



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION
MINOR PLAT**

Applicant: Jamie Smith
Property Owner: Firhaus, LLC

Case Number: PLN23-090

Physical Address of Property for Which the Minor Plat Approval is Requested: 137 Fir Drive

Legal Description of Property for Which the Minor Plat Approval is Requested: See "Exhibit A"

Description of Request: Request to subdivide one (1) lot into two (2) lots.

Applicable Provision(s) of the Unified Development Code:
§ 5-D-3, Minor Plat

The Planning Commission will review this case and render a decision under § 5-D-3 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 and online via Zoom is scheduled for:

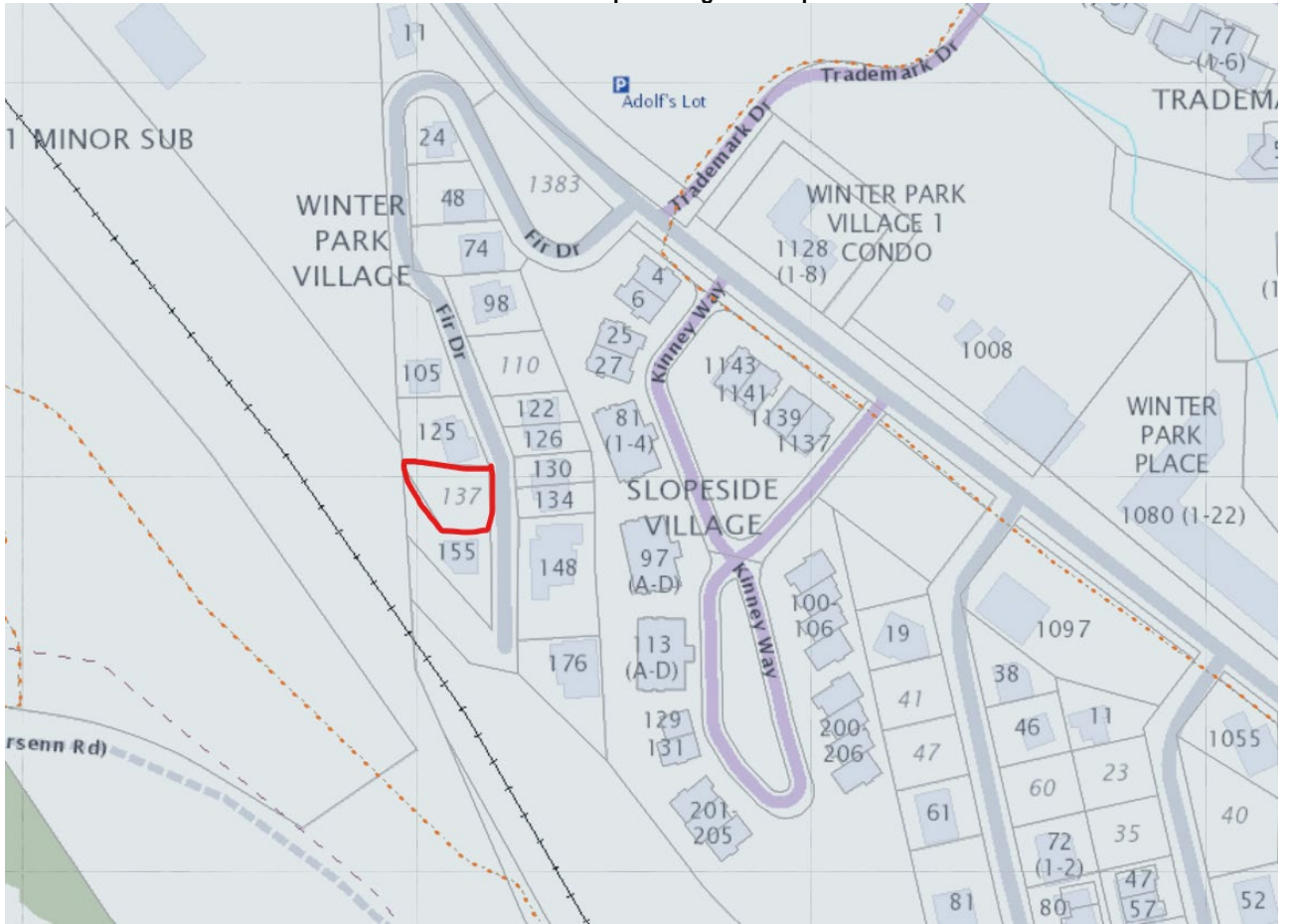
Planning Commission, Tuesday, November 28, 2023, at 8:00 A.M.

Members of the public wishing to make comment regarding the Minor Plat request may do so at the scheduled meeting, or write to Planning, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or hbelle@wpgov.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

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 – Location Map and Legal Description



Lot 3, Block 11, WINTER PARK VILLAGE according to the Plat filed October 9, 1958 at Reception No. 90263, Town of Winter Park, County of Grand, State of Colorado.

Alpenbeck Townhomes
Narrative

A.

Alpenbeck Townhomes
New Townhomes
137 Fir Drive
Winter Park Village
Lot 3, Block 11
Winter Park, CO 80482

B.

1.

Owner & Applicant:
Firhaus LLC
PO Box 1653
Granby, CO 80446
jamie@cabincreekcarpentry.com

2.

Homeowner's Association:
N/A

3.

General Contractor/Project Manager:
Jamie Smith
Cabin Creek Carpentry, Ltd
970-531-9037
www.cabincreekcarpentry.com
jamie@cabincreekcarpentry.com

4.

Architect:
James K. Pool Architects & Associates
PO Box 797
Granby, CO 80446

5.

Engineer:
Matt Sutton, PE
PO Box 1114
Fraser, CO 80442
970-531-8622
mcsutton@rkymtnhi.com

6.

Surveyor:

Timothy R. Shenk

Tim Shenk Land Surveying, Inc.

tshenk@tslsi.com

7.

Land Planner:

James K. Pool Architects & Associates

PO Box 797

Granby, CO 80446

C.

Legal Description of Site:

Lot 3, Block 11, Winter Park Village, Winter Park, CO 80482

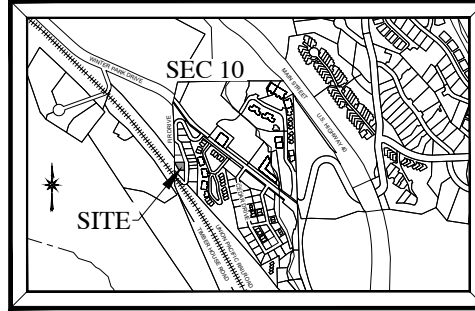
D.

Zone District: R-2-0 (Old Town/Winter Park Village)

Alpenbeck Townhomes will be located on Lot 3, Block 11, Winter Park Village, 137 Fir Drive, Winter Park, CO. The Minor Subdivision Request is to divide Lot 3 into two parcels, one for each townhome. Each townhome will be serviced by the existing infrastructure of Winter Park Water and Sanitation, Mountain Parks Electric, and East Grand County Fire Protection District #4. The parcels will be separately owned with no HOA or common shared space.

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 QUIT CLAIM DEED, RECEPTION NO. 2022000412
#125 FIR DRIVE



VICINITY MAP
SCALE: 1" = 500'

DEDICATION:

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

LOT 3, BLOCK 11,
WINTER PARK VILLAGE ACCORDING TO THE PLAT FILED OCTOBER 9, 1988 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 ACCOMPANYING PLAT FOR THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS.

IN WITNESS WHEREOF, FIRHAUS LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE HEREUNDER SUBSCRIBED THIS _____ DAY OF _____, 20____.

FIRHAUS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
JAMES E. SMITH, MANAGER

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY JAMES E. SMITH, AS MANAGER OF FIRHAUS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING AND ZONING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN OF WINTER PARK PLANNING AND ZONING 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 COUNTY OF GRAND, STATE OF COLORADO. ACCEPTANCE OF THIS PLATED SUBDIVISION BY THE TOWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED FOR MAINTENANCE BY RESOLUTION OF THE TOWN COUNCIL, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED.

NICK KUTRUMBOS, MAYOR
TOWN COUNCIL
TOWN OF WINTER PARK, COLORADO

ATTEST:

DANIELLE JARDEE, TOWN CLERK
TOWN OF WINTER PARK, COLORADO

OWNER'S ESTOPPEL CERTIFICATE:

FIRHAUS LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY INCLUDED WITHIN "MINOR SUBDIVISION ALPENBECK TOWNHOMES" DOES HEREBY CERTIFY THAT THIS PLAT AND THE DEVELOPMENT IMPROVEMENTS AGREEMENT TO BE EXCUTED IN CONNECTION HERewith EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN OF WINTER PARK WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE DEVELOPMENT IMPROVEMENTS AGREEMENT, EXCEPT AS SET FORTH HEREIN OR IN SAID DEVELOPMENT IMPROVEMENTS AGREEMENT.

FIRHAUS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
JAMES E. SMITH, MANAGER

TOWN OF WINTER PARK LAND SURVEYOR'S CERTIFICATE:

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT, ALPENBECK TOWNHOMES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK MINOR SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND.

THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

DATED THIS _____ DAY OF _____, 2022.

TIMOTHY R. SHENK, P.L.S. #31942
ON BEHALF OF TM SHENK LAND SURVEYING, INC.

STATE OF COLORADO)
) SS
COUNTY OF GRAND)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY TIMOTHY R. SHENK

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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 SUBDIVISION PLAT, ALPENBECK TOWNHOMES REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

DATED THIS _____ OF _____, 20____.

TIMOTHY R. SHENK, COLORADO P.L.S. #31942
ON BEHALF OF TM SHENK LAND SURVEYING, INC.

NOTES:

1. 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
2. TM SHENK LAND SURVEYING, INC RELIED UPON TITLE POLICY COMMITMENT NO. 0304121-C WITH THE EFFECTIVE DATE OF FEBRUARY 11, 2022, 7:00 A.M., ISSUED BY TITLE COMPANY OF THE ROCKIES REPRESENTING WESTCOAST LAND TITLE INSURANCE COMPANY, FOR INFORMATION REGARDING EASEMENTS, RIGHTS OF WAYS, AND OTHER MATTERS OF RECORD.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 4, BLOCK 11 WHICH IS ASSUMED TO BEARS S 03°54'29" E AS EVIDENCED BY A BUREAU OF LAND MANAGEMENT ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID LOT 4 AND A DENVER WATER DEPARTMENT BRASS CAP AT THE SOUTHWEST CORNER OF SAID LOT 4 AS DEPICTED HEREIN.
4. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
5. THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF WINTER PARK "MULTI-FAMILY RESIDENTIAL/OLD TOWNR2-Q".
6. 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.
7. 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 DETAIL-2. SAID EASEMENT SHALL BE SUBORDINATE TO ANY AND ALL PLANNED IMPROVEMENTS AND STRUCTURES AND IS FOR THE BENEFIT OF LOT A, LOT B, AND LOT 2, BLOCK 11.
8. 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.
9. 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 DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF DEFICIENCY SHOWN HEREON.

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

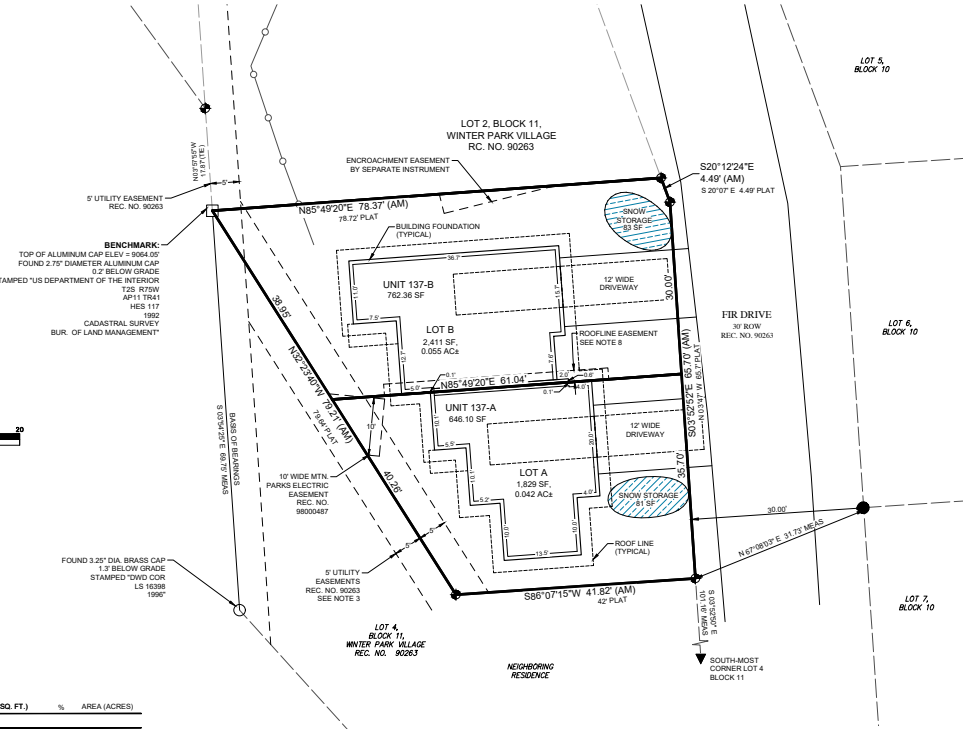
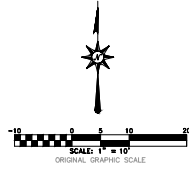
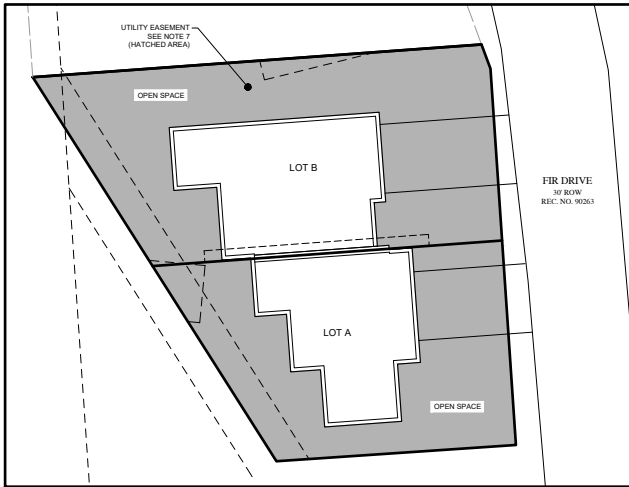
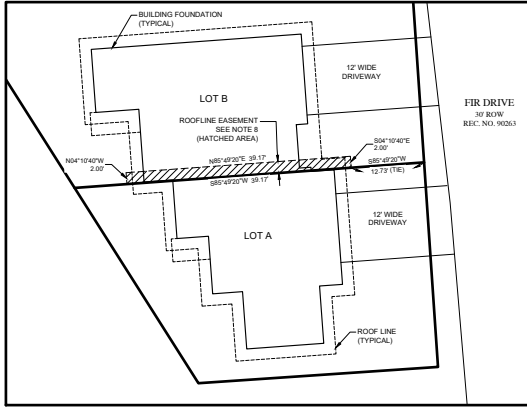
MINOR SUBDIVISION
ALPENBECK TOWNHOMES
BEING A REPLAT OF LOT 3, BLOCK 11, WINTER PARK VILLAGE
SECTION 10 TOWNSHIP 2 SOUTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO
#125 FIR DRIVE

JOB: 18197	SCALE: 1" = 10'	DATE: 03/14/2022	DRAWN BY: JAN
DWG: 18197_V_MNR	CRD: N/A	CHECKED: TRS	SHEET: 1 OF 2

PLAT OF WINTER PARK VILLAGE, RECEPTION NO. 90263, FILED OCTOBER 9, 1988 AT GRAND COUNTY, COLORADO. THIS PLAT IS A RE-PLAT OF THE SAID PLAT.

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 WARRANTY DEED, RECEPTION NO. 2022000412
#125 FIR DRIVE



LAND USE TABLE	AREA (SQ. FT.)	%	AREA (ACRES)
TOTAL LAND AREA	3,229 +/-	43.14%	(0.042 ACRES)
LOT B	2,411 +/-	56.88%	(0.055 ACRES)
TOTAL	4,340 +/-	100.00%	(0.097 ACRES)
HARD SURFACE COVERAGE			
LOT A	188.09 +/-	81 +/-	43.1%
LOT B	237.71 +/-	83 +/-	34.9%
LOTS			
RESIDENTIAL TOWNHOMES	2 TOTAL		
LAND USE			
LOT A			
TOWNHOME	646.10 +/-	35.33%	(0.015 ACRES)
HARD SURFACE	188.09 +/-	10.28%	(0.004 ACRES)
OPEN SPACE	994.81 +/-	54.39%	(0.023 ACRES)
LOT B			
TOWNHOME	762.36 +/-	31.62%	(0.018 ACRES)
HARD SURFACE	237.71 +/-	9.86%	(0.005 ACRES)
OPEN SPACE	1,410.93 +/-	58.52%	(0.032 ACRES)
DENSITY			
UNITS PER ACRE:	2 UNITS/ 4,240 SF = 20.5 UNITS PER ACRE		
PARKING			
2 BEDROOMS PER UNIT:			
REQUIRED:	2 SINGLE FAMILY UNITS @ 1.5 PARKING SPACES: 3 TOTAL		
PROVIDED:	2 INTERIOR (10'X20')		
	2 EXTERIOR (10'X20')		
ZONING	4 TOTAL		
TOWN OF WINTER PARK, MULTI-FAMILY RESIDENTIAL-OLD TOWNR-2.0			

LEGEND

- FOUND NO. 5 REBAR W/ 1.5" DIA. ALUMINUM CAP PLS 31842 AT GRADE
- FOUND REBAR W/ 1.5" DIA. ALUMINUM CAP PLS 25971 AT GRADE
- ▼ FOUND IRON T POST 0.6' BELOW GRADE
- FOUND BRASS CAP AS NOTED
- FOUND ALUMINUM CAP AS NOTED



TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
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#125 FIR DRIVE

JOB: 18187	SCALE: 1" = 10'	DATE: 03/14/2022	DRAWN BY: JAN
DWG: 18197_V_MNR	CRD: N/A	CHECKED: TRS	SHEET: 2 OF 2