



**PUBLIC NOTICE  
TOWN OF WINTER PARK  
PLANNING COMMISSION AND TOWN COUNCIL  
RIGHT OF WAY (ROW) VACATION REQUEST**

**Applicant:** David Nassar  
**Property Owner:** Riverwalk, LLC

**Case Number:** PLN23-113

**Physical Address of Property for Which the ROW Vacation Approval is Requested:** Not addressed; the lot on the north side of Ski Idlewild Road containing the tennis courts.

**Legal Description of Property for Which the ROW Vacation Approval is Requested:** See "Exhibit A"

**Description of Request:** Request to vacate a 15'-wide ROW that is no longer necessary.

**Applicable Provision(s) of the Unified Development Code:**  
§ 5-D-8, Vacation of Plat, Street, Right-of-Way, and Easement

The Planning Commission and Town Council will review this case and render a decision under § 5-D-8 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:**

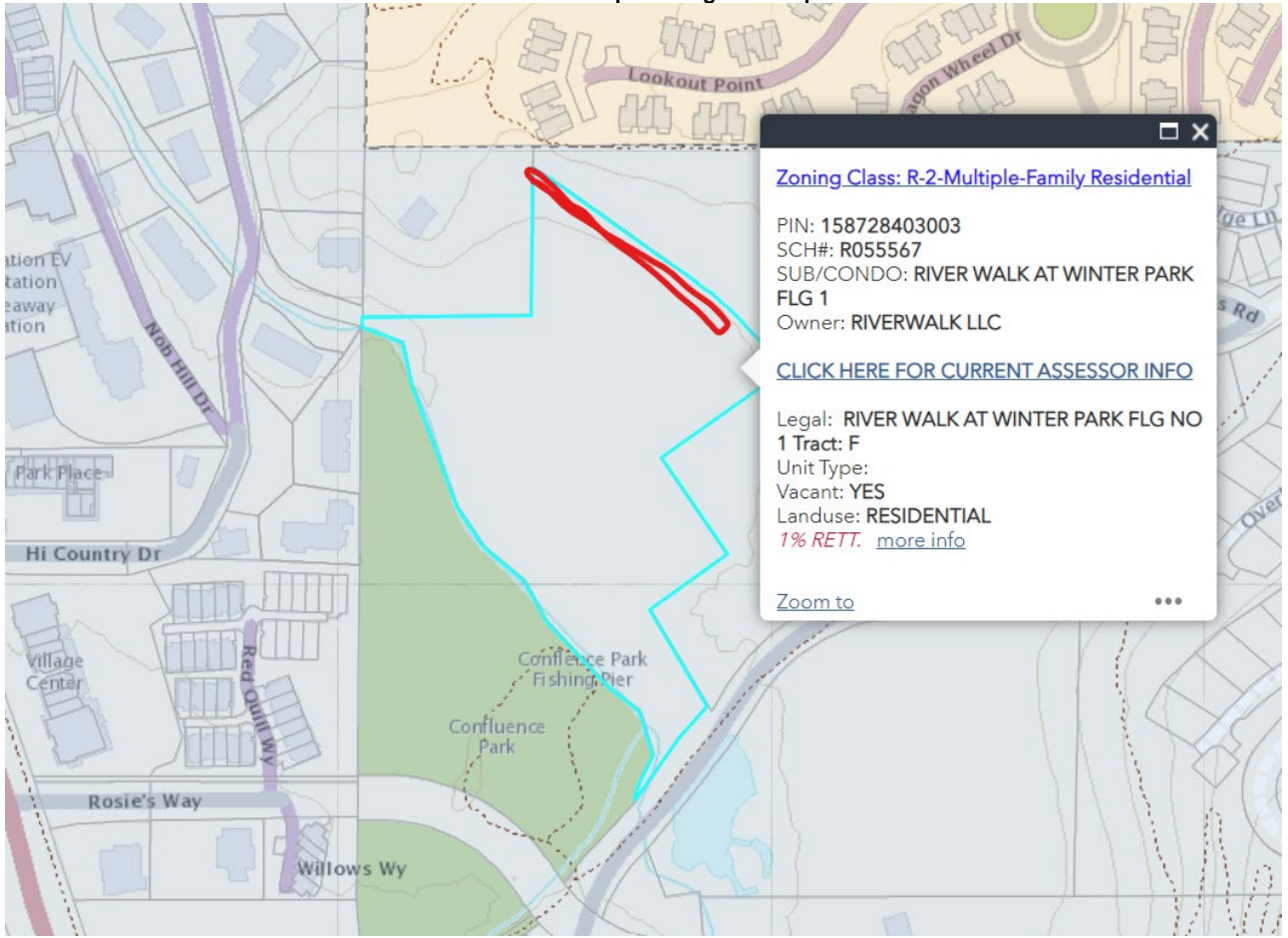
**Planning Commission, Tuesday, January 9, 2024, at 8:00 A.M.**  
**Town Council, Tuesday, February 6, 2024, at 5:30 P.M.**

Members of the public wishing to make comment regarding the ROW vacation request may do so at the scheduled meeting, or write to Shelia Booth, AICP, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or [sbooth@planstrategize.com](mailto:sbooth@planstrategize.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



A PARCEL OF LAND BEING THE 15.00 FOOT RIGHT-OF-WAY DEDICATED BY RIVER WALK AT WINTER PARK FILING NO. 1 RECORDED AT RECEPTION NUMBER 2000-002589, IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, MONUMENTED AT THE WEST BY A #5 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 25971" AND AT THE EAST BY A #6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 38199". SAID LINE IS ASSUMED TO BEAR NORTH 89°46'49" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID RIGHT-OF-WAY MONUMENTED BY A SPIKE;  
THENCE ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 514.91 FEET, A CENTRAL ANGLE OF 07° 31' 52" AND AN ARC LENGTH OF 67.68 FEET, THE CHORD OF WHICH BEARS SOUTH 57° 20' 28" EAST, A DISTANCE OF 67.63 FEET TO A POINT OF NON-TANGENCY MONUMENTED BY A #5 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 34592";
2. SOUTH 54° 19' 59" EAST, A DISTANCE OF 283.07 FEET TO A POINT OF NON-TANGENT CURVATURE MONUMENTED BY A #5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "LS 2090";
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 657.09 FEET, A CENTRAL ANGLE OF 19° 42' 09" AND AN ARC LENGTH OF 225.95 FEET, THE CHORD OF WHICH BEARS SOUTH 44° 30' 59" EAST, A DISTANCE OF 224.84 FEET TO THE NORTHEASTERLY CORNER OF SAID RIGHT-OF-WAY MONUMENTED BY A #5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "LS 2090";

THENCE ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY, SOUTH 54° 45' 51" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID RIGHT-OF-WAY, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT F, SAID RIVER WALK AT WINTER PARK FILING NO. 1;

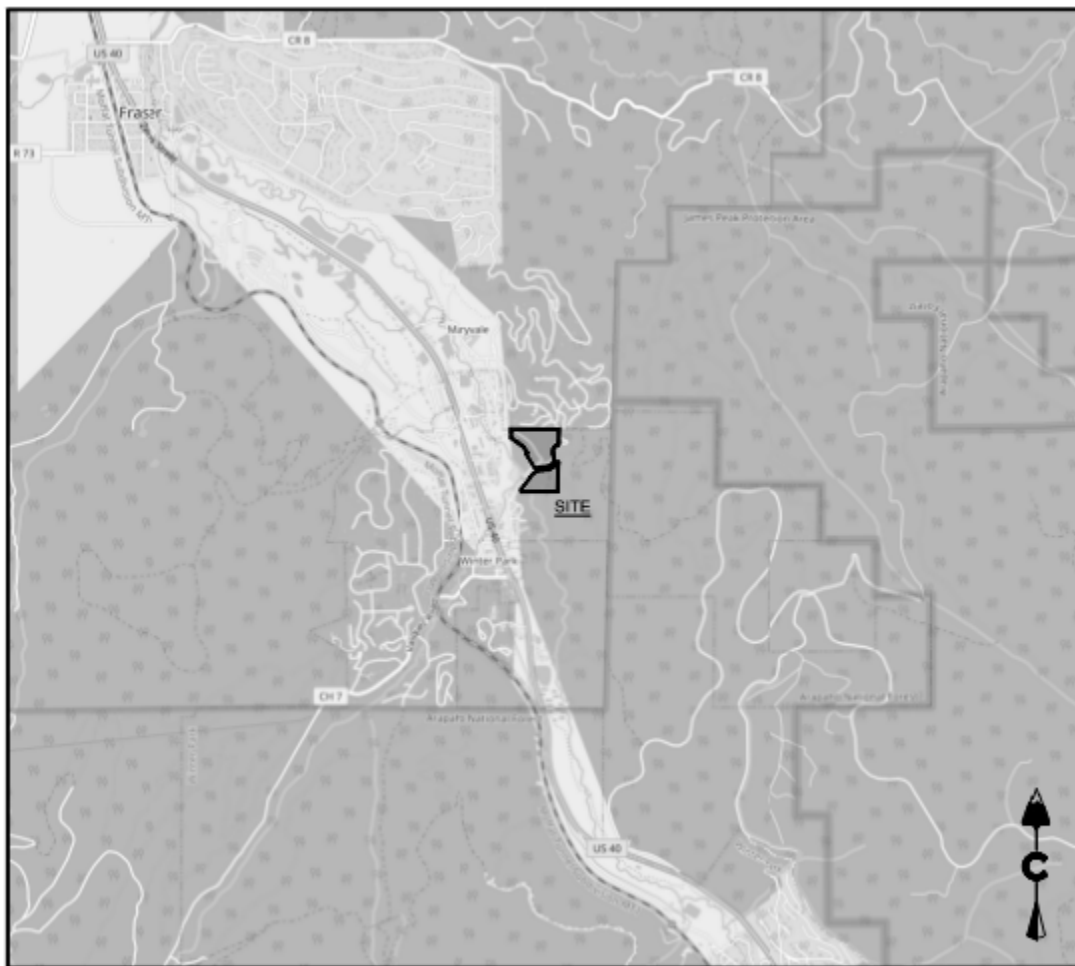
THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, ALSO BEING THE NORTHERLY LINE OF SAID TRACT F, THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 642.09 FEET, A CENTRAL ANGLE OF 19° 42' 57" AND AN ARC LENGTH OF 220.95 FEET, THE CHORD OF WHICH BEARS NORTH 44° 30' 35" WEST, A DISTANCE OF 219.86 FEET TO A POINT OF NON-TANGENCY;
2. NORTH 54° 19' 59" WEST, A DISTANCE OF 283.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 499.91 FEET, A CENTRAL ANGLE OF 06° 37' 28" AND AN ARC LENGTH OF 57.80 FEET, THE CHORD OF WHICH BEARS NORTH 56° 52' 35" WEST, A DISTANCE OF 57.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID RIGHT-OF-WAY, ALSO BEING THE NORTHERLY MOST CORNER OF SAID TRACT F;

THENCE ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY, NORTH 00° 53' 55" EAST, A DISTANCE OF 17.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,540 SQUARE FEET, OR 0.196 ACRES, MORE OR LESS, AS FIELD MEASURED.

The Sojourn at Idlewild Plat and Riverwalk Plat are being reviewed with a land exchange agreement in place that swaps approximately 1 acre of land for each site. Along the northeast boundary of current Tract F at Riverwalk is a 15' ROW of that is not contiguous with any other current ROW and is not accessible by any current ROW. The Sojourn at Idlewild Plat will be dedicating a new ROW in Wheeler Road that will provide continuous ROW access from the Wheeler Property at the north to the current existing road Ski Idlewild Road. Within in this ROW will be public access, GCWS access, Xcel Access, and MPEI access. The existing 15' ROW currently lies in the front setback of many buildings on the Sojourn at Idlewild Plat and why the request for vacation is being made. There are currently no utilities in this ROW and as stated previously, new ROW is being dedicated by way of Plat with the Sojourn at Idlewild Plat by way of Wheeler Road.



VICINITY MAP  
SCALE: 1" = 2,000'

# EXHIBIT DESCRIPTION

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2. SOUTH 54° 19' 59" EAST, A DISTANCE OF 283.07 FEET TO A POINT OF NON-TANGENT CURVATURE MONUMENTED BY A #5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "LS 2090";
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CONTAINING 8,540 SQUARE FEET, OR 0.196 ACRES, MORE OR LESS, AS FIELD MEASURED.

LEGAL DESCRIPTION PREPARED FOR AND ON BEHALF OF:

CORE CONSULTANTS, INC.

BY:

DAVID J. BERGLUND, PLS

COLORADO PLS NO. 38199

CORE CONSULTANTS, INC.

3473 S. BROADWAY

ENGLEWOOD, CO 80113

(303) 703-4444 | DBERGLUND@LIVEYOURCORE.COM

NOTE: THIS EXHIBIT DESCRIPTION IS INTENDED TO DESCRIBE THE PARCEL ILLUSTRATED ON THE EXHIBIT.

PROJECT: 20-237

DRAWN BY: KJB

DATE: 12/07/23

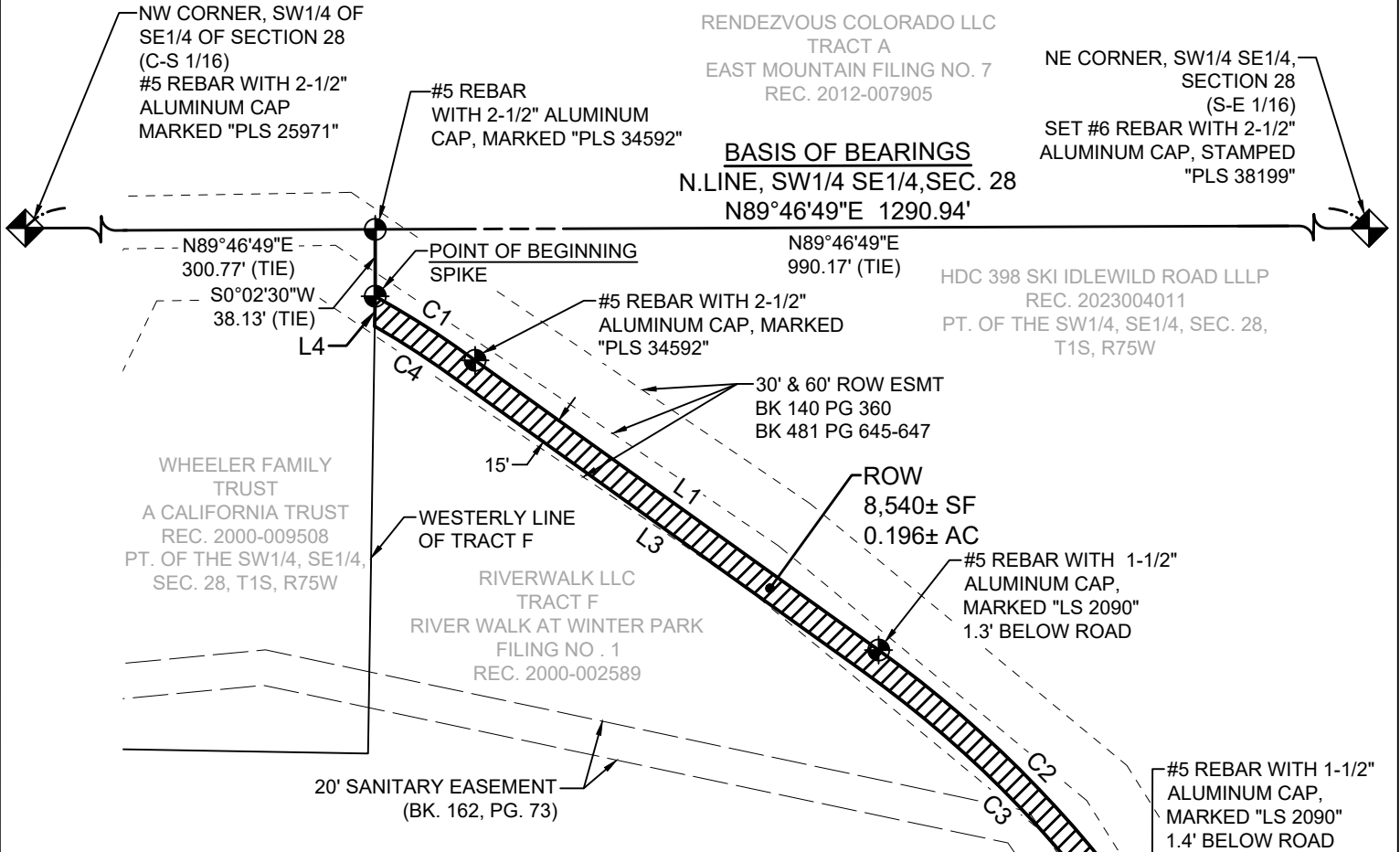
REVIEWED BY: DJB

SHEET 1 OF 2

# CORE

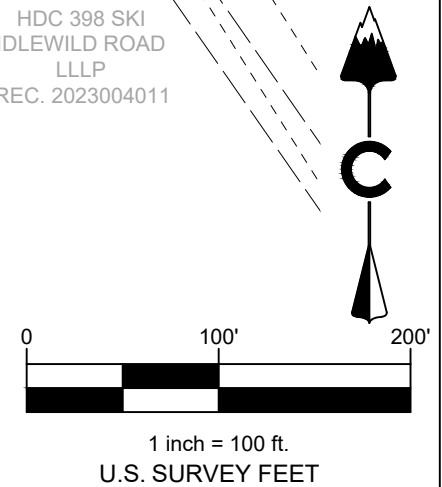
CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

# EXHIBIT



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S54°19'59"E	283.07'
L2	S54°45'51"W	15.00'
L3	N54°19'59"W	283.18'
L4	N00°53'55"E	17.06'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.68'	514.91'	7°31'52"	S57°20'28"E	67.63'
C2	225.95'	657.09'	19°42'09"	S44°30'59"E	224.84'
C3	220.95'	642.09'	19°42'57"	N44°30'35"W	219.86'
C4	57.80'	499.91'	6°37'28"	N56°52'35"W	57.77'



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-237  
 DATE: 12/07/23  
 DR: KJB  
 QA: DJB  
 SHEET 2 OF 2



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**A PARCEL OF LAND**  
 SW1/4 SE1/4 SEC. 28, T1S, R75W, 6TH P.M.  
 GRAND COUNTY, COLORADO