot depth for Twin Home dwellings in R-2-O zone district: 65'
Minimum lot area for Twin Home dwellings in R-2-O zone district: 2,178 sqft

§ 5-F-3, VARIANCE

A. Generally. Variances are authorizations to depart from the strict application of the standards of this UDC. In order to prevent or to lessen such practical difficulties and unnecessary physical hardships inconsistent with the objectives of this UDC as would result from strict or literal interpretation and enforcement, variances from certain regulations may be granted. A practical difficulty or unnecessary physical hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon; from topographic or physical conditions on the site or in the immediate vicinity; or from other physical limitations, street locations or traffic conditions in the immediate vicinity. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance. It is not the intent



of this Section to allow variances in the classification of uses of property. They are granted by the Board of Adjustment (BOA) by C.R.S., § 31-23-307 et seq., as amended.

Criteria to Grant Variances:

§ 5-F-3(F), Approval Criteria The variance request shall meet all four (4) of the following criteria for approval:

- 1. Hardship. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship that would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone district;
- 2. Health, Safety, and Welfare. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
- 3. Unusual Circumstances. The plight of the owner is due to unusual circumstances at the property of the variance that do not generally apply to other properties in the same zone district; and
- 4. Character. That the granting of the variance will not alter the essential character of the locality.

§ 5-B-8 Public Notice Requirements:

These variance requests have had proper public notification pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published in the Middle Park Times on November 2, 2023, providing notification of the meeting and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300' of the property on October 31, 2023. A Property Posting (PO) was posted on October 29, 2023.

No comments have been received as of November 9, 2023.

Staff Comments:

Applicant seeks two (2) variances for two (2) newly constructed dwelling units (DU) on one (1) lot that is proposed to be subdivided via a Minor Plat into two (2) lots, and the proposed south lot, "Lot A", has inadequate lot depth and lot area. The R-2-O district requires at least 65' of lot depth and 2,178 sqft of lot area for all development types and Lot A has only 51' depth and 1,829 sqft area. Because of this inadequate lot area, the maximum density limit of 20 DU/acre cannot be met either – density for the unsubdivided lot is 20.5 DU/acre. The site plan submitted with the Design Review Application (PLN22-014) showed both inadequate lot depth and lot area. Nevertheless, the site plan was conditionally approved by the Planning Commission on May 10, 2022. Lot B has adequate lot depth (70'-5") and adequate lot area (2,411 sqft).

Staff advised the applicants to hold off on proceeding with their Minor Plat Application (PLN22-026) until the UDC's adoption so they could meet, among other revised provisions, the new minimum front lot line width requirement, which was decreased from 50' per DU to 25' per DU. Minimum lot area for Twin Homes also decreased from 3,000 sqft per DU to 2,178 sqft per DU. That said, the minimum lot depth requirement of 65' remained the same and thus the lot depth was noncompliant. Even though minimum lot area decreased, this was also noncompliant The UDC introduced a method for measuring lot depth, which entails measuring along an imaginary straight line drawn from the midpoint of the front lot line to the midpoint of the rear lot line. As previously stated, Lot A's lot depth is only 51'. There was no method for measuring lot depth in the previous Code.

The Winter Park Village Subdivision was platted in 1959 (Reception No. 90263), well before the Town's incorporation. There are unusual circumstances with this lot as well as other lots in the subdivision as they are unusually small and the lot dimensional standards limit the amount of buildable space enjoyed by owners in similar subdivisions, especially those platted historically like this one.



Applicant cites several hardships: they've invested over \$1.5 million into the project; they've relied on guidance from the Planning Division; and they were informed about this issue after both DUs were already constructed.

Staff finds that a hardship exists and supports approval of this variance request because the previous applications relied on this variance being approved, despite it coming later in the approval process, and the lot's historical plat makes the strict application of the UDC's dimensional standards practicably difficult.

Staff Recommendation:

Staff finds several proven hardships with the property and supports approval of both variance requests for the following reasons. The applicant has provided evidence showing the property cannot yield a reasonable return in use or service if required to adhere to the minimum lot depth and lot area requirements. Code, § 5-F-3(F)(1). If adhering to the lot depth and lot area requirements, the applicant cannot subdivide the lot nor even condominiumize airspace. This is because the unsubdivided lot's depth is only 61'-7" and the area is only 4,240 sqft. Therefore it cannot be subdivided so *both* lots have adequate area (4,240/2 = 2,120 sqft) and depth. As previously stated, Lot B has adequate lot area (2,411 sqft) and lot depth (70'-5") in its proposed plat layout.

The applicant wants to sell each DU separately, and not allowing them to subdivide is an unreasonable burden upon the applicant, especially given the applicant submitted lot dimensions far in advance of proceeding with subdivision. Had the issue been caught then, only one (1) DU would have been allowed to be built.

Staff acknowledges that our identification of this issue occurred at an inconvenient time for the applicant.

The public health, safety, and welfare will not be negatively impacted, given the structure complies with setbacks, the shallower lot depth and smaller lot area will be imperceptible to passersby. The plight of the owner is due to unusual circumstances because of the historic nature of the plat and the new dimensional standards imposed by the UDC. Lastly, granting the variance will not alter the essential character of the neighborhood as other lots in the subdivision are unusually small and their dimensions limit the amount of buildable space enjoyed by owners in similar subdivisions.

However, this is a decision for the Board to make, and the Board may choose to approve or deny based on the testimony and evidence it hears. Two sample motions per variance request are included below for convenience only.

Sample Motions for Lot Depth Request:

For Approval:

I move to approve the request for the reasons discussed today, finding the applicant meets all four criteria required by the UDC, § 5-F-3(F) in that:

- The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship that would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone district because [insert explanation supported by evidence here];
- That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity because [insert explanation supported by evidence here];



- 3. The plight of the owner is due to unusual circumstances at the property of the variance that do not generally apply to other properties in the same zone district because **[insert explanation supported by evidence here]**; and
- 4. That the granting of the variance will not alter the essential character of the locality because **[insert** explanation supported by evidence here].

For Denial:

I move to deny the request for the reasons discussed today, finding the applicant fails to meet all four criteria required by the UDC, § 5-F-3(F) in that:

- The strict or literal interpretation and enforcement of the specified regulation would not result in practical
 difficulty or unnecessary physical hardship that would deprive the applicant of privileges enjoyed by the
 owners of other properties in the same zone district because [insert explanation supported by evidence
 here];
- 2. That the granting of the variance will be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity because **[insert explanation supported by evidence here]**;
- 3. The plight of the owner is not due to unusual circumstances at the property of the variance that do not generally apply to other properties in the same zone district because **[insert explanation supported by evidence here]**; and
- 4. That the granting of the variance will alter the essential character of the locality because **[insert** explanation supported by evidence here].

Sample Motions for Lot Area Request:

For Approval:

I move to approve the request for the reasons discussed today, finding the applicant meets all four criteria required by the UDC, § 5-F-3(F) in that:

- The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship that would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone district because [insert explanation supported by evidence here];
- 2. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity because **[insert explanation supported by evidence here]**;
- 3. The plight of the owner is due to unusual circumstances at the property of the variance that do not generally apply to other properties in the same zone district because *[insert explanation supported by evidence here]*; and
- 4. That the granting of the variance will not alter the essential character of the locality because **[insert** explanation supported by evidence here].

For Denial:

I move to deny the request for the reasons discussed today, finding the applicant fails to meet all four criteria required by the UDC, \S 5-F-3(F) in that:

 The strict or literal interpretation and enforcement of the specified regulation would not result in practical difficulty or unnecessary physical hardship that would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone district because [insert explanation supported by evidence here];



- 2. That the granting of the variance will be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity because **[insert explanation supported by evidence here]**;
- 3. The plight of the owner is not due to unusual circumstances at the property of the variance that do not generally apply to other properties in the same zone district because **[insert explanation supported by evidence here]**; and
- 4. That the granting of the variance will alter the essential character of the locality because **[insert** explanation supported by evidence here].

Date: /0 /23 / 23	
Applicant Name (i.e., the Representative, i.e., the point Lisanne Smith, Manager Finhaus LLC	nt of contact):
Street address of property: 137 Fir Drive Win	nter Park
Legal description of property. Winter Park Villa	ge Lot 3, BIK 11
Brief description of the variance requested: Variance to plata lot that does nt no	ar v
minimum lot depth.	, , , , , ,

Indicate which conditions listed below relate to the property for which variance is requested. The variance request shall meet all four (4) following criteria for approval:

- Hardship. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship that would deprive the Applicant of privileges enjoyed by the owners of other properties in the same zone district:
- Health, Safety, and Welfare. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
- Unusual Circumstances. The plight of the owner is due to unusual circumstances at the property of the variance that do not generally apply to other properties in the same zone district, and
- Character. That the granting of the variance will not alter the essential character of the locality.

For each condition checked above, Applicant must provide adequate supporting evidence with this application.

Applicant Signature:

Street address of property: 137 Fir Prive, Winter Park Legal description of property: Winter Park Village Lot 3, Blk 11	Applicant Name (i.e., the Representative, i.e., the point of con Lisanne Smith, Manager, Firhaus LLC	act);
	Street address of property: 137 Fir Prive, Winter Fa Legal description of property: Winter Park Village Lot Brief description of the variance requested:	urk 3, BIK 11

Indicate which conditions listed below relate to the property for which variance is requested. The variance request shall meet all four (4) following criteria for approval:

Hardship. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship that would deprive the Applicant of privileges enjoyed by the owners of other properties in the same zone district;

Health, Safety, and Welfare. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to

properties or improvements in the vicinity;

Unusual Circumstances. The plight of the owner is due to unusual circumstances at the property of the variance that do not generally apply to other properties in the same zone district, and

Character. That the granting of the variance will not alter the essential

character of the locality.

For each condition checked above, Applicant must provide adequate supporting evidence with this application.

Applicant Signature:

Firhaus LLC P.O. Box 1653 Granby, CO 80446

October 23, 2023

TOWP BOA P.O. Box 3327 Winter Park, CO 80482

Re: Variance Requests Lot 3, Block 11, Winter Park Village 137 Fir Drive PLN23-090 Firhaus LLC

Dear TOWP BOA,

The Alpenbeck Townhome project at our property in Old Town Winter Park is complete. Planning department approved and building permits were issued in May of 2022. Based on the issuance of the permits, we proceeded with the project in which we have invested over \$1.5 million and more than a year of construction work. We relied on the guidance of Planning and Development throughout the process and all inspections were completed.

Last week (October 19, 2023), we were informed by Hugh Bell and James Shockey that we are obligated to request variances for the lot depth and area.

Due to the obvious unusual circumstances and hardship involved, Firhaus LLC respectfully requests these variances be granted from the BOA.

Thank you,

Jamie and Lisanne Smith and Kristen Richards, Managers, Firhaus LLC

Supporting Property Conditions:

1. Hardship

The project is complete and cannot be changed at this point to comply with the lot depth and area requirements. Extensive costs and time have been incurred.

2. Health, Safety, and Welfare

The granting of the variances will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

The project is complete and has fulfilled this criteria.

3. Unusual Circumstances

The project was approved by Planning and building permits were issued. The project is already complete.

4. Character

The variation does not alter the essential character of the locality.

The property is zoned R-2-O within Old Town Zone District, which is defined as "Lot and building standards that are flexible and unique to the Old Town neighborhood where development preceded incorporation into the Town and hence the types and patterns of lots and buildings do not conform to a uniform set of requirements." The property is similar to others and similar variances have been granted, thus setting precedent. The townhomes do not diminish the character or property values within the neighborhood, but rather enhance them due to their high quality and aesthetic appeal.

MINOR SUBDIVISION ALPENBECK TOWNHOMES

BEING A REPLAT OF LOT 3, BLOCK 11, WINTER PARK VILLAGE, RECEPTION NO. 90263 PART OF SECTION 10 TOWNSHIP 2 SOUTH. RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO OWNERSHIP VESTED BY OUIT CLAIM DEED, RECEPTION NO. 2022000412 #125 FIR DRIVE

KNOWN ALL MEN BY THESE PRESENTS: THAT FIRMAUS LLC, A COLORADO LIMITED LUBILITY COMPANY IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF WINTER PARK, GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

WINTER PARK VILLAGE ACCORDING TO THE PLAT FILED OCTOBER 9, 1958 AT RECEPTION NO. 90263.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "MINOR SUBDIVISION ALPENBECK TOWNHOMES" AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THE ACCOMPANING DAT FOR THE USE OF THE PUBLIC POREUR. AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE NIDICATED AS EASEMENTS ON THE ACCOMPANING PUT AT SEASEMENTS ON THE ACCOMPANING PUT AT SEASEMENTS.

CIDIUALIO I I O		LIMITED LIABILIT	D/ COMPANY	
FIRMAUS LLC,	A COLORADO	LIMITED LIABILI	IT CUMPANT	
BY:				
JAMES E.	SMITH, MANA	GER		
STATE OF COUNTY OF		_)		
COUNTY OF_) 33		
THE FOREGO	NG INSTRUM	ENT WAS ACKNO	WLEDGED BEFORE ME TO	HIS DAY OF
			OF FIRHAUS LLC, A COLO	
WITNESS MY I	HAND AND OF	FICIAL SEAL.		
MY COMMISSI	ON EXPIRES:		_	

PLANNING AND ZONING COMMISSION CERTIFICATE:

APPROVED THIS DAY OF 20 BY THE TOWN OF WINTER PARK PLANNING AND ZÖNING COMMISSION, WINTER PARK, COLORADO.

BRAD HOLZWARTH, CHAIRMAN WINTER PARK PLANNING AND ZONING COMMISSION

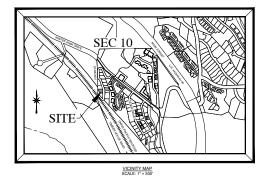
TOWN COUNCIL CERTIFICATE:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS DAY OF 20 BY THE TOWN COUNCIL OF THE TOWN OF WINTER PARK SITUATED IN THE OWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF THIS PATTED SUBDIVISION BY THE TOWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF ROADS AND RIGHTS OF WAY REFLICTED HERICAN FOR AN ACCEPTANCE OF ROADS AND RIGHTS OF WAY REFLICTED HERICAN FOR AN AND RESERVED AND A RESPONSIBLE OF THE AND ACCEPTANCE OF MAINTENANCE FOR PRESCULTION OF THE TOWN COUNCIL. THE MANTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINED TO OR AFFECTION SAD ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION. THIS APPROVIAL DOES NOT CLARAMITEE THAT THE SIZE OR SOIL CONDITIONS OF ANY OF SHOWN HERICAN ARE SUCH THAT A BUILDING PERMITANT BY ESSIBLED.

NICK KUTRUMBOS, MAYOR
TOWN COUNCIL
TOWN OF WINTER PARK, COLORADO
ATTEST:
DANIELLE JARDEE. TOWN CLERK
TOWN OF WINTER DARK COLORADO

OWNER'S ESTOPPEL CERTIFICATE:

FIRMAIS LIC. A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY INCLUDED WITHIN MANCH SUBDIVISION ALPERISECK TOWN-MORE DICES HERRY CERTIFY THAT THIS HEREWITH EMPOYING THE ENTER ACREEMENT ERWINE HIS CONTROL HE CHIEF ACCESSED THE THE THE HOWER OF SAID PROPERTY, AND THE TOWN OF WITHIN RECARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE TOWN OF WITHIN THE PARK WITH RECARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE TOWN OF WITHIN THE PARK WITH RECARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE COMPANY OF WITHIN THE PARK WITH THE PARK WITH THE PROPERTY AND THE PROPERTY AND THE PARK WITHIN THE PARK WITHIN THE PARK WITHIN THE PROPERTY AND THE PARK WITHIN THE PARK WITHIN THE PARK WITHIN THE PROPERTY AND THE PARK WITHIN THE



- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:

 A. GRAND COUNTY RECORDS, PLAT OF WINTER PARK VILLAGE, RECEPTION #90263.

 B. GRAND COUNTY SURVEYOR RECORDS. LS # 2499
- TIM SHENK LAND SURVEYING, INC RELIED UPON TITLE POLICY COMMITMENT NO. 0304121-C WITH THE EFFECTIVE DATE OF FEBRUARY 17, 2022, 7:00 A.M., ISSUED BY TITLE COMPANY OF THE ROCKIES REPRESENTING WESTOOR LAND TITLE INSURANCE COMPANY, FOR INFORMATION REGARDING EASEMENTS, RIGHTS OF WAYS, AND OTHER MATTERS OF RECORD.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 4, BLOCK 11 WHICH IS
 ASSUMED TO BEAR SO 3°42'S" EAS EVIDENCED BY A BUREAU OF LAND IMMAGEMENT ALUMINU
 CAP AT THE NORTHWEST CORNER OF SAD LOT 4 AND O DENVER WATER DEPARTMENT BRASS
 CAP AT THE SOUTHWEST CORNER OF SAD LOT 4 AS DEPICTED HEREIN.
- A DISTANCES ARE EXPRESSED IN U.S. SURVEY EEET AND DECIMALS THEREOE
- THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF WINTER PARK "MULTI-FAMILY RESIDENTIAL/OLD TOWN/R-2-0".
- THE OVERHEAD ELECTRIC WIRES AND POLES THAT PRESENTLY EXIST (NOT DEPICTED HEREIN) SHALL BE RE-LOCATED AND/OR RE-DESIGNED PURSUANT TO A PLAN APPROVED AND/OR DESIGNED BY MT. PARKS ELECTRIC, INC.
- PER THIS PLAT, A BLANKET EASEMENT IS GRANTED FOR THE SERVICE, INSTALLATION AND MAINTENANCE OF UTILITIES ACROSS THE OPEN SPACE OF LOT A AND LOT B, AS DEPICTED IN DETALL2. SUD ASSEMENT SHALL BE SUBGROTIANT TO ANY AND ALL PLANNED IMPROVEMENTS AND STRUCTURES AND IS FOR THE BENEFIT OF LOT A, LOT B, AND LOT 2, BLOCK 11.
- PER THIS PLAT, A ROOF LINE EASEMENT IS GRANTED AS DEPICTED IN DETAIL-1. SAID EASEMENT IS SITUATED ON LOT B AND IS FOR THE BENEFIT OF LOT A.
- REFERENCE GRAND COUNTY SURVEY RECORDS LS # 2499 FOR ADDITIONAL BOUNDARY, ENCROACHMENT AND UTILITY INFORMATION.
- 10. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECTIN THIS SURVEY BE COMMENCED MORE THAN THEY YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TOWN OF WINTER PARK LAND SURVEYOR'S CERTIFICATE:

THIOTH R. SHENK, ALLAY LEDISED LAND SURVIVOR HATE STATE OF CALORIDO, ON HEREBY CERTIFY THAN THIS BAING REGISTROOF HAT A MERBESCH OTWONNIGHES TELLY WHO CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OF LINDER MY DISECTION, AND THAT SAUD PLAT COMMELS WITH THE REQUIREMENTS OF TITLE 38, ANTICLE 51, COLORDO REVISED STATUTES, 1973, AND THAT THE MOMINISTIS SEQUED BY SAUD STATUTE AND BY THE TOWN OF WINTER PARK MINOR SUBMINISTIAN REGULATIONS HAVE BEEN PLACED ON THE GROWN.

I HIS PLAT IS	S A TRUE AND	ACCURATI	REPRESE	NIATION OF	SWID SOKAS	EY.

DATED THIS _____ DAY OF ____

TIMOTHY R. SHENK, P.L.S. #31942 ON BEHALF OF TIM SHENK LAND SURVEYING, INC.	
STATE OF COLORADO) SS. COUNTY OF GRAND)	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS, DAY OF	_
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:	
NOTARY DURI IC	

STATE OF COLORADO LAND SURVEYOR'S CERTIFICATION:

I. TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SIBDIVISION PLAT, A PERBECK TOWNHOMES REPRESENTS THE RESULTS OF THE STATE OF

DATED THIS	OF		20	_	
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TIMOTHY R. SHENK, COLORADO P.L.S. #31942 ON BEHALF OF TIM SHENK LAND SURVEYING. INC.

	TIM SHENK SURVEYING, INC. P.O. BOX 1670 RANBY, CO 80446 (970) 887-1046			
ALPENBEC BEING A REPLAT OF LOT 3, 1 SECTION 10 TOWNSH OF THE 6TH PF TOWN OF WINTER PARK	SUBDIVISION K TOWNHOMES BLOCK 11, WINTER PARK V. P 2 SOUTH, RANGE 75 WES' EINCIPAL MERIDIAN, GRAND COUNTY, COLORA FIR DRIVE	Γ		
JOB: 18197 DWG: 18197_V_MNR	SCALE: 1" = 10' CRD: N/A		03/14/2022 ED: TRS	DRAWN BY: JAN SHEET: 1 OF 2

FIRHAUS LLC, A COLORADO LIMITED LIABILITY COMPANY

