



**TOWN OF WINTER PARK
PLANNING COMMISSION**
Tuesday, November 28, 2023 8:00 AM

A G E N D A

I. Call to Order

II. Roll Call of Commission Members

III. Public Comment

This time is reserved for anyone from the public to speak about items not on the agenda. The Planning Commission is not prepared to decide on matters brought up during this time, but if warranted, will place them on a future agenda.

IV. Conflict of Interest

V. Consent Agenda:

- a. Approval of Minutes – October 24, 2023 (no hearing was held on November 14 as there were no agenda items)
- b. Exemption Plat No. 1 – 575 Forest Trail – Lot 13, Alpine Timbers Subdivision (PLN23-109)

VI. General Business:

- a. PUBLIC HEARING: Minor Plat – Alpenbeck Townhomes – Lot 3, Winter Park Village Subdivision (PLN23-090)

VII. Director's Report:

This time is reserved for specific items from staff requiring Commission direction and for relaying important information to the Commission.

VIII. Planning Commission Items of Discussion

This time is reserved for Commission discussion items that are not listed on the agenda.

Online Meeting Login Instructions – See next page

Computer Login Instructions

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81725744995?pwd=RnVOb2hpVmN1SXBydzFBZEc3NGhGZz09>

Passcode: 113389

Phone Login Instructions

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

- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

Webinar ID: 817 2574 4995

Passcode: 113389

International numbers available: <https://us02web.zoom.us/j/81725744995?pwd=RnVOb2hpVmN1SXBydzFBZEc3NGhGZz09>

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.

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.

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**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, October 24, 2023 8:00 AM**

MINUTES

DATE: Tuesday, October 24, 2023

MEETING: Winter Park Planning Commission

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Vice Chair Brad Holzwarth, Commissioners Chris Tagseth, Thomas McDonald, Roger Kish, and Angela Sandstrom are present. Also present are Community Development Director James Shockey, Town Planner Hugh Bell, Contracted Town Planner Shelia Booth with Community Planning Strategies, and Town Attorney Hilary Graham (on Zoom).

OTHERS

PRESENT: Irene Kilburn, Building and Planning Technician II.

I. Call to Order

Vice Chair Holzwarth calls the meeting to order at 8:00 a.m. Chair Dave Barker and Commissioner Doug Robbins are absent today.

II. Public Comment

No comments received.

III. Conflict of Interest

No comments were received.

IV. Consent Agenda:

- a. Approval of Minutes – September 26, 2023 (correction)
- b. Approval of Minutes – October 10, 2023

Director Shockey indicates that there is a correction on the September 26th Minutes to fix the road name in the third condition added by the Planning Commission for Lakota Pointe Preliminary Plat, from Lakota Park Drive to Lakota Trail.

Commissioner Tagseth moves and Commissioner McDonald seconds the motion approving the Consent Agenda. Motion carries 5,0.

V. General Business:

- a. PUBLIC HEARING: Final Development Plan Amendment No. 3 – Roam (PLN23-047)
- b. PUBLIC HEARING: Preliminary Plat – Roam Filing 4 (PLN23-046)

It is agreed that items a) and b) will be discussed concurrently.

Contracted Town Planner Shelia Booth with Community Planning Strategies presents the staff reports to the Commissioners.

The applicant, Mr. Jeff Vogel, of Vogel and Associates, presents to the Commissioners.

The Commission asks Mr. Vogel several questions, which include:

1. Configuration of the access for both vehicles and pedestrians.
2. Curb design and how it impacts snow removal.

Vice Chair Holzwarth opens the Public Comment period.

Mr. Mark Kent comes forward. His comments include that he owns an adjacent property and that he and Mr. Vogel have discussed vehicular access to his property.

With no one else coming forward, Vice Chair Holzwarth closes the Public Comment period.

Mr. Vogel states that he is confident access to the properties will be satisfactory. The Commission and staff discuss the north-south ROW. Directory Shockey explains a portion of this ROW is desired to be utilized by Mr. Kent's property upon his submittal of a subdivision application in the future. Director Shockey answers the Commission's question by giving more details about the configuration of the curb design (vertical v mountable). The recommendation for vertical curb will only be applicable to the public roadway areas where there is no sidewalk behind the curb, as the Town Engineers stated this curb holds up better over time. Snow management is discussed.

Commissioner Sandstrom moves and Commissioner Kish seconds the motion recommending approval of the Final Development Plan Amendment No. 3 – Roam (PLN23-047) with staff's one (1) recommended condition. Motion carries 5,0.

Commissioner Sandstrom moves and Commissioner Tagseth seconds the motion recommending approval of the Preliminary Plat – Roam Filing 4 (PLN23-046) with staff's three (3) recommended conditions, modifying condition 3 to add the requirement that the Town Engineer and applicant to work together to address the curb design by time of Final Plat submittal. Motion carries 5,0.

c. PUBLIC HEARING: Final Development Plan – River Walk at Winter Park (PLN23-022)

d. PUBLIC HEARING: Final Plat – River Walk at Winter Park (PLN23-023)

It is agreed that items c) and d) will be discussed concurrently.

Planner Booth presents the staff report to the Commissioners.

The applicant, Mr. Donald Ash from SiteWorks, comes forward and presents to the Commissioners.

The Commission asks Mr. Ash about the following items:

1. Sidewalk width and who is maintaining sidewalks;
2. Design of walkway to private deck structure near Fraser River; and
3. Method of closure for emergency vehicle access that connects with Ski Idlewild Road.

Vice Chair Holzwarth opens the Public Comment period.

Ms. Cathy Wheeler comes forward. Her comments include concerns about potential interruption of wildlife corridors and wildlife's access to the Fraser River.

With no one else coming forward, Vice Chair Holzwarth closes the Public Comment period.

Mr. Ash returns to address the public comment. Mr. Ash summarizes several findings of Ecological Resource Consultants, Inc's April 15, 2022 Wildlife Report submitted with his application. He states some areas will have fencing to protect wildlife while others will not so the animals can roam freely.

Commissioner Sandstrom says she would appreciate seeing a condition added that references Colorado Parks and Wildlife's (CPW) referral comment dated April 16, 2023, which recommends protecting wetlands from human encroachment during seasonal migrations. She adds this is because the potential addition of the Fraser River Trail through Riverwalk and the proposed private deck structure will lead to humans entering a previously wild area. Commissioner Kish suggests signage about seasonal closures could be added as needed. The Commission suggests including language that clarifies how pedestrian traffic should be handled in the wetlands. It is agreed that an additional tenth (10th) condition be added that

addresses the CPW comments. Staff clarified that CPW referenced the Wildlife Report written by Ecological Resource Consultants, Inc. dated 4/15/2022 and the condition should do the same.

Commissioner Sandstrom moves and Commissioner Kish seconds the motion recommending approval of the Final Development Plan – River Walk at Winter Park (PLN23-022) with staff's nine (9) recommended conditions, adding a tenth (10th) condition that the development shall incorporate the recommendations from the Wildlife Report written by Ecological Resource Consultants, Inc. dated 4/15/2022 for the proposed deck structure and trail. Motion carries 5,0.

Commissioner Sandstrom moves and Commissioner Kish seconds the motion recommending approval of the Final Plat – River Walk at Winter Park (PLN23-023) with staff's nine (9) recommended conditions and adding a tenth (10th) condition that the development shall incorporate the recommendations from the Wildlife Report written by Ecological Resource Consultants, Inc. dated 4/15/2022 for the proposed deck structure and trail. Motion carries 5,0.

VI. Director's Report:

Director Shockey asks the Commissioners present if they expect to be available for the November 28th hearing as this is close to Thanksgiving. All Commissioners believe they will be available. The last meeting of the year will be on December 12; the December 26th hearing will be cancelled.

VII. Planning Commission Items of Discussion

The Commissioners and staff discuss combining items under "General Business" on the agenda. Director Shockey and the Commissioners discuss that by combining items, redundancy is avoided and presentations are more efficient. They discuss how to address this situation so the public clearly understands what is being discussed and approved. There is further discussion about how to improve the management of the items on the agenda including the public comment period.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 9:27 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, November 14, 2023, at 8:00 a.m.

Irene Kilburn, Building and Planning Technician II

MEMO

TO Planning Commission
FROM Hugh Bell, Planner
THROUGH James Shockey, AICP, Community Development Director
DATE November 28, 2023
RE Exemption Plat No. 1 – 575 Forest Trail – Lot 13, Alpine Timbers Subdivision (PLN23-109)

Property Owner: Marcia D. Lorton Trust Dated October 11, 2023

Applicant: Marcia Lorton

Location: 575 Forest Trail (Lots 12, 13, and 14, Alpine Timbers Subdivision, Reception No. 140404) (the "Property")

Zoning: R-1 (Single Family Residential)

Title Commitment:

Applicant is working on obtaining a title commitment as required.

- Applicant shall submit title commitment to Town staff prior to plat recordation.

Authority:

The applicant seeks approval of an exemption plat application. In Title 7 of the Town Code (the "UDC"), Table 5-B-3 states that the Planning Commission shall have the authority to review and decide applications for an exemption plat.

Pursuant to § 5-D-1, Exemptions from Subdivision, of the UDC, the Planning Commission considers the division of land that is for the purpose of revising lot lines from those shown on a recorded plat and which creates no more than the recorded number of parcels and creating parcels for community facilities (including utility land acquisition) provided that the exemption conforms with the policies and regulations of this UDC. Exemption plat approval is required before building permit issuance.

The Planning Commission shall consider whether the application is in conformance with the requirements of the UDC. At a public meeting, the Planning Commission shall approve as submitted, disapprove, or approve with conditions, the exemption plat.

This report includes comments from Town staff that should be considered as a part of the application decision.

Applicable Provisions of the Unified Development Code (UDC):

§ 5-D-1, Exemptions from Subdivision:

The UDC allows the Planning Commission to exempt property from the subdivision process if one of eight (8) conditions are met. Staff has determined that this Subdivision Plat Exemption meets the requirements of § 5-D-1(B)(1)(b):

- b. Is for the purpose of revising lot lines from those shown on a recorded plat and which creates no more than the recorded number of parcels, subject to the following conditions:
 - 1. Any lot or parcel created shall conform to the minimum requirements for area or dimension as established by this UDC;
 - 2. If the lots of the original recorded plat were nonconforming, lots or parcels created shall not increase the existing nonconformity; and
 - 3. Applicable law relating to amendment of recorded plats is complied with.

§ 5-D-1(F) gives guidance on determining which applications shall be approved:

F. Approval Criteria.

- 1. The Planning Commission shall approve only those applications which it finds to be in conformance with the conditions of this Section and with any applicable policies and regulations of this UDC.
- 2. If the Planning Commission's approval of an exemption is contingent upon the dedication of any areas for public use, the Planning Commission may accept the dedication document upon its approval of the exemption, after review of that document by the Town Attorney, and before recording the exemption with the Grand County Clerk and Recorder.

§ 5-D-1(G) gives guidance on determining which applications should be denied:

- G. Denial of Exemption Applications: If the Planning Commission denies an exemption application upon finding that the correction or amendment of an existing recorded subdivision plat would result in a plat which does not meet the standards and regulations of this UDC, the Planning Commission may require that the proposed exemption be submitted for full subdivision platting procedures.

The Exemption Plat process involves one meeting with the Planning Commission for approval; it does not require review or approval from Town Council.

Project Overview:

Applicant requests an exemption plat to remove the lot lines and associated easements between Lots 12, 13, and 14 that were platted via the Alpine Timbers Final Plat (Reception No. 140404). The plat would combine the three (3) lots into one (1) lot, Lot 13. Per that plat, General Note No. 1, a 10' utility easement is reserved around the perimeter of each lot, and part of the existing driveway encroaches into the north easement by about 4', which is classified as an existing nonconformity. Given the nonconformity is not contemplated for expansion, per Article 6.B, General Standards, this nonconformity may remain.

Plat:

Staff has prepared a red-marked print of the plat.

- Prior to recordation, the applicant shall revise the plat in conformance with staff's red-marked print dated November 23, 2023.

Staff Recommendation:

Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of § 5-D-1 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval.

However, this is a decision for the Commission to make, and the Commission may choose to approve or deny based on the testimony and evidence it hears. Two sample motions are included below for convenience only. They do not limit the evidence the Commission can rely on or the decision the Commission makes.

Sample Motion for Approval:

I move to approve Exemption Plat No. 1 for Lot 13, Alpine Timbers Subdivision (PLN23-109), finding it in conformance with § 5-D-1 of the UDC, with the following condition to be met and/or provided prior to any recording:

1. Applicant shall submit title commitment to Town staff prior to plat recordation.
2. Prior to recordation, the applicant shall revise the plat in conformance with staff's red-marked print dated November 23, 2023.

Sample Motion for Denial:

I move to deny Exemption Plat No. 1 for Lot 13, Alpine Timbers Subdivision (PLN23-109), finding the applicant has failed to meet the criteria required in § 5-D-1 of the UDC, specifically: ***[articulate specific reasons for denial for failure to conform with the UDC]***

Admin Use Only:

- ☐ lien holder(s) ratified and approved the plat
- ☐ digital file of the approved plat that meets Digital Plat Submittal Requirements
- ☐ certificate of taxes, shown to be paid in full from County Treasurer
- ☐ address plat submitted
- ☐ recording fees paid
- ☐ plat recorded. Insert date and reception number here: _____

Item #4 Narrative

A. Project Name: Exemption Plat, Alpine Timber, Lot 13

B. Street Address: 575 Forest Trail / 547 Forest Trail
Winter Park, CO 80482

C. Applicant:

Marcia Lorton

575 Forest Trail

P.O. Box 2100

Winter Park, CO 80482

wheezotsmom@gmail.com

970-726-5654

HOA: Alpine Timbers HOA

Project Manager: NA

Architect: NA

Engineer: NA

Surveyor: Tim Shenk, Tim Shenk Land Surveying, Inc.

Land Planner: NA

D. Legal Description:

Lots 12, 13, 14 Alpine Timbers, Reception no. 140404 Part of Section 33, Township 1 South, Range 75 West of the 6th Principal Meridian, County of Grand, State of Colorado.

E. Zoning District: Single Family Residential

F. Lot Size: 1.65 Acres

EXEMPTION PLAT,
ALPINE TIMBERS, LOT 13

A CONSOLIDATION OF LOTS 12, 13, AND 14, ALPINE TIMBERS, RECEPTION NO. 140404
PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF GRAND, STATE OF COLORADO

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MARCIA D. LORTON TRUST, DATED OCTOBER 11, 2012, IS THE OWNER OF THAT REAL
PROPERTY SITUATE IN THE TOWN OF WINTER PARK, GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 12, LOT 13, AND LOT 14, ALPINE TIMBERS,
ACCORDING TO THE PLAT FILED JANUARY 2, 1976 AT RECEPTION NO. 140404.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS EXEMPTION PLAT, ALPINE TIMBERS, LOT 13 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 GRANT TO THE TOWN OF WINTER PARK USE OF THOSE PORTIONS OF
SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS PERMANENT PUBLIC EASEMENTS.

IN WITNESS WHEREOF, MARCIA D. LORTON TRUST, DATED OCTOBER 11, 2012 HAS CAUSED ITS NAME TO BE HEREUNDER SUBSCRIBED THIS
____ DAY OF _____, 20____.

MARCIA D. LORTON TRUST, DATED OCTOBER 11, 2012

BY: _____
MARCIA D. LORTON, TRUSTEE

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY, MARCIA D. LORTON, TRUSTEE
OF MARCIA D. LORTON TRUST, DATED OCTOBER 11, 2012.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

IN WITNESS WHEREOF, MICHAEL J. LORTON HAS CAUSED HIS NAME TO BE HEREUNDER SUBSCRIBED THIS ____ DAY OF _____,
20____.

MICHAEL J. LORTON

BY: _____
MICHAEL J. LORTON

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY MICHAEL J. LORTON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

IN WITNESS WHEREOF, MELISSA D. LORTON HAS CAUSED HER NAME TO BE HEREUNDER SUBSCRIBED THIS ____ DAY OF _____,
20____.

MELISSA D. LORTON

BY: _____
MELISSA D. LORTON

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY MELISSA D. LORTON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ESTOPPEL CERTIFICATE:

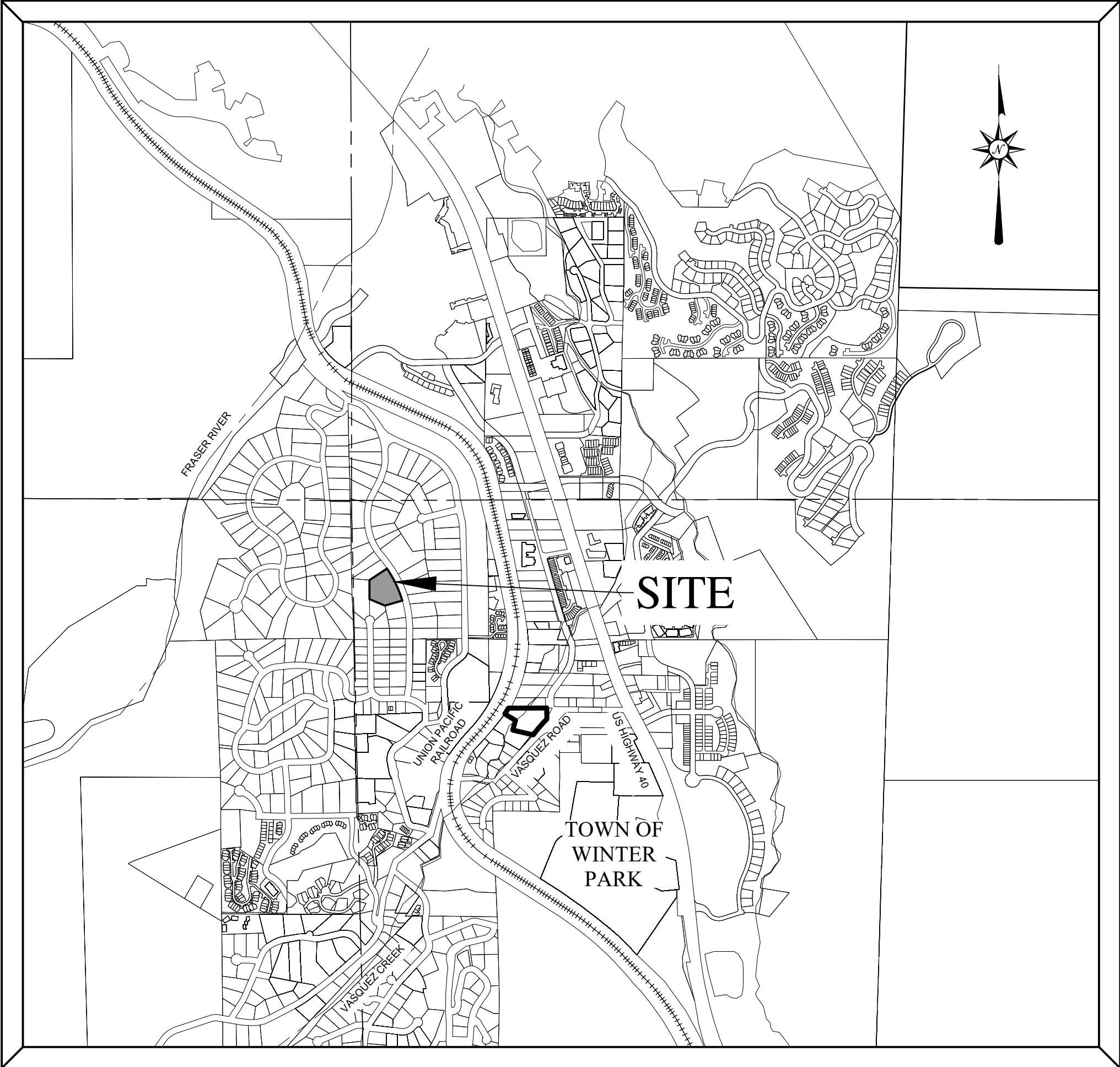
WE, MARCIA D. LORTON TRUST, DATED OCTOBER 11, 2012, MICHAEL J. LORTON, AND MELISSA D. LORTON BEING THE OWNERS OF THE
PROPERTY INCLUDED WITHIN EXEMPTION PLAT, ALPINE TIMBERS, LOT 13, CERTIFY THAT THIS PLAT AND THE SUBDIVISION IMPROVEMENT
AGREEMENT TO BE EXECUTED IN CONNECTION WITH THIS PLAT, IF REQUIRED, 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 SUBDIVISION IMPROVEMENT AGREEMENT, IF REQUIRED, EXCEPT AS SET FORTH ON THIS PLAT OR IN SAID
SUBDIVISION IMPROVEMENT AGREEMENT.

MARCIA D. LORTON TRUST, DATED OCTOBER 11, 2012

BY: _____
MARCIA D. LORTON, TRUSTEE

BY: _____
MICHAEL J. LORTON

BY: _____
MELISSA D. LORTON



SUBDIVIDER: MARCIA D. LORTON TRUST DATED OCTOBER 11, 2012
P.O. BOX 2100
WINTER PARK, CO 80482

VICINITY MAP
SCALE: 1" = 1000'

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

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 20____ BY THE TOWN OF WINTER PARK PLANNING COMMISSION,
WINTER PARK, COLORADO.

DAVID BARKER, CHAIRMAN
WINTER PARK PLANNING COMMISSION

NOTES:

- OWNERSHIP:
RECEPTION NO. 2016005398 CONVEYS 1/6TH OWNERSHIP OF LOT 12 AND LOT 13, ALPINE TIMBERS TO MELISSA D. LORTON,
RECEPTION NO. 2016005399 CONVEYS 1/6TH OWNERSHIP OF LOT 12 AND LOT 13, ALPINE TIMBERS TO MICHAEL J. LORTON,
RECEPTION NO. 2016005860, CONVEYS LOT 14, ALPINE TIMBERS TO MARCIA D. LORTON TRUST, DATED OCTOBER 11, 2012,
RECEPTION NO. 2016005861 CONVEYS LOT 12 AND LOT 13, ALPINE TIMBERS TO MARCIA D. LORTON TRUST, DATED OCTOBER 11, 2012.
- THIS EXEMPTION PLAT VACATES THE LOT LINES AND ASSOCIATED EASEMENTS BETWEEN LOTS 12 & 13 AND LOTS 13 & 14 FOR A
RESULTANT LOT 13.
- THIS PLAT REAFFIRMS ALL NOTES, CONDITIONS, RESTRICTIONS AND EASEMENTS SHOWN ON ALPINE TIMBERS, RECEPTION NO. 140404,
EXCEPT THOSE EASEMENTS VACATED BY THIS PLAT.
- TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. _____ WITH AN EFFECTIVE DATE OF
_____ AT ____00 P.M., ISSUED BY _____ COMPANY AS AN AGENT FOR _____ FOR RECORD
INFORMATION.
- BASIS OF BEARINGS IS N53°47'56"E (ASSUMED) AS MEASURED ALONG THE NORTHEASTERLY LINE OF SUBJECT PROPERTY AS EVIDENCED
BY A PLASTIC CAPPED REBAR, ILLEGIBLE SITUATED AT THE WEST END OF SAID LINE AND A #4 REBAR SITUATED AT THE EAST END OF
SAID LINE AS DEPICTED HEREIN.
- SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF WINTER PARK "SINGLE-FAMILY RESIDENTIAL".
- SUBJECT PROPERTY IS FEMA "ZONE X", FLOODPLAIN INFORMATION DEPICTED HEREIN WAS OBTAINED FROM FLOOD INSURANCE RATE
MAP (FIRM) NO. 08049C0991C, EFFECTIVE DATE OF 01-02-2008, TOGETHER WITH THE ACCOMPANYING FIRMETTE.
- 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 CERTIFICATION SHOWN HEREON.

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 PLAT OF EXEMPTION PLAT, ALPINE TIMBERS, LOT 13 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 UNIFIED DEVELOPMENT CODE HAVE BEEN
PLACED ON THE GROUND. THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

DATED THIS ____ DAY OF _____, 2023.

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

STATE OF COLORADO)
COUNTY OF GRAND) SS

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 PLAT OF EXEMPTION PLAT, ALPINE TIMBERS, LOT 13 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 UNIFIED DEVELOPMENT CODE 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 TIM SHENK LAND SURVEYING, INC.

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

EXEMPTION PLAT,
ALPINE TIMBERS, LOT 13
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
GRAND COUNTY, COLORADO

JOB: 23063
DWG: 23063_PLAT

SCALE: 1" = 1000'
CRD: 23063

DATE: 11/20/2023
CHECKED: TRS

DRAWN BY: JAN
SHEET: 1 OF 2

SHEET INDEX:

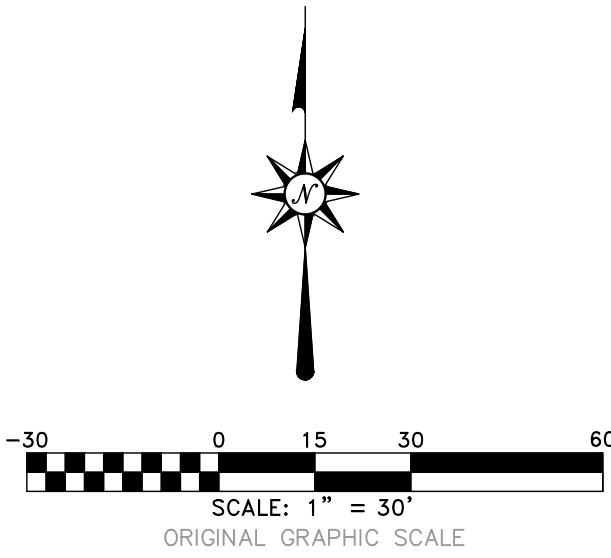
SHEET 1 - COVER SHEET, CERTIFICATES, AND NOTES
SHEET 2 - EXEMPTION PLAT

EXEMPTION PLAT,
ALPINE TIMBERS, LOT 13

A CONSOLIDATION OF LOTS 12, 13, AND 14, ALPINE TIMBERS, RECEPTION NO. 140404
PART OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF GRAND, STATE OF COLORADO

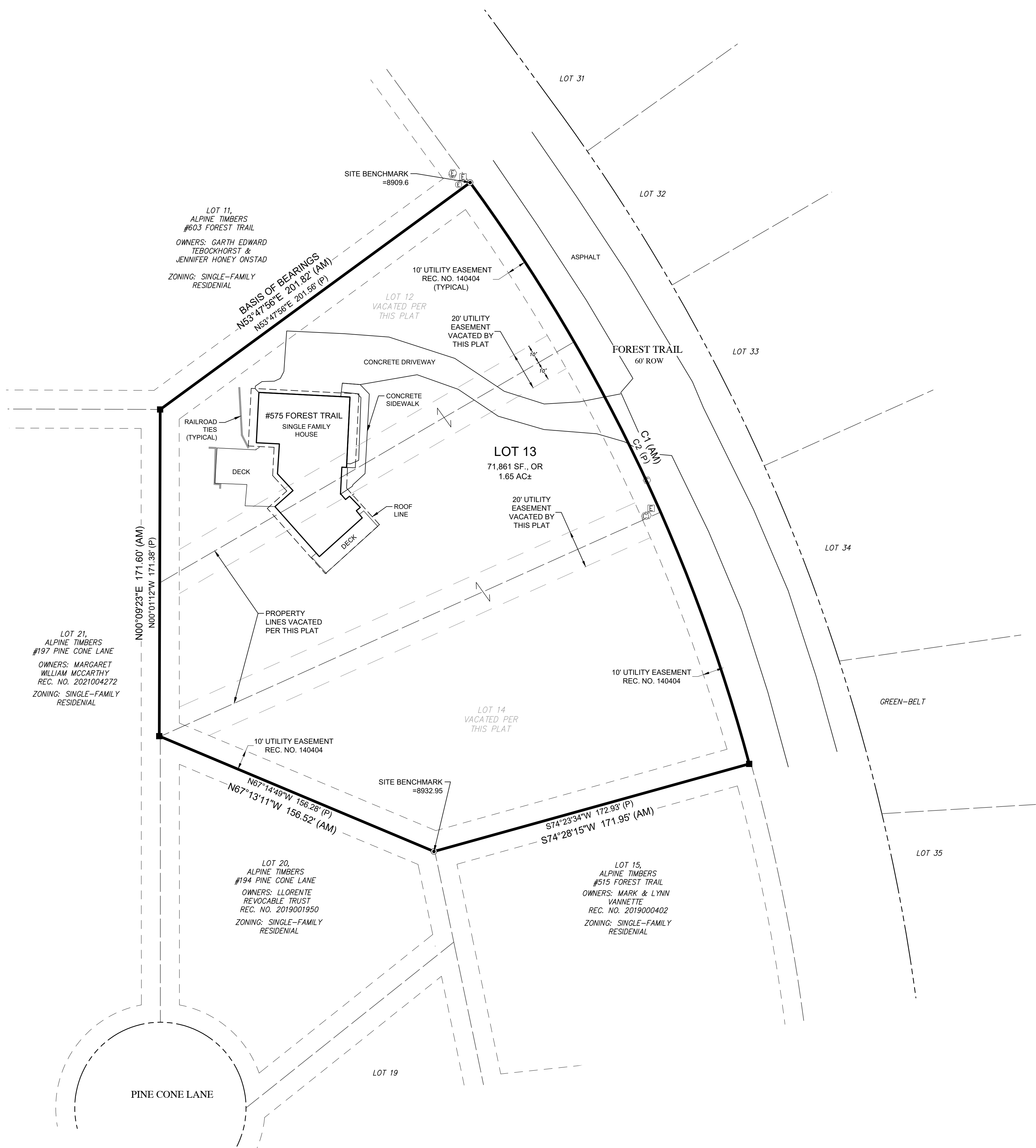
PLATTED (P) CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2 (P)	340.18'	950.00	20°31'01"	N25°51'41"W	338.37'

AS MEASURED (AM) CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1 (AM)	340.70'	920.00	21°13'06"	N25°39'12"W	338.76'



LEGEND

- REC. NO. RECEPTION NUMBER
SF SQUARE FEET
AC ACREAGE
(P) PLATTED
(AM) AS MEASURED
● FOUND #4 REBAR, BENT
■ FOUND PLASTIC CAPPED REBAR, ILLEGIBLE
□ ELECTRICAL VAULT
ⓔ ELECTRICAL PEDESTAL
Ⓜ ELECTRIC METER
Ⓢ COMMUNICATION PEDESTAL
— PROPERTY LINE
--- EASEMENT LINE
--- ADJACENT LOT
--- RIGHT OF WAY



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

EXEMPTION PLAT,
ALPINE TIMBERS, LOT 13
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
GRAND COUNTY, COLORADO

JOB: 23063 DWG: 23063_PLAT	SCALE: 1" = 30' CRD: 23063	DATE: 11/20/2023 CHECKED: TRS	DRAWN BY: JAN SHEET: 2 OF 2
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ALPINE TIMBERS

A SUBDIVISION IN THE SW 1/4 SW 1/4
OF SECTION 28, AND THE NW 1/4 NW 1/4
OF SECTION 33 T.1S., R.75W., 6TH P.M.,
GRAND COUNTY, COLORADO.



CURVE DATA

NO.	B.	P.	L.	T.	LS	Bearing
A	36°11'12"	980.00'	618.34'	320.19'	608.71'	N 18°05'40" W
B	82°09'51"	520.00'	563.58'	213.00'	526.40'	N 00°09'28" W
C	89°52'12"	604.82'	948.68'	603.43'	854.37'	N 19°02'50" W
D	33°29'04"	510.00'	298.05'	153.42'	293.83'	N 48°54'30" W
E	119°16'14"	50.00'	104.08'	83.34'	66.28'	N 59°02'40" E
F	53°41'25"	592.74'	555.44'	300.00'	535.34'	N 38°28'24" W
G	10°10'28"	561.63'	99.74'	50.00'	99.81'	N 06°32'25" W

GENERAL NOTE:

1. A 10 FOOT UTILITY EASEMENT IS RESERVED AROUND THE PERIMETER OF EACH LOT WITH ANCHORS AS REQUIRED
2. LOTS 24, 38 & 41 MAY BE USED FOR MULTIFAMILY DWELLINGS OR STRUCTURES, PROVIDED, HOWEVER, THAT THE TOTAL NUMBER OF SINGLE FAMILY EQUIVALENT UNITS ON THE THREE LOTS TOGETHER MAY NOT EXCEED TWENTY-SEVEN.

PLANNER'S CERTIFICATE:

WE, W. B. G. PLANNERS, BEING QUALIFIED DESIGNERS-PLANNERS, CERTIFY THAT THIS PLAT OF "ALPINE TIMBERS" HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE GRAND COUNTY SUBDIVISION REGULATIONS.

George R. Wolf
SURVEYOR

Barth E. Bauer
ENGINEER

Frank W. Garton
DRAFTSMAN

#146404

STATE OF COLORADO
County of GRAND

Filed for record this 2nd day of December 1976 at 1:30 P.M. in Book 113, Page 113.

James E. Garton
Notary Public

W B G PLANNERS

ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS OR RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNER OF THE LAND EMBRACED WITHIN THE SUBDIVISION. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREIN ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED.

ACTING
CHAIRMAN
BOARD OF COMMISSIONERS
GRAND COUNTY, COLORADO

PLANNING COMMISSION APPROVAL:

APPROVED THIS 20th DAY OF August, 1975 BY THE GRAND COUNTY REGIONAL PLANNING COMMISSION, GRAND COUNTY, COLORADO.

CHAIRMAN

SURVEYOR'S CERTIFICATE:

I, GEORGE R. WOLF, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ALPINE TIMBERS TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 136, ARTICLE 2, COLORADO REVISED STATUTES, 1963, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE GRAND COUNTY SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND.

George R. Wolf
R.L.S. #2547

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED BEING THE SOLE OWNER OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., LYING WESTERLY OF THE D.B.R.G.W.R.R. ROAD, SAID PARCEL CONTAINING 57.98 ACRES, MORE OR LESS, HAVE LAID OUT, PLATTED AND SUBDIVIDED, AS SHOWN, INTO LOTS UNDER THE NAME AND STYLE OF ALPINE TIMBERS AND DO HEREBY DEDICATE AND CONVEY IN FEE SIMPLE FOR THE PUBLIC USE THE HEREIN PLATTED ROADS, PUBLIC WAYS, AND EASEMENTS AS NOTED, AND GREEN BELT.

STATE OF COLORADO }
COUNTY OF DENVER } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, 1975 BY GEORGE R. WOLF.
MY COMMISSION EXPIRES: February 13, 1976

NOTARY PUBLIC

COUNTY COMMISSIONER'S APPROVAL:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS 20th DAY OF December, 1975 BY THE BOARD OF COMMISSIONERS OF GRAND COUNTY, COLORADO. ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF GRAND DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREIN FOR MAINTENANCE BY SAID COUNTY, UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET COUNTY ROAD SPECIFICATIONS AND ARE ACCEPTED FOR MAINTENANCE BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GRAND COUNTY. THE CONSTRUCTION, MAINTENANCE AND



SCALE 100' TO THE 1"

DENVER WATER BOARD



MEMO

TO Planning Commission

FROM Hugh Bell, Planner

THROUGH James Shockey, AICP, Community Development Director

DATE November 28, 2023

RE PUBLIC HEARING: Minor Plat – Alpenbeck Townhomes – Lot 3, Winter Park Village Subdivision (PLN23-090)

Property Owner: Firhaus, LLC

Applicant: Jamie Smith

Location: 137 Fir Drive (the "Property"). Upon subdivision, will be addressed as 135 (Lot B) and 145 (Lot A) Fir Drive.

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

Authority:

Pursuant to § 5-B-3, Development Review Procedures Summary Table, of the Winter Park Unified Development Code (the "UDC"), the Planning Commission considers the subdivision of property into four (4) or fewer lots within the Town of Winter Park. Minor Plat and Site Plan approval is required before building permit issuance.

Pursuant to UDC § 5-D-3, Minor Plat, the Planning Commission shall consider any changes deemed necessary including improvements. At a public hearing, the Planning Commission shall approve as submitted, disapprove, or approve with conditions, the minor plat, and shall provide the applicant with a written statement of applicable requirements to be met before final approval of the minor plat.

This report includes comments from Town staff that should be considered as a part of the application decision.

Applicable Provisions of the Unified Development Code (UDC):

§ 5-D-3, Minor Plat

Since this plat is creating fewer than four (4) lots, the application is eligible for the Minor Plat process.

§ 5-D-3(F) gives guidance on determining which applications shall be approved:

F. Approval Criteria.

1. Comprehensive Plan. Conformance with the goals, objectives, and policies of the Comprehensive Plan;
2. This UDC. Conformance with the standards of this UDC;
3. Water Supply. The subdivider has provided evidence that provision has been made for a water supply that is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed;

4. Sewage System. The subdivider has provided evidence that provision has been made for a public sewage system and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations;
5. Natural Resources. The subdivider has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, as well as the protection of natural resources and unique landforms, have been identified and the proposed uses of these areas are compatible with such conditions;
6. Drainage. The subdivider has provided adequate drainage improvements;
7. Historical or Cultural Resources. Significant cultural, archeologic, natural, and historical resources, and unique landforms have been protected; and
8. Public Services. Necessary services, including fire and police protection, recreation, utilities, open space, and transportation systems are available to serve the proposed subdivision.

Project Overview:

Applicant proposes subdividing the existing lot into two (2) lots. Each lot (Lots A and B) will contain one (1) twin home dwelling unit. The dwelling units have already been built and were approved via a Design Review Application on May 10, 2022 (PLN22-014). Three BOA variances have been granted and apply to building height, lot area, and lot depth via BOA Resolution 3, Series 2022; Resolution 8, Series 2023; and Resolution 9, Series 2023, respectively.

Density:

Satisfactory. In the R-2-O zone, 20 DU/acre are permitted for “Twin Home” development types (Table 3-A-3, Residential Lot and Building Standards). As stated above, a BOA variance was granted for reduced lot area via Resolution 9, Series 2023, as Lot A was only 1,829 sqft rather than the required minimum of 2,178 sqft.

Lot	Use	Acres	Maximum Permitted Residential Density DU/Acre	Permitted Maximum # of DU	# of DU
A	Single-Family Residential	0.042 acres	20.5 (“Twin Home”)	1	1
B	Single-Family Residential	0.055 acres	20.5 (“Twin Home”)	1	1

Dimensional Standards:

Satisfactory. Lot A doesn’t meet minimum lot depth and area requirements, but BOA Resolution 8, Series 2023 allowed for reduced lot depth (51’ instead of 65’) and Resolution 9, Series 2023 allowed for reduced lot area (1,829 sqft instead of 2,178 sqft).

Lot	Min. Area Proposed (sqft)	Min. Area Permitted (sqft)	Min. Width Proposed (ft)	Min. Width Permitted (ft)	Min. Depth Proposed (ft)	Min. Depth Permitted (ft)
A	1,829	1,829	35.7	25	51	51
B	2,411	2,178	30	25	70.5	65

Setbacks:

Satisfactory. The Design Review Application (PLN22-014) was approved with three (3) conditions related to setbacks:

1. Applicant shall eliminate column encroaching into the existing 10' electric utility easement (Reception No. 98000487).
2. Applicant shall eliminate column encroaching into the 10' rear setback.
3. Applicant shall revise south driveway layout to comply with 5' minimum setback from side lot lines.

The applicant responded with an annotated site plan dated May 10, 2022 (Sheet C1.0) and stated that for condition 1, it was a reference point shown on the site plan and not a column so no encroachment exists there; for condition 2, that the column has been changed to a knee brace that lands within the setback on Lot A; and for condition 3, that Lot A's edge of driveway is now 6'-3" from the side lot line.

Lot	Front Setback	Corner Setback	Side Setback	Rear Setback
A	15'	N/A	5'	10'
B	15'	N/A	5'	10'

Building Coverage:

Satisfactory. Building coverage for Lot A is 45.6% and for Lot B is 41.4%.

Parking:

Satisfactory. Two (2) off-street parking spaces are required per single-family attached DU, so four (4) spaces total are required. Lot A's uncovered off-street parking space was approved by staff as a compact space, which requires a minimum 8'x16' dimension (§ 3-H-5(I), Compact Parking Spaces).

Access:

Satisfactory. Both lots are accessed via Fir Drive.

Utilities:

N/A, no new utilities are contemplated with this plat.

Construction Plans:

Satisfactory. Approved during Design Review (PLN22-014).

Wetlands:

N/A, wetlands do not exist on the Property.

Bufferyards and Revegetation:

Satisfactory. Approved during Design Review (PLN22-014).

Snow Storage:

Satisfactory. Approved during Design Review (PLN22-014).

5% Land Dedication:

Since there is no land that the Town desires for parks and open space, a fee in lieu shall be paid to the Town in accordance with § 4-B-6, Fee-in-Lieu. The fee shall not exceed 5% of the fair market value of the Property, so in this case the amount is calculated as follows:

5% x \$1,593,570 (the 2023 "Actual Value" per the Grand County Assessor) = \$79,678.50.

School Impact Fee:

Resolution 2050, Series 2023 set the per-acre value of land for determining school impact fees at \$309,398.93 per acre. Per Table 4-B-3, School Land Dedication Calculations, for developments with four or fewer DU, the dedication ratio is 0.045 per acre. In accordance with § 4-B-6, Fee-in-Lieu. Developments with four (4) or fewer lots are subject to a fee per DU of \$13,922.95. Therefore, the amount is calculated as follows:

$\$309,398.93 \times 0.045 = \$13,922.95(2 \text{ DU}) = \$27,845.90.$

Development Improvements Agreement (DIA):

N/A, no public improvements will be constructed with this plat.

Homeowner's Association Review:

N/A, there is no existing HOA, nor is one proposed.

Review Agency Comments:

N/A. Review agency referral isn't required for Minor Plat applications (UDC, § 5-B-8, Public Notice Requirements).

§ 5-B-8 Public Notice Requirements:

This Minor Plat application has 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 16, 2023, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300' of the Property on November 13, 2023. A Property Posting (PO) was posted on November 14, 2023.

No comments have been received as of November 22, 2023.

Plat:

Staff has prepared a red-marked print of the plat.

- Prior to recordation, the applicant shall revise the plat in conformance with staff's red-marked print dated November 23, 2023.

Staff Recommendation:

Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of § 5-D-3 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval.

However, this is a decision for the Commission to make, and the Commission may choose to approve or deny the Minor Plat based on the testimony and evidence it hears. Two sample motions are included below for convenience only. They do not limit the evidence the Commission can rely on or the decision the Commission makes.

Sample Motion for Approval:

I move to approve the Minor Plat for Alpenbeck Townhomes (PLN23-090) as it was determined the application is in conformance with § 5-D-3 of the UDC with the following conditions to be met and/or provided prior to any recording:

1. Prior to recordation, the applicant shall revise the plat in conformance with staff's red-marked print dated November 23, 2023.

Sample Motion for Denial:

I move to deny the Minor Plat for Alpenbeck Townhomes (PLN23-090) as it was determined the application is NOT in conformance with § 5-D-3 of the UDC ***[insert explanation supported by the evidence here].***

Admin Use Only:

- ☐ lien holder(s) ratified and approved the plat
- ☐ digital file of the approved plat that meets Digital Plat Submittal Requirements
- ☐ certificate of taxes, shown to be paid in full from County Treasurer
- ☐ address plat submitted
- ☐ open space fees paid (\$79,678.50)
- ☐ school impact fees paid (\$27,845.90)
- ☐ recording fees paid
- ☐ plat recorded. Insert date and reception number here: _____

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-O (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.

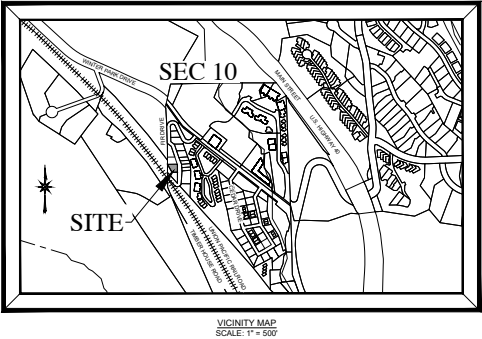
Letter of Evidence

I, Jamie Smith, as developer of the property subject to this application (Alpenbeck Townhomes, 137 Fir Drive, Winter Park, CO), do hereby certify that I have read and understood the requirements of this submission for review and approval and that this submittal is in compliance with the requirements of the Town of Winter Park Minor Subdivision regulations.

 JAMIE SMITH / Pres Cabin Creek Corporation, Ltd.
10/4/23

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



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 PLATTED 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 EXECUTED 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 TIM SHENK LAND SURVEYING, INC.

STATE OF COLORADO)
COUNTY OF GRAND) SS

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

NOTES:

- 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.
- TM 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 WESTCOT 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 S 01°54'22" 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.
- DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF WINTER PARK "MULTI-FAMILY RESIDENTIAL-OLD TOWN/R2-O".
- 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 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.
- 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.
- 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 CERTIFICATION SHOWN HEREON.

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____.

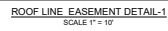
TIMOTHY R. SHENK, COLORADO P.L.S. #31942
ON BEHALF OF TIM SHENK LAND SURVEYING, INC.






TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 867-1046

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

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



-  - FOUND NO. 5 REBAR W/ 1.5" DIA. ALUMINUM CAP PLS 31942 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

10'x20'
PARKING - 10'x20' PARKING FOOTPRINT

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

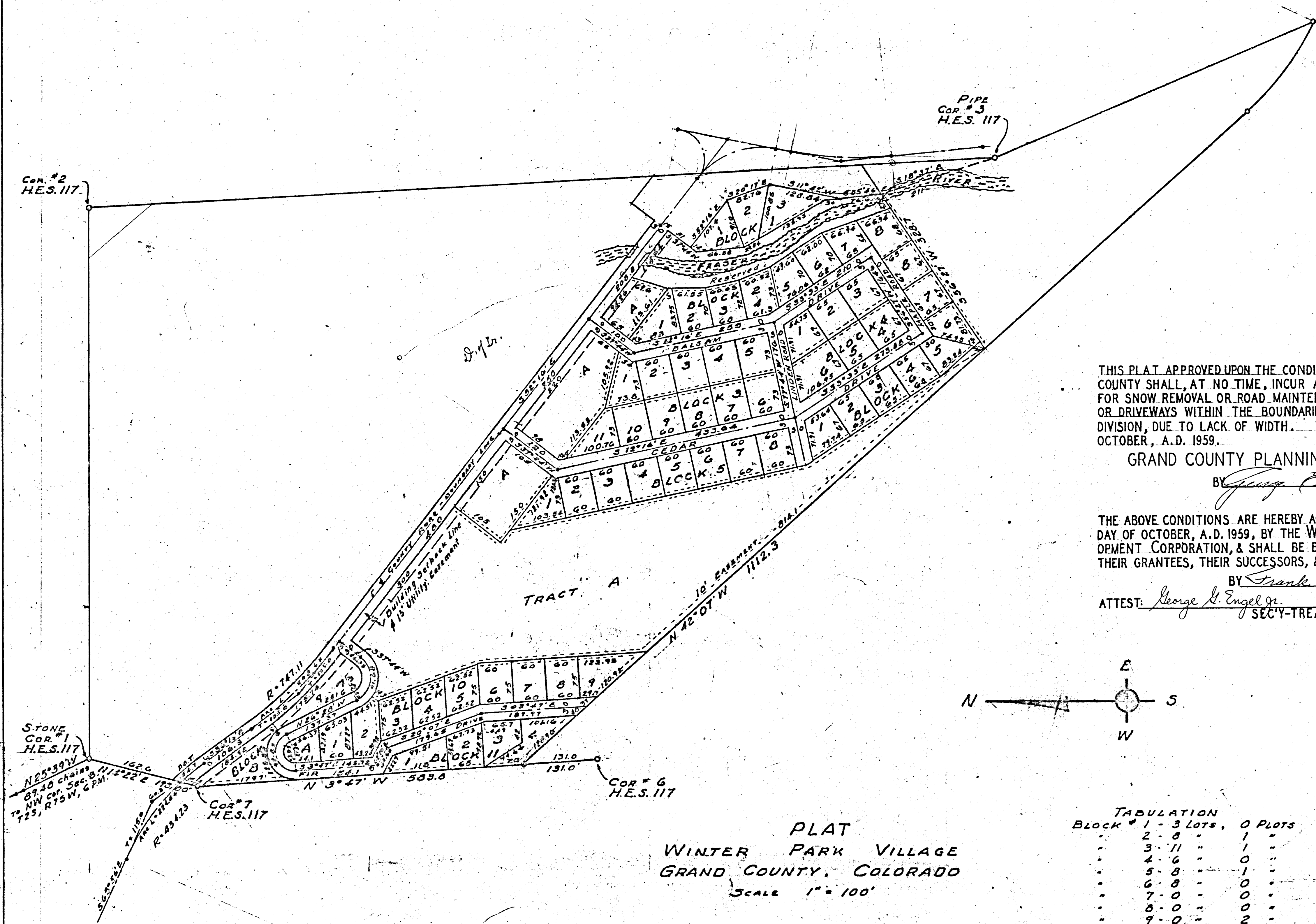
MINOR SUBDIVISION
ALPENBECK TOWNHOMES
BEING A REPLAT OF LOT 3, BLOCK 11, WINTER PARK VILLAGE
SECTION 10 TOWNSHIP 2 SOUTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO
#125 FIR DRIVE

LAND USE TABLE		AREA (SQ. FT.)	%	AREA (ACRES)
TOTAL LAND AREA				
LOT A		1,829 sq.	14.14	0.04 ACRES
LOT B		2,411 sq.	56.86	0.05 ACRES
TOTAL		4,240 sq.	100.00	0.09 ACRES
HARD SURFACE COVERAGE				
LOT A				
DRIVEWAY		188.09 sq.	81%	43.1%
SNOW STORAGE		81 sq.		
LOT B				
DRIVEWAY		237.71 sq.		34.9%
SNOW STORAGE		83 sq.		
LOTS				
RESIDENTIAL TOWNHOMES	2	TOTAL		
LAND USE				
LOT A				
TOWNHOME		646.10 sq.	35.33%	0.015 ACRES
HARD SURFACE		188.09 sq.	10.28%	0.004 ACRES
OPEN SPACE		94.39 sq.	5.30%	0.002 ACRES
LOT B				
TOWNHOME		762.36 sq.	18.22%	0.018 ACRES
HARD SURFACE		237.71 sq.	9.86%	0.005 ACRES
OPEN SPACE		1,410.39 sq.	58.52%	0.032 ACRES
UNITS				
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 (10/20/21)			
	2 EXTERIOR (10/20/21)			
	4 TOTAL			
TOWNHOMES				
TOWN OF WINTER PARK, MULTI-FAMILY RESIDENTIALD TOWNHOMES				

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

WINTER PARK VILLAGE BOUNDARY TRAVERSE

LINE	BEARING	DISTANCE	DESCRIPTION
A-B	S 36° 16' E	266.0'	Road E Tangent
B-C	S 52° 16' E	1058.8'	" "
C-D	S 37° 44' W	66.00'	Road Right-of-Way
D-E	S 52° 16' E	107.40'	" "
E-F	S 20° 17' E	82.76'	" "
F-G	S 11° 42' W	128.84'	" "
G-H	S 05° 46' E	76.6'	" "
H-J	S 56° 27' W	328.7'	Boundary Line
J-K	N 42° 07' W	1112.3'	Property Line
K-L	N 03° 47' W	583.8'	Line G-7 H.E.S. 117
L-A	N 14° 22' E	35.4'	Line T-1 H.E.S. 117



PLAT
WINTER PARK VILLAGE
GRAND COUNTY, COLORADO
Scale 1" = 100'

TABULATION			AREA	
BLOCK	# 1 - 3 Lots	0 Plots		
1	2 - 8	1	Roads	2.229 Acres
2	3 - 11	1	Lots	5.900 "
3	4 - 6	0	Plots	1.426 "
4	5 - 8	1	Tracts	4.304 "
5	6 - 8	0	Reserved	0.583 "
6	7 - 0	0		
7	8 - 0	0	Total	14.442 Acres
8	9 - 0	2		
9	10 - 9	1		
10	11 - 4	0		
TOTAL			57 Lots, 6 Plots	

DEDICATION

Know all men by these presents: that Winter Park Development Corporation, duly organized under the laws of the State of Colorado, is the owner of a portion of Homestead Entry Survey No. 117, embracing a portion of Sec. 10, T.2S., R.75W. of 6th R.M., Grand County, Colorado, excepting those tracts previously conveyed and rights-of-way and easements of record.

Now therefore we the undersigned, as owners, have caused a portion of said tract of land to be laid out, subdivided and platted into blocks, lots, plots, tracts and roads, under the name and style of "Winter Park Village" and do hereby dedicate the roads as hereon shown for the perpetual use of the public, and do hereby reserve for utility easements a strip of land 10 feet wide, 5 feet on each side of the rear lot line of each lot, plot or tract and along the side lot lines as hereon shown.

In witness whereof the said Winter Park Development Corporation has caused these presents to be signed by its president and attested by its Secretary-Treasurer, and its corporate name and seal to be hereunto affixed this 22nd day of September A.D. 1959.

By Frank Bulkley President
Attested by George D. Engel Jr. Secretary-Treasurer

State of Colorado } s.s.
County of Grand }
The foregoing instrument was acknowledged before me by Frank Bulkley as President and George D. Engel, Jr. as Secretary-Treasurer of Winter Park Development Corporation this 22nd day of September A.D. 1959.

Witness my hand and notarial seal
Notary Public Robert L. Linn
My commission expires March 4, 1962

THIS PLAT APPROVED UPON THE CONDITION THAT GRAND COUNTY SHALL, AT NO TIME, INCUR ANY RESPONSIBILITY FOR SNOW REMOVAL OR ROAD MAINTENANCE ON ROADS OR DRIVEWAYS WITHIN THE BOUNDARIES OF THIS SUBDIVISION, DUE TO LACK OF WIDTH. THIS 5TH DAY OF OCTOBER, A.D. 1959.

GRAND COUNTY PLANNING COMMISSION
By George D. Engel Jr. CHAIRMAN.

THE ABOVE CONDITIONS ARE HEREBY ACCEPTED THIS 9TH DAY OF OCTOBER, A.D. 1959, BY THE WINTER PARK DEVELOPMENT CORPORATION, & SHALL BE BINDING UPON THEM, THEIR GRANTEEES, THEIR SUCCESSORS, & ASSIGNS.

BY Frank Bulkley PRESIDENT.
ATTEST: George D. Engel Jr. SECY-TREAS.

I, Henry J. Boland, a registered professional engineer and land surveyor in the State of Colorado, do hereby certify that the survey and plat of Winter Park Village were made under my direction and supervision and are accurate to the best of my knowledge.

Henry J. Boland CONSULTING ENGINEER
August 26, 1959

This plat is accepted for filing and conveyance of the rights-of-way for public roads and streets within Winter Park Village as shown hereon, which plat shall supersede all former descriptions of said rights-of-way which are hereby vacated, and is approved by the County of Grand, State of Colorado, this 5TH day of OCT. A.D. 1959.

By Donald S. Buchheister Clerk
By George D. Engel Jr. Chairman

I hereby certify that this plat was filed for record in the office of the County Clerk and Recorder of Grand County, Colorado at Hot Sulphur Springs this 9th day of OCT. A.D. 1959, and was recorded in Plat Book File Number

Donald S. Buchheister County Clerk and Recorder

90263
STATE OF COLORADO }
County of GRAND }
Filed for record this 9th day of Oct. 1959
at 2:22 o'clock P.M.
Recorded in Book _____ Page _____
DON BUCHHEISTER
Treas. \$ 6.00 Deputy