



**TOWN OF WINTER PARK
PLANNING COMMISSION**
Tuesday, January 9, 2024 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 - November 28, 2023
- b. Approval of Minutes - December 12, 2023
- c. Minor Site Plan – 148 Fir Drive – Lots 7 and 8 Winter Park Village Subdivision (PLN23-111)

VI. General Business:

- a. Election of Chair and Vice Chair (yearly)
- b. PUBLIC HEARING: Right-of-Way Vacation Request – Unnamed Right-of-Way on Tract F, Riverwalk at Winter Park (PLN23-113)

VII. Director's Report:

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

- a. Study Session – Wetlands – PowerPoint Presentation at the meeting
- b. Commissioners Priorities List

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

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Public Hearing Process

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

MINUTES

DATE: Tuesday, November 28, 2023

MEETING: Winter Park Planning Commission

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Dave Barker, Vice Chair Brad Holzwarth, and Commissioners Doug Robbins, Chris Tagseth, Thomas McDonald, Angela Sandstrom and Roger Kish are present. Also present are Community Development Director James Shockey, and Assistant Town Attorney Austin Flanagan (on Zoom).

OTHERS

PRESENT: Irene Kilburn, Building and Planning Technician II.

I. Call to Order

Chair Barker calls the meeting to order at 8:04 a.m.

II. Roll Call of Commission Members

Town Planner Hugh Bell is absent today.

III. Public Comment

No comments received.

IV. Conflict of Interest

No conflicts of interest.

V. Consent Agenda:

a. Approval of Minutes – October 24, 2023

b. Exemption Plat No. 1 – 575 Forest Trail – Lot 13, Alpine Timbers Subdivision (PLN23-109)

Commissioner Sandstrom moves and Commissioner Tagseth seconds the motion approving the consent agenda. Motion carries 7,0.

VI. General Business:

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

Director Shockey presented the item and states staff recommends approval.

Chair Barker opens the Public Comment period. There were no comments from the public.

Commissioner Sandstrom moves and Commissioner Kish seconds the motion approving the Minor Plat with staff recommendations. Motion carries 7,0.

VII. Director's Report:

Director Shockey states that there are no specific topics to discuss today. However, the last Planning Commission meeting will be on December 12th, 2023.

VIII. Planning Commission Items of Discussion

There is a brief discussion about how items on the agenda are discussed during the Planning Commission meetings to make them more efficient and clearer for the Commissioners and the public. Other topics mentioned are the repetition of items during discussion and the three-minute period for public comment.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 8:21 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, December 12, 2023, at 8:00 a.m.

Irene Kilburn, Building and Planning Technician II



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, December 12, 2023 8:00 AM**

MINUTES

DATE: Tuesday, December 12, 2023

MEETING: Winter Park Planning Commission

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Dave Barker, Vice Chair Brad Holzwarth, and Commissioners Doug Robbins, Thomas McDonald, Angela Sandstrom and Roger Kish are present. Also present are Community Development Director James Shockey, Town Planner Hugh Bell and Town's Attorney Austin Flanagan.

OTHERS

PRESENT: Irene Kilburn, Building and Planning Technician II.

I. Call to Order

Chair Barker calls the meeting to order at 8:01 a.m.

II. Roll Call of Commission Members

Commissioner Chris Tagseth is absent today.

III. Public Comment

No comments received.

IV. Conflict of Interest

No one comes forward.

V. Consent Agenda:

- a. There is no consent agenda today.

VI. General Business:

- a. PUBLIC HEARING: Special Use Permit – 33 Parsenn Road – Mary's Mountain Cookies (PLN23-097)

Town Planner Hugh Bell starts by outlining the background of this Special Use Permit. The key points from the Staff Report are displayed on the screen. Planner Bell mentions the applicant's need to get a vendor's license. Finally, Town Planner Bell goes over the Staff Comments and the four (4) recommendations.

The applicant, Mr. Paul Klees is present. Mr. Klees answers some questions about trash management and how the product will be given to the public so they can dispose of the wrapping properly.

Chair Barker opens the Public Comment Period. No comments are received.

Commissioner Sandstrom moves and Commissioner Robbins seconds the motion approving the Special Use Permit – 33 Parsenn Road – Mary’s Mountain Cookies (PLN23-097) with four (4) conditions in the Staff Report. Motion carries 6,0.

VII. Director’s Report:

Director Shockey states that there are no topics to discuss. The Commission and the Staff discuss how the first meeting next year’s will be addressed. There is a brief conversation about the items that will be included in the upcoming agendas.

The Commission and the Staff also talk about an upcoming annexation.

VIII. Planning Commission Items of Discussion

The Commission asks the Town’s Attorney for his feedback based on what he has listened to throughout the year.

Then, both the Staff and the Commissioners discuss how they have progressed addressing the projects during the year.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 8:19 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, January 9, 2024, at 8:00 a.m. The Planning Commission meeting scheduled for December 26, 2023 has been cancelled.

Irene Kilburn, Building and Planning Technician II



MEMO

TO Planning Commission
FROM Hugh Bell, Planner
THROUGH James Shockey, AICP, Community Development Director
DATE January 9, 2024
RE Minor Site Plan – 148 Fir Drive – Lots 7 and 8, Winter Park Village Subdivision (PLN23-111)

Property Owner: Jay Sugnet

Applicant: Rebecca Alexis of HIVE Architecture

Location: Lots 7 and 8, Winter Park Village Subdivision (Platted at Reception No. 90263) (the "Property").

Architect: HIVE Architecture

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

Authority:

Pursuant to § 5-B-3 of the Winter Park Unified Development Code (the "UDC"), the Planning Commission considers building configurations, colors, materials and general compatibility of proposed structures and outdoor advertising within the Town of Winter Park. Minor Site Plan approval is required before building permit issuance.

Variances:

No Board of Adjustment (BOA) or Administrative Variance Requests are included with the application. A BOA variance was granted via Resolution No. 6, Series 2022 (Reception No. 2022006398) to reduce the front yard setback from 15' to 9'-8".

Architecture:

Addition of 1,510 sqft to upper floor and of 43 sqft to balcony for an existing single-family detached dwelling unit (DU) with no garage spaces. Also includes replacement of main floor patio doors to existing deck; removal of 36 sqft front center deck; and reconstruction of roof and south wall at main floor existing mudroom.

Title Commitment:

Satisfactory.

Homeowner's Association Review:

N/A, no HOA governs the Property.

Material and Color:

Satisfactory.

Outdoor Lighting:

Partially satisfactory. One (1) fixture is proposed and contains the International Dark Sky Association (IDA) approval stamp (UDC, § 3-K-3(A)(1)). Single-family properties are limited to 5,100 lumens and each fixture shall not exceed 850 lumens. There are existing outdoor lighting fixtures and it is unclear if they conform with the UDC; per § 3-K-7, Existing Lighting Requirements, this project constitutes a “Major Addition” as the addition comprises more than 25% of the existing gross floor area (4,662 sqft total; 1,166 sqft is 25% and 1,510 sqft will be added), which means any existing nonconforming lighting must come into conformance.

Photometric plans are not required for single-family attached or detached DU.

Fixture Name	Proposed # of Fixtures	Proposed Lumens per Fixture	Total Proposed Lumens	Proposed CCT
Forest Collection 1 Light Gooseneck Armed Outdoor Barn Wall Light Model 50540	1	450 (450 total)	450	3000K
		Total = 450 lumens		

- In accordance with Article 3.K, Outdoor Lighting, Applicant shall confirm if existing lighting fixtures conform with the UDC via photo documentation; if not, Applicant shall replace these with conforming fixtures.

Accessory Dwelling Unit (ADU):

Satisfactory. An attached ADU appears to be proposed, but the architect confirmed that a full kitchen is not proposed and that this area will not be rented out separately.

- Applicant shall delete the range in the proposed kitchen so there is only one full kitchen in the house.

Site Plan:

Satisfactory.

Floorplans:

Partially satisfactory. Two (2) kitchens appear to be proposed, one existing and one new. Because the Applicant does not intend to add an ADU, they must delete the range in the new kitchen so it is not a full kitchen. See "Accessory Dwelling Unit" section above.

Building Elevations:

Satisfactory.

Setbacks:

Satisfactory. Setbacks are as follows for Single-Family Detached DU in R-2-O zoning: 15' front yard, 5' side yard, 10' rear yard, and 15' corner yard. As stated under "Variances", a BOA Variance was granted via Resolution No. 6, Series 2022 (Reception No. 2022006398) to reduce the front yard setback from 15' to 9'-8".

Building Coverage:

Satisfactory. Maximum building coverage in R-2-O zoning is limited to 70% and is at 44.5%.

Building Height:

Satisfactory. Maximum midpoint building height is limited to 35' (33'-1" proposed) and maximum overall height to 42' (41'-8" proposed).

Parking:

Partially satisfactory. As seen in § 3-H-3, Required Parking, two (2) off-street parking spaces are required per SFD DU. Four (4) total spaces are provided, all uncovered. Two (2) are on the north side in a gravel area and two (2) are on the south side in a gravel driveway. The two north side spaces don't meet the minimum depth required in § 3-H-5, Parking Design Standards, as they are only 15' deep instead of 20' as required. The north gravel area shall not be used for parking.

- All site plan exhibits shall delete references to parking in the north gravel area.

Bufferyards and Revegetation:

Satisfactory. Because this is an existing SFD DU, the lot is exempt from Article 3.I, Landscaping, Buffering, and Screening. UDC, § 3-I-2(C)(1).

- No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Inspection Requirements have been implemented on the Property.
- Any disturbed areas on the site shall be revegetated with the seed mix recommended by the Grand County Natural Resource Conservation Service, which mix composition is described in Section 7.4 of the Standards and Specifications for Design and Construction.

Snow Storage:

Unsatisfactory. 140 sqft. of snow storage are provided and 246 sqft are required. UDC, § 3-H-5, *Parking Design Standards* requires that a minimum of 25% of all driving surfaces, including gravel shoulders,

parking areas, and pedestrian walkways is designated for snow storage. The driveway and walkways comprise 982 sqft.

- Applicant shall increase snow storage area to meet 25% area requirement of 246 sqft minimum.

Erosion Control / Drainage Plan / Drainage Report / Grading / Engineer Review:

TBD. The Town Engineer is reviewing the Grading Plan and staff will forward comments when they arrive.

- Should the Town Engineer have comments, Applicant shall revise Grading Plan accordingly.
- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Driveway:

Unsatisfactory. Two (2) driveways are contemplated and both are currently gravel. Section 4.6, Surfacing, in the Standards requires all driveways be paved. Paving these will not cause building coverage to exceed that permitted. Additionally, slope is not indicated. Section 4.4, Alignment, in the Standards limits the first 24' of driveways to a 5% slope. Only one driveway is permitted per SFD DU so the north gravel area shall not reference parking.

- All site plan exhibits shall delete references to parking in the north gravel area.
- The driveway shall be paved.
- The slope shall be indicated for both driveways as a percentage.
- A stabilized construction entrance shall be installed prior to ground disturbance.

Access:

Satisfactory.

Utility Review:

N/A.

Wetlands:

N/A.

Inspection:

Building Division staff have not performed a Pre-Disturbance inspection of the property.

- No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Inspection Requirements have been implemented on the Property.

Staff Recommendation:

Staff recommends the Planning Commission approve the Minor Site Plan – 148 Fir Drive – Lots 7 and 8, Winter Park Village Subdivision (PLN23-111) with the following conditions:

1. In accordance with Article 3.K, Outdoor Lighting, Applicant shall confirm if existing lighting fixtures conform with the UDC via photo documentation; if not, Applicant shall replace these with conforming fixtures.
2. Applicant shall delete the range in the proposed kitchen so there is only one full kitchen in the house.
3. All site plan exhibits shall delete references to parking in the north gravel area.
4. No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Inspection Requirements have been implemented on the Property.
5. Any disturbed areas on the site shall be revegetated with the seed mix recommended by the Grand County Natural Resource Conservation Service, which mix composition is described in Section 7.4 of the Standards and Specifications for Design and Construction.
6. Applicant shall increase snow storage area to meet 25% area requirement of 246 sqft minimum.
7. Should the Town Engineer have comments, Applicant shall revise Grading Plan accordingly.
8. Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.
9. The driveway shall be paved.
10. The slope shall be indicated for both driveways as a percentage.
11. A stabilized construction entrance shall be installed prior to ground disturbance.

Required Permits:

- ✓ Building Permit
- ✓ Driveway Permit
- ✓ SFD/Duplex Deposit Agreement

Jay and Kathy Sugnet Home

148 Fir Drive.

Narrative:

- 1,510 s.f. upper floor addition w/ 43 s.f. balcony
- Replace main floor rear patio doors, out to existing deck
- Removal of 36 s.f. front (center) deck
- Reconstruction of roof and south wall at main floor existing mudroom

A. Project name. Sugnet Residence, Upper Floor Addition

B. Street address. 148 Fir Drive, Winter Park, CO 80482

C. Name, address, email and telephone number of owner, applicant, HOA, project manager, architect, engineer, surveyor, and land planner, as applicable.

Owner: Winter Park Colorado Ski Haus, Ltd., Jay Sugnet, jay@winterparkskihaus.com, 503.789.8168

Applicant: Same

HOA: NA

PM: NA

Architect: Rebecca (Becky) Alexis, becky.alexis@gmail.com, 720.935.9574

Engineer: Chris Y. Chen, P.E., Structural Engineer, chrisc@envisiondesignllc.com, 720-224-6613

Surveyor: Rocky Mountain Surveys, Inc., P.O. Box 552 Winter Park, CO 80482, 970-726-7166

Land Planner: NA

D. Legal description. Lot 7 and Lot 8, Block 10, Winter Park Village Subdivision, Section 10, Township 2 South, Range 75 West of the 6th Principal Meridian.

E. Zoning district. R-20

F. Lot size (acreage and sq. ft.). .206 acres / 8,965 sq. ft.

G. All proposed uses. Residential

H. Number of dwelling units. One

I. Number of bedrooms per dwelling unit. 5 existing bedrooms + 1 new proposed bedroom = 6

J. Size of residential space (sq. ft.). 1,510 sq. ft. upper floor addition w/ 43 sq. ft. balcony

K. Number of proposed off-street parking spaces. 4 existing parking spaces, no changes.

L. Construction schedule indicating major milestones for project. April 2024 through October 2024 per subcontractor availability.

**TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
RESOLUTION NO. 6
SERIES OF 2022**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE TOWN OF
WINTER PARK ADOPTING FINDINGS OF FACT RELATED TO THE
APPROVAL OF A VARIANCE TO REDUCE THE FRONT YARD SETBACK FOR
LOTS 7 AND 8, BLOCK 10, OF WINTER PARK VILLAGE**

WHEREAS, pursuant to the Winter Park Town Code (the "Code") § 7-8-1, the Board of Adjustment is authorized to grant variances from the requirements of Title 7 of the Code;

WHEREAS, § 7-4C-3 of the Code states that there shall be a front yard setback of at least 15 feet from any street right of way for both principal and accessory structures;

WHEREAS, on May 12, 2022, Rebecca Alexis (the "Applicant"), as the representative of the owner of the real property more particularly described in **Exhibit A** (the "Property"), filed an application for a variance to encroach into the 15-foot front yard setback in the R-2-O zone district by approximately five feet and four inches (the "Application");

WHEREAS, on June 14, 2022, the Board of Adjustment held a properly noticed public hearing on the Application; and

WHEREAS, after considering the Application, presentations by Town staff and the Applicant, and public comment, the Board of Adjustment approved the Application and hereby adopts the following findings of fact in support of such approval.

NOW THEREFORE BE IT RESOLVED by the Board of Adjustment as follows:

1. Findings. The Board of Adjustment hereby finds and determines that the Application meets the applicable criteria set forth in §§ 7-8-1(B) and (C) of the Code, more particularly:
 - a. The variance will not alter the essential character of the Town or the neighborhood in which the Property is located because there are projects which have similar setback encroachments adjacent to this Property.
 - b. The difficulty or hardship alleged in the Application has not been created by any person presently having an interest in the Property because the hardship arose from the existing flat roof requiring more frequent replacement than the proposed sloped roof.
 - c. The granting of the variance would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Property is located because the proposed encroachment contains no living space.

2. Decision. Based on the foregoing findings, the Board of Adjustment hereby **approves** the variance, as requested in the Application, subject to the following conditions:

- a. A building permit for construction of the structure described in the Application shall be issued on or before June 14, 2023. If a building permit is not issued within such time, the variance granted herein shall automatically terminate without further action of the Board of Adjustment.
- b. Neither this Resolution nor the variance granted herein creates any vested rights under statute or common law.
- c. This Resolution shall be recorded in the records of the Grand County Clerk and Recorder within 30 days of approval.

PASSED, ADOPTED, AND APPROVED this 14th day of June, 2022.

BOARD OF ADJUSTMENT


Brad Holzwarth, Chair

ATTEST:


Danielle Jardee, Town Clerk

Exhibit A
Legal Description of Property

Lot 7 and Lot 8, Block 10, Winter Park Village Subdivision, Section 10, Township 2 South, Range
75 West of the 6th Principal Meridian (Reception No. 90263)

Hugh Bell

From: Rebecca Alexis <becky.alexis@gmail.com>
Sent: Friday, January 5, 2024 12:49 PM
To: Hugh Bell
Cc: Permits; Winter Park Ski Haus; James Shockey
Subject: Re: Planning Permit (Minor Site Plan) No. PLN23-111: 148 Fir Drive, Winter Park CO 80482. Res. addition and remodel

Caution! This message was sent from outside your organization.

Hello Hugh,

Thank you for your call today. Like I explained, the home is a single family home. There is no intention of an ADU by the owners. To stay in compliance, there will only be one range in the house, just as shown on the drawings.

Thank you and have a nice weekend!
Becky

Rebecca (Becky) Alexis
Architect and former Residential Contractor

HIVE Architecture
720 935 9574 Phone
www.hivearchitecture.com
www.houzz.com/pro/beckyalexis/_public

On Wed, Dec 27, 2023 at 12:17 PM Rebecca Alexis <becky.alexis@gmail.com> wrote:
Thank you for the nice call today!

-Becky

Rebecca (Becky) Alexis
Architect and former Residential Contractor

HIVE Architecture
720 935 9574 Phone
www.hivearchitecture.com
www.houzz.com/pro/beckyalexis/_public



Rendered Perspective
Front of House

Jay and Kathy Sugnet Home

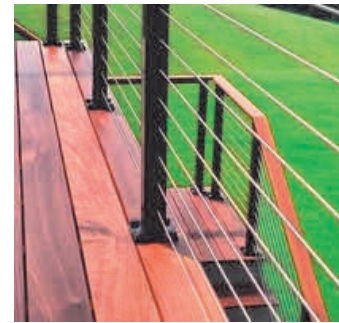
148 Fir Drive.

Material Board

New upper floor addition to match colors, materials, & scale of existing home, u.n.o.



Photo of front of house.



Decking & rail @ new balcony



Photo of extg. entry structure.



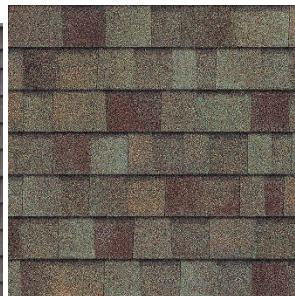
Proposed Dark sky fixture* &
stucco color: 414 Cloud Cover.



Siding: Diamond Kote 6"
Horizontal Lap, color: Graphite.



Match extg metal clad windows w/ clear glass.



Roofing per spec.



Match extg soffit & cedar fascia.

*Bayport Collection Dark Sky 7 3/4" High Outdoor Porch Wall Light.

Jay and Kathy Sugnet Home

148 Fir Drive.

Lighting Board

Only (1) exterior light required for Upper Floor Addition:



DarkSky is a recognized worldwide authority combatting light pollution.

DarkSky Approved

Product: Forest Collection 1-Light Gooseneck Armed Outdoor Barn Wall Light

Finish: Black, Model: 50540

Specifications:

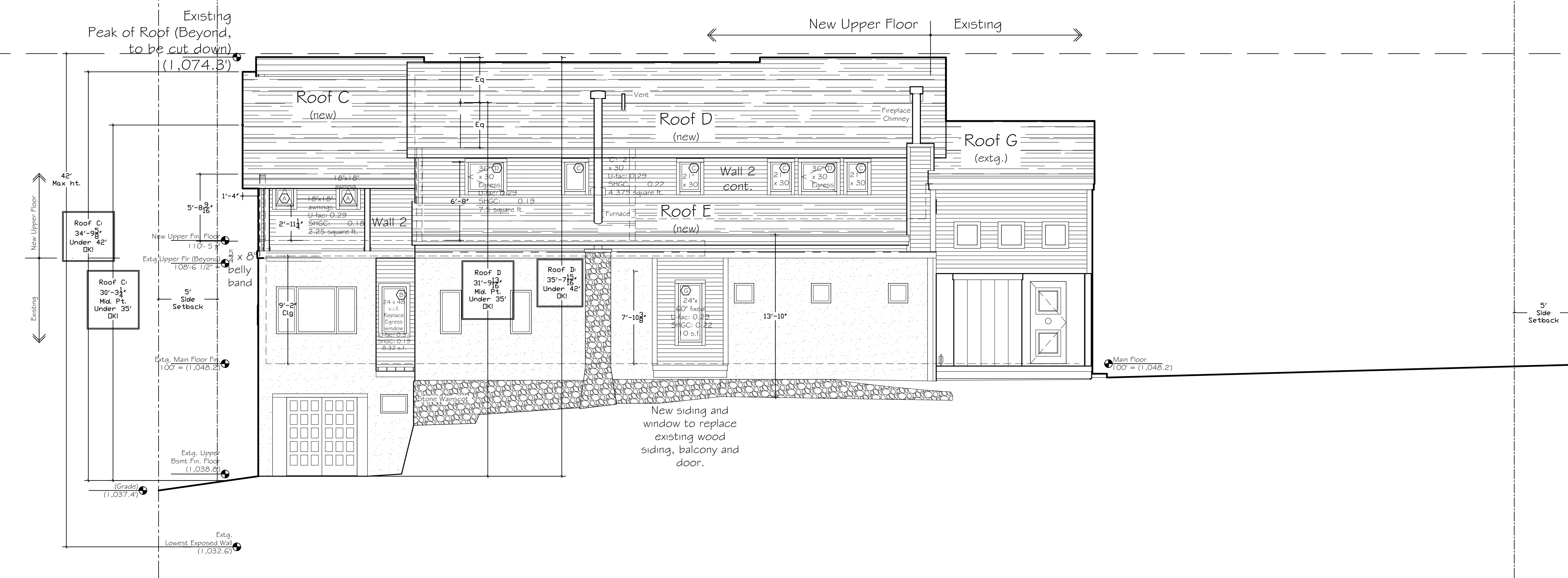
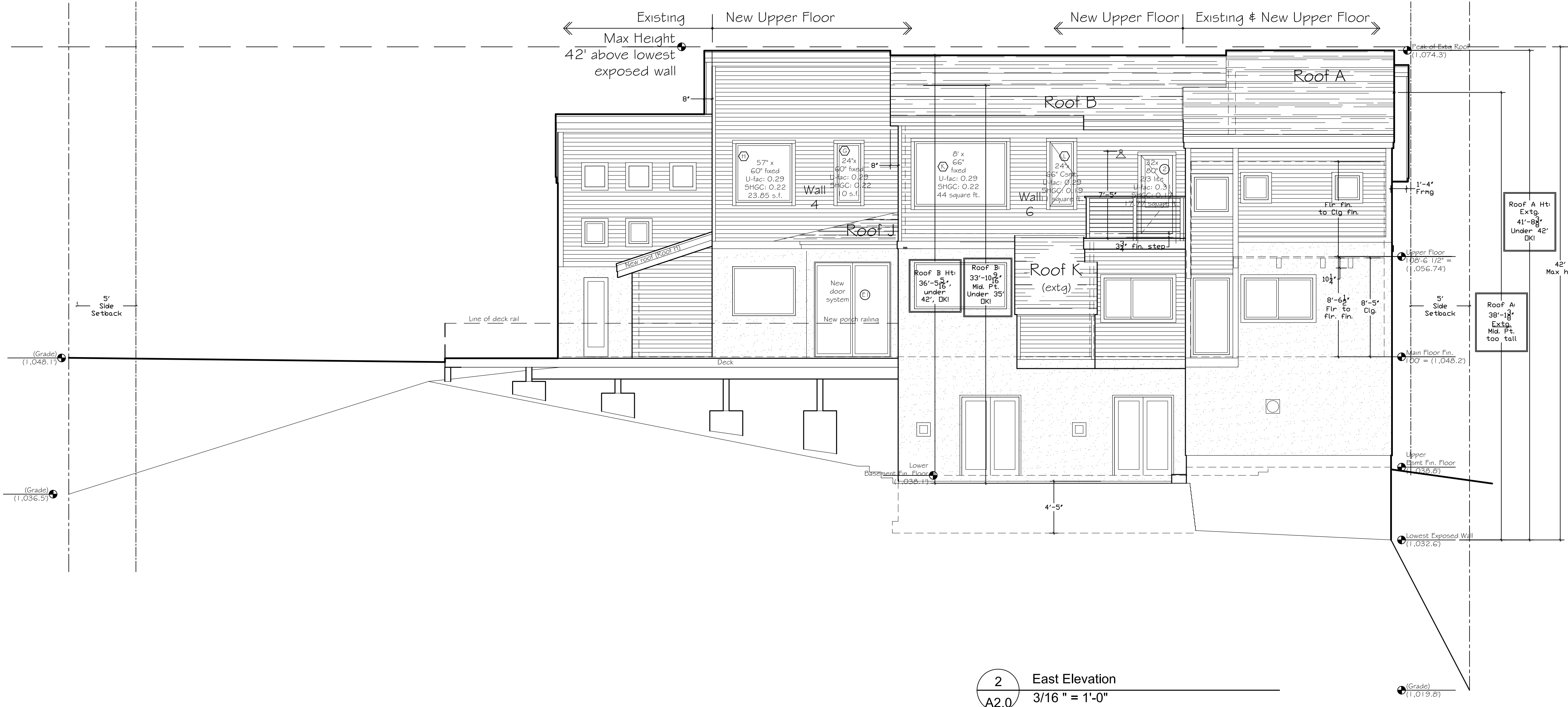
Depth: 9.5, Width: 9.5, Height: 9.5

Bulb Type: Medium base (E-26)

Number of Bulbs: 1

Location Rating: Wet

Mount center of plate at 7'-5" above deck, as per rear elevation.
Install Edison style LED bulb with standard E26 base 40W equivalent,
3,000 Kelvin color temp, 450 Lumens.



- Exterior Finishes:**
- Stucco: match existing color and texture. Plan plenty of time ahead to adjust and dial in the color and texture for architect & owner approval prior to installation. Plan for at least 3 reviews. Install 3-coat concrete stucco system with weep screed. B.O. stucco at 4" above grade, min., and 2" above paved areas, min. LaHabra or approved equal, field verify existing color (similar to LaHabra 414 Cloud Cover).
 - Siding: Diamond Kote 6" Horizontal Lap Siding with pre-finished color. Field verify Graphite color prior to ordering.
 - Fascia & soffit: Match existing 1 x 4 built-up cedar fascia boards & non-vented soffit. Solid stain all sides of fascia materials, color to match existing. Option for hemlock soffit, with clear coat all sides.
 - Upper floor decking & rail: Tigerwood decking & railing cap. Deck with grooved edges & black concealed fasteners. Railing with black solid stain posts and metal cable railing.
 - Windows: Match existing metal clad windows. Re. Window Spec.
 - Roof: Match existing asphalt roof. Re. Roof Spec.

Fenestration Schedules & Notes

- Window Notes:**
- Provide Sierra Pacific Windows, metal clad w/ thermal break, double pane, low E, & wood interior for stain. Min .32 U-Factor for windows over 4,000' elevation.
 - Coordinate rough opening with supplier.
 - Exterior color: Bronze to match existing
 - Interior Color: stained wood (fir?)
 - Hardware Finish: Flat Black on hinges, thresholds, knobs, etc.

- Window Schedule:**
- A. (two) 18" x 18" awnings. B.O. (bottom of) header at 4'-6 1/4" above sub flr. (a.s.f.)
- B. 24" x 48" casement, v.i.f. Replace non-functioning egress casement. Confirm size and Operation.
- C. (Four) 21" x 30" fixed. B.O. header at 6'-9" a.s.f.
- D. (Two) 36" x 30" egress casement. header at 6'-9" a.s.f.
- E. not used
- F. 84" x 24" fixed. 6'-6" a.f.f.
- G. (two) 24" x 60" fixed. B.O. header at 6'-9" a.s.f. (one window replaces existing doors at front of house and the other is on the back side of addition.
- H. 57" x 60" fixed. B.O. header at 6'-9" a.s.f.
- I. not used
- J. (Two) 30" x 66" csmt. egress. B.O. Header at 6'-11" a.s.f.
- K. 96" x 66" Fixed. B.O. header at 6'-11" a.s.f.
- L. 24" x 66" casement. B.O. header a 6'-11" a.s.f.
- M. 30" x 30" awning. B.O. header @ 7'-3" a.s.f.
- N. 72" x 30" egress slider. B.O. header at 6'-3"

- Door Notes:**
- Exterior Door to be metal clad to match windows
- Interior Doors to be Solid MDF by TruStile (heavy door), Paint-grade, Match existing 4-panel doors, Pre-hung, Pre-bored. Painted Black. Recommend Sherwin Williams Emerald Paint low gloss)

- Exterior Door Schedule:**
- E1. 9' wide, 8' tall 2-panel sliding door, or recommended sim. (at main floor to deck).
- E2. Thermatru 32" x 80" fiberglass, 5 lite. (upper floor new balcony door)

- Interior Door Schedule:**
- 32" x 80" right hand with double bore lock (main floor)
 - 32" x 80" left hand with double bore lock (main floor)
 - 36" x 80" right hand, with privacy lock
 - 18" x 80" right hand
 - 28" x 80" right hand, with privacy lock
 - 28" x 80" right hand, with privacy lock
 - 36" x 80" right hand with double bore lock
 - 36" x 80" right hand with double bore lock
 - 28" x 80" right hand
 - 18" x 80" right hand
 - 28" x 80" pocket door
 - 32" x 80" left hand with privacy lock
 - 56" x 80" double closet doors with catch
 - 28" x 80" left hand

Sugnet Residence
Upper Floor Addition
148 Fir Drive
Winter Park, CO 80482
Nov. 29, 2023

East and West Elevations & Fenestration Schedules

SCALE: AS SHOWN

A2.0

The architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, and/or discrepancies are found to exist within the work product, the Architect shall be promptly notified. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequences of such failure.

Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architect's work product or recommendations shall become the responsibility not of the Architect, but of the parties taking said action.

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1. Stucco: match existing color and texture. Plan plenty of time ahead to adjust and dial in the color and texture for architect's owner approval prior to installation. Plan for at least 3 reviews. Install 3/8" metal mesh, stucco system with approved screed, B.O. stucco at 4" above grade, min., and 2" above paved areas, min. Lahtabra or approved equal, field verify existing color (similar to Lahtabra 414 C104 Cover).
2. Window Sill: 6" Horizontal Plaid Siding with pre-finished color. Field verify Graphite color prior to ordering.
3. Fascia 3/4" soffit: Match existing 1 x 6 2x built up cedar fascia boards - non-vented soffit. Solid stain all sides of fascia materials, color to match roof. Option for hemlock soffit, with clear coat all sides.
4. Upper floor decking 2 rail: Tigerwood decking 2 railing cap. Deck with grooved edges & black concealed fasteners. Railing with black solid stain and metal cap rails.
5. Windows: Match existing metal clad windows. Re. Window Spec.
6. Roof: Match existing asphalt roof. Re. Roof Spec.

Window Notes:

- Provide Sierra Pacific Windows, metal clad w/ thermal break, double pane, low E, & wood interior for stain. Min .32 U-Factor for windows over 4,000' elevation.
- Coordinate rough opening with supplier.
- Exterior color: Bronze to match existing
- Interior Color: stained wood (fir?)
- Hardware Finish: Flat black on hinges, thresholds, knobs, etc.

A. (two) 18" x 18" awnings. B.O. (bottom of) header at 4'-6 1/2" above sub flr. (a.s.f.)
 B. 24" x 46" casement, v.l.f. Replace non-functioning casement. Confirm size and Operation.
 C. (Four) 21" x 30" fixed. B.O. header at 6'-9" a.s.f.
 D. (Two) 36" x 30" egress casement. header at 6'-9" a.s.f.
 E. not used
 F. 84" x 24" fixed. 6'-6" a.s.f.
 G. (two) 24" x 60" fixed. B.O. header at 6'-9" a.s.f. (one window replaces existing doors at front of house and the other is on the back side of addition.
 H. 57" x 60" fixed. B.O. header at 6'-9" a.s.f.
 I. not used
 J. (Two) 60" x 66" csmt. egress. B.O. Header at 6'-11" a.s.f.
 K. 96" x 66" Fixed. B.O. header at 6'-11" a.s.f.
 L. 24" x 66" casement. B.O. header at 6'-11" a.s.f.
 M. 30" x 30" awning. B.O. header @ 7'-3" a.s.f.
 N. 72" x 30" egress slider B.O. header at 6'-3"

Exterior Door to be metal clad to match windows
Interior Doors to be Solid MDF by TruStile (heavy door), Paint-grade, Match existing 4-panel doors, Pre-hung, Pre-bored. Painted Black. Recommend Sherwin Williams Emerald Paint low gloss)

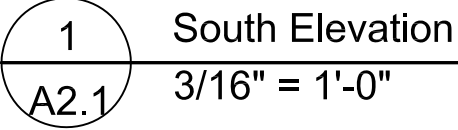
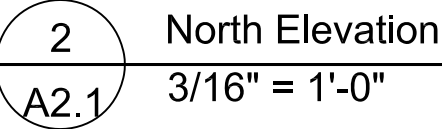
E1. 9' wide, 8' tall 2-panel sliding door, or recommended sim. (at main floor to deck).
E2. Thermatru 32" x 80" fiberglass, $\frac{2}{3}$ lite. (upper floor new balcony door)

1. 32" x 80" right hand with double bore lock (main floor)
2. 36" x 80" left hand with double bore lock (main floor)
3. 32" x 80" right hand, with privacy lock
4. 16" x 80" right hand
5. 26" x 80" right hand, with privacy lock
6. 26" x 80" right hand, with privacy lock
7. 36" x 80" right hand with double bore lock
8. 36" x 80" right hand with double bore lock
9. 26" x 80" right hand
10. 16" x 80" right hand
11. 26" x 80" pocket door
12. 32" x 80" left hand with privacy lock
13. 56" x 80" double closet doors with catch
14. 26" x 80" left hand

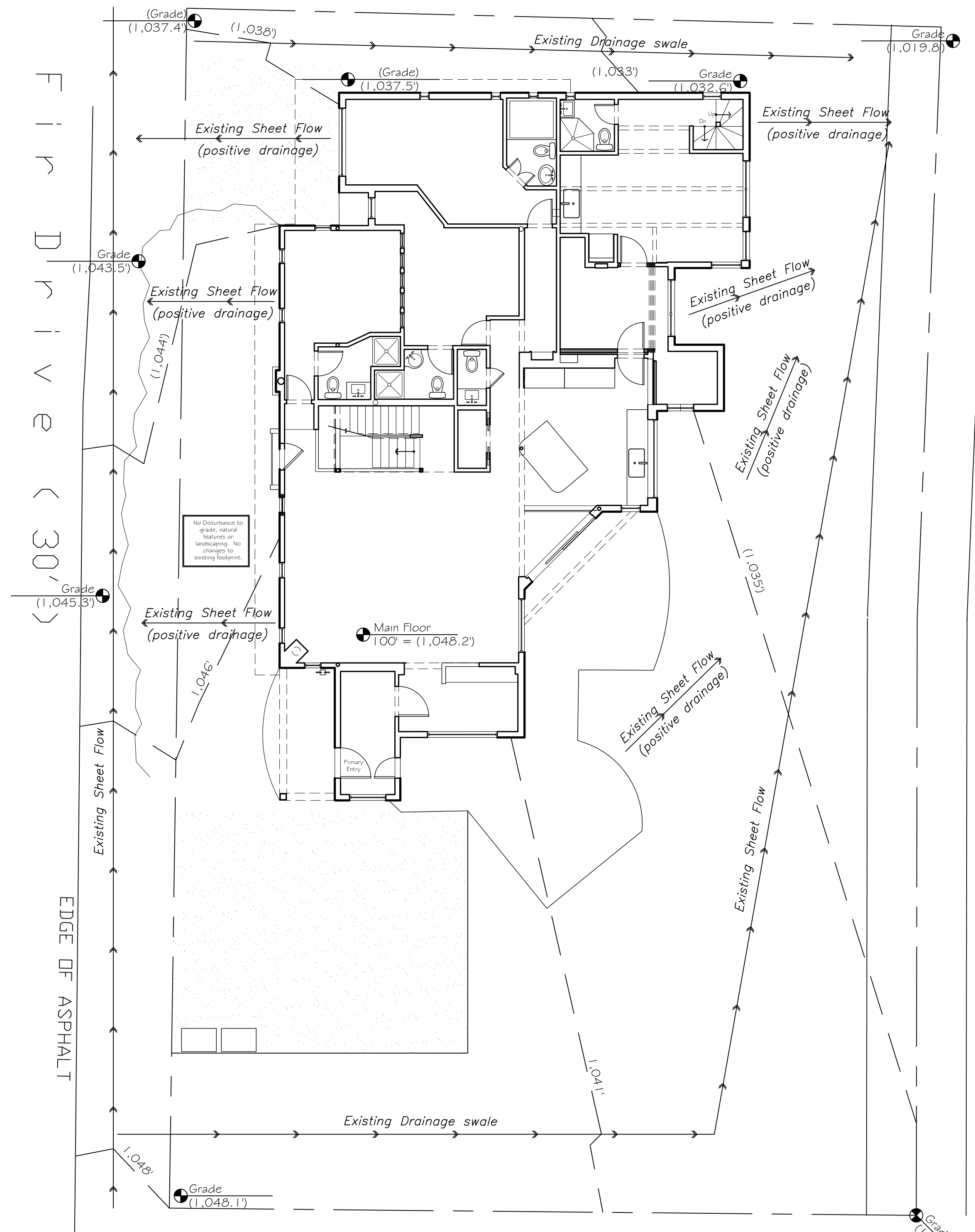
**Sugnet Residence
Upper Floor Addition
148 Fir Drive
Winter Park, CO 80482
Nov. 29, 2023**

REBECCA J. ALEXIS
ARC-400556
LICENSED ARCHITECT
STATE OF COLORADO

A2.1



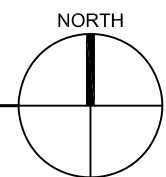
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1
A0.1

GRADING AND DRAINAGE PLAN

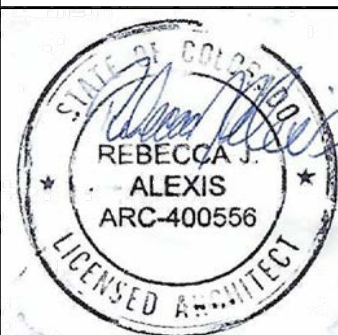
1/8" = 1'-0"



Sugnet Residence
Upper Floor Addition
148 Fir Drive
Winter Park, CO 80482
Dec. 15, 2023

GRADING & DRAINAGE
PLAN

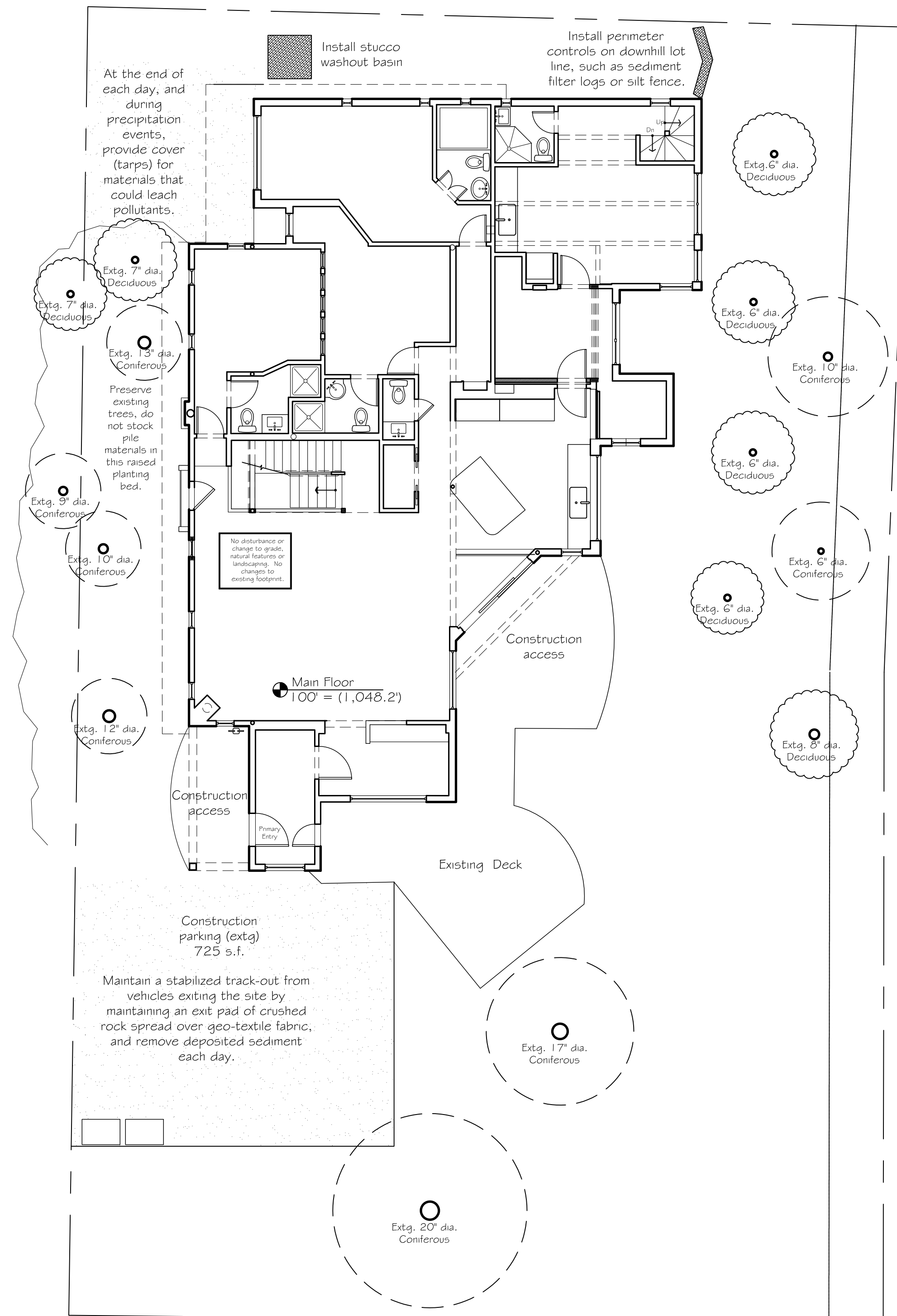
SCALE: AS SHOWN



A0.1

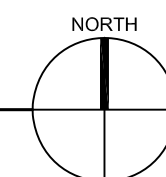
FDV 30'

EDGE OF ASPHALT

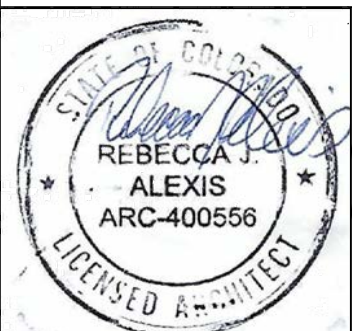


1
A0.2

1/8 " = 1'-0"



SCALE: AS SHOWN



A0.2

The Architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable degree. If any mistakes, omissions, and/or discrepancies are found to exist within the work product, the Architect shall be promptly notified. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequences of such failure.

Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architect's work product or recommendations shall become the responsibility not of the Architect, but of the parties taking said action.

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IMPROVEMENT SURVEY PLAT

148 Fir Drive
Lots 7 & 8, Block 3
Winter Park Village

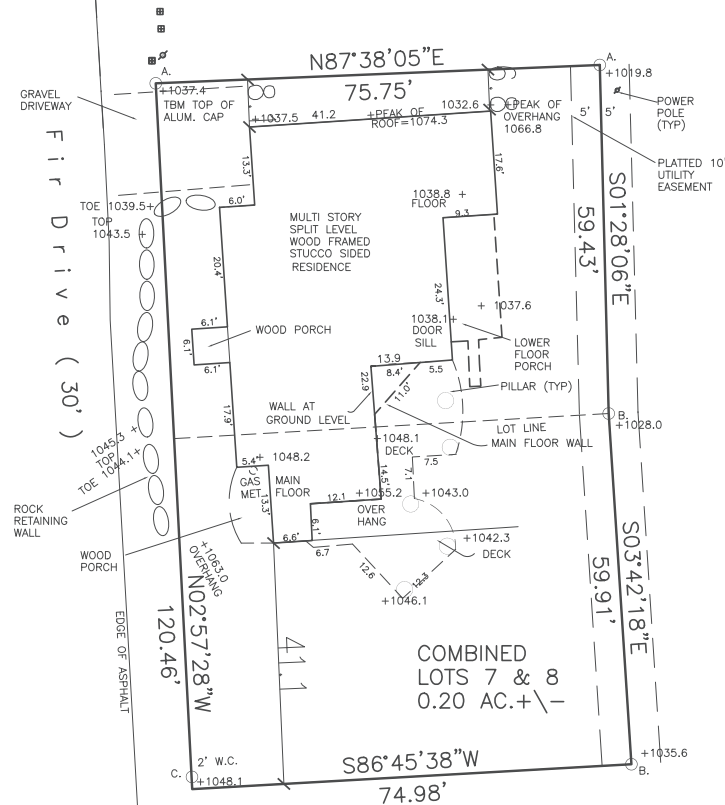
Part of Homestead Entry Survey No.117
Township 2 South, Range 75 West, 6th P.M.
Town of Winter Park, Grand County, CO

NOTICE:

1. Buried utilities are not located or shown hereon.
2. Wetlands are not addressed.
3. For title, reference to a title insurance policy is recommended.
4. This document is certified as one, complete document. Any alteration, addition, change, or edit of any part of this document, as-is or after being transferred to other parties, supercedes and invalidates all previous information and certifications.
6. A monument established by the first surveyor acting in good faith is a property corner. A boundary is the line where property rights change. Once established, property corners and boundaries do not move, but can possibly be vacated. Surveyors do not have jurisdiction to unilaterally vacate boundaries or make legal rulings over conflicting boundary evidence.
7. This document is not correlated to GIS (Geographic Information System).
8. A bearing is a mathematical expression, with identical value reciprocals. A bearing does not "go" in any direction.

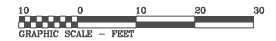
This Improvement Survey Plat shows the result of a field survey done by me or under my responsible charge, based on facts known to me. It complies with applicable statutes set forth by Title 38, Articles 50 and 51, CRS, and is not a warranty or guarantee, either expressed or implied.

w ward - surveyor



KEY:

- A. - FOUND ALUMINUM CAPPED, 1/2" REBAR SCRIBED is 25971.
- B. - FOUND 1/2" REBAR, APPARENT ORIGINAL MONUMENT.
- C. - SET ALUMINUM CAPPED, 1/2" REBAR SCRIBED is 25971.
- + = RANDOM SPOT ELEVATION
- b.o.b. = basis of bearings
- GPS = GLOBAL POSITIONING SYSTEM
- RTK = REAL-TIME KINEMATIC.



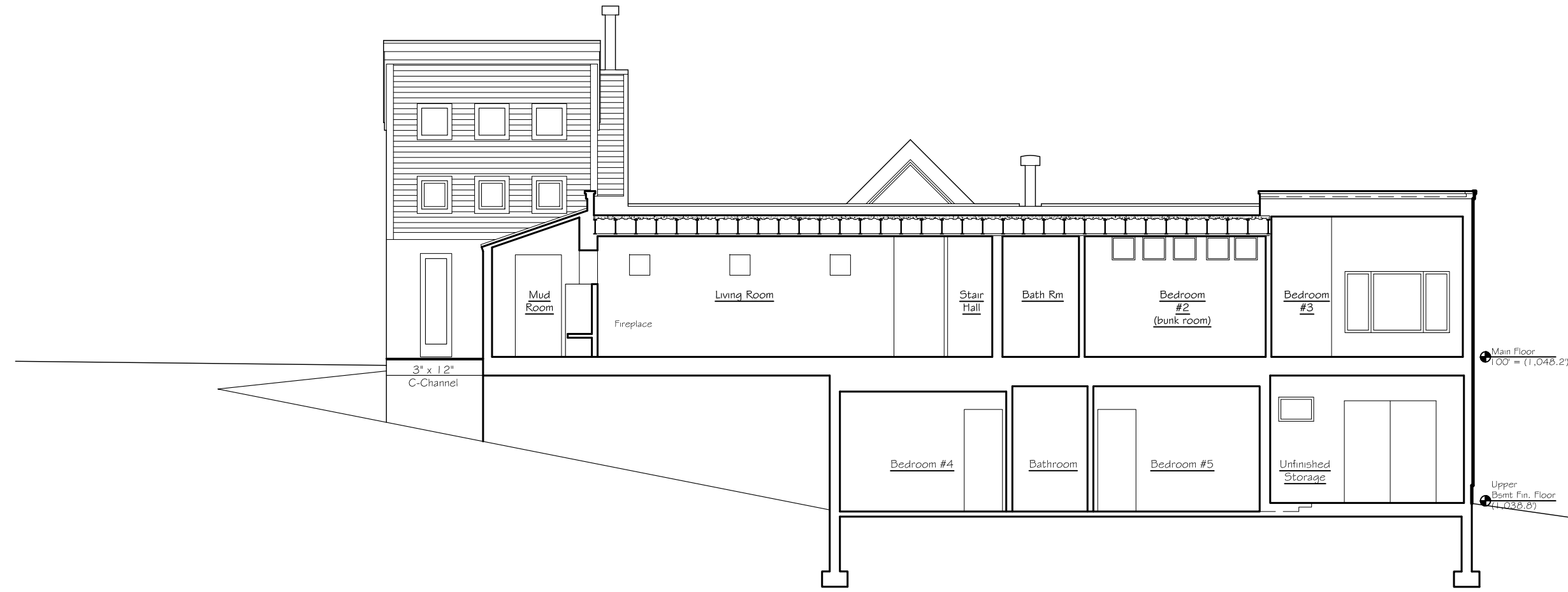
DATUM: ASSUMED, SEE TBM NORTHWEST CORNER MONUMENT

Rocky Mountain Surveys, Inc.
Licensed Land Surveyors
P.O.Box 552 Winter Park, CO 80482
970-531-1120 wward1224@comcast.net

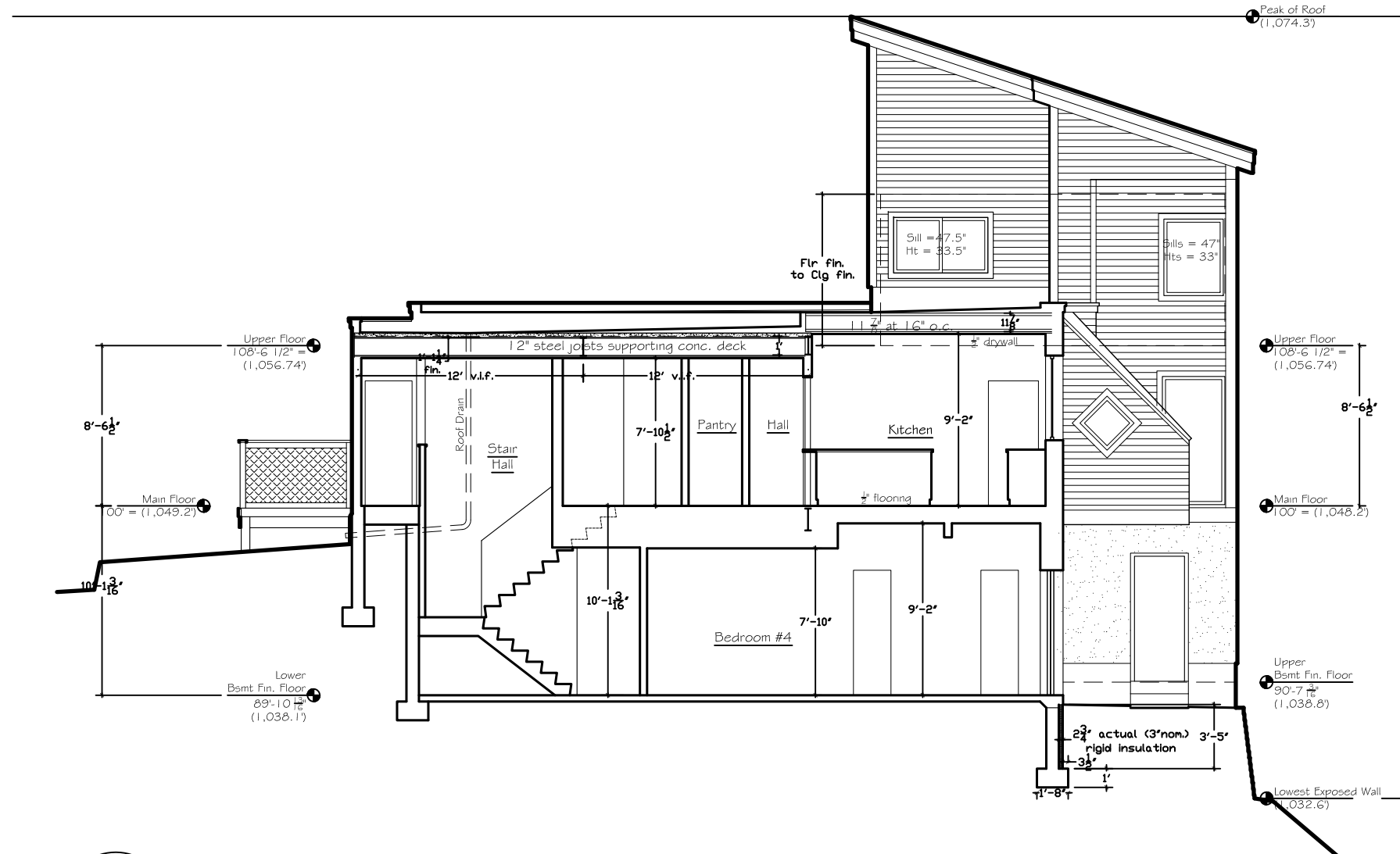
IMPROVEMENT SURVEY PLAT
148 Fir Drive
Lots 7 & 8, Block 10
Winter Park Village
Town of Winter Park, Grand County, CO
Part of HES 117, T2S R75W, 6TH PM

DATE: 10-24-21

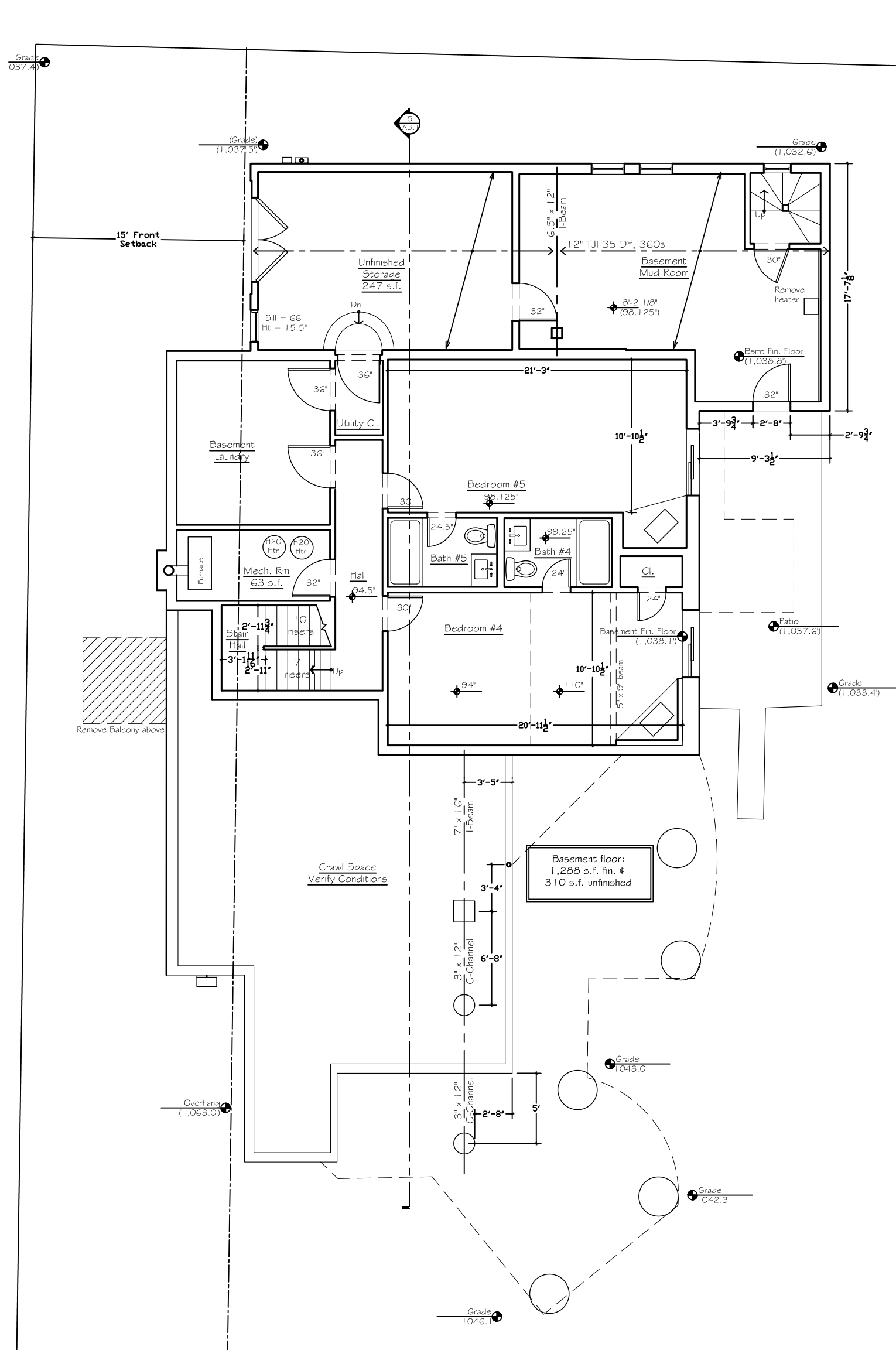
SCALE: 1" = 10' USPT BY: WW (CB: 546-092)



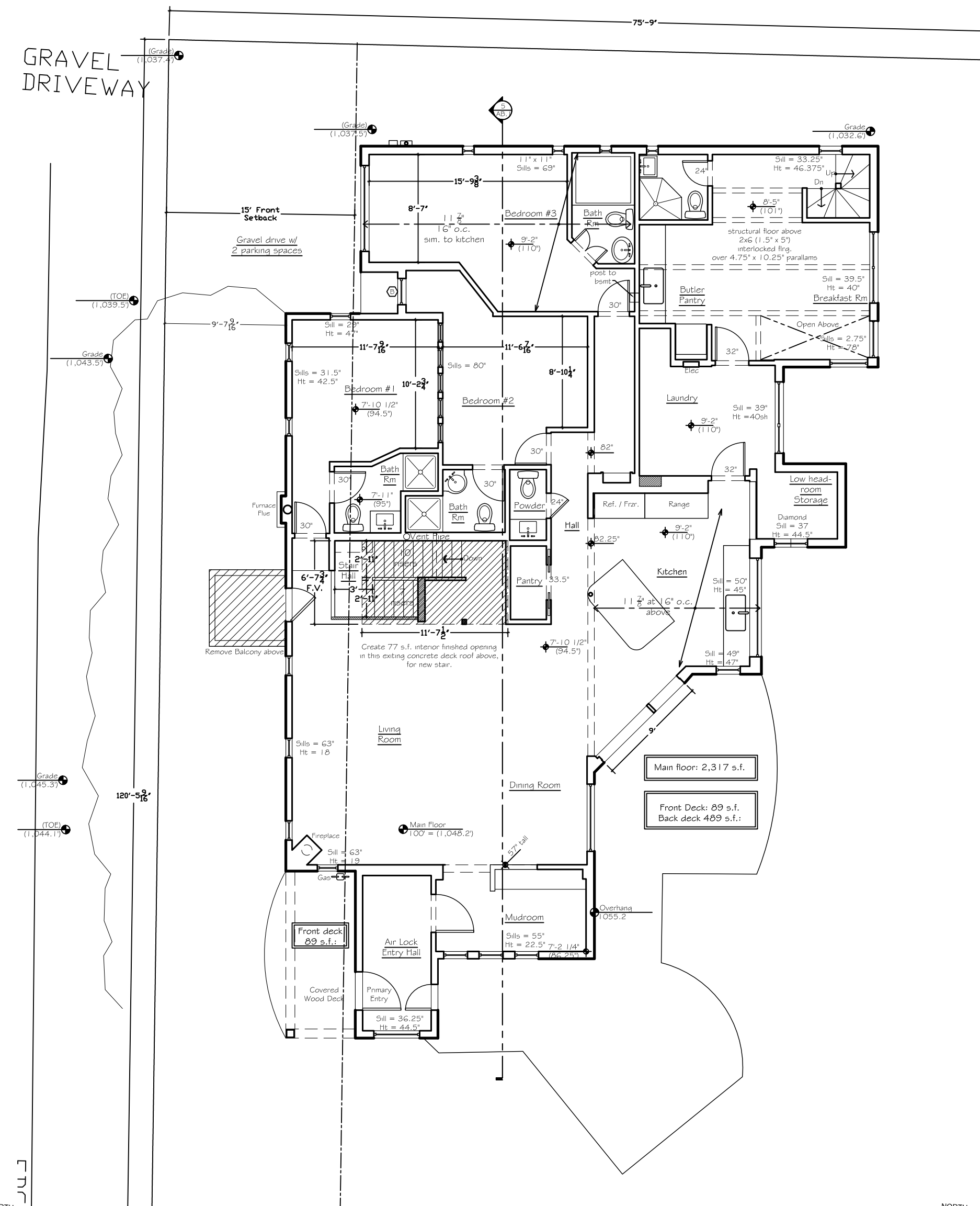
5 Longitudinal Building Section As-Built
1/8" = 1'-0"



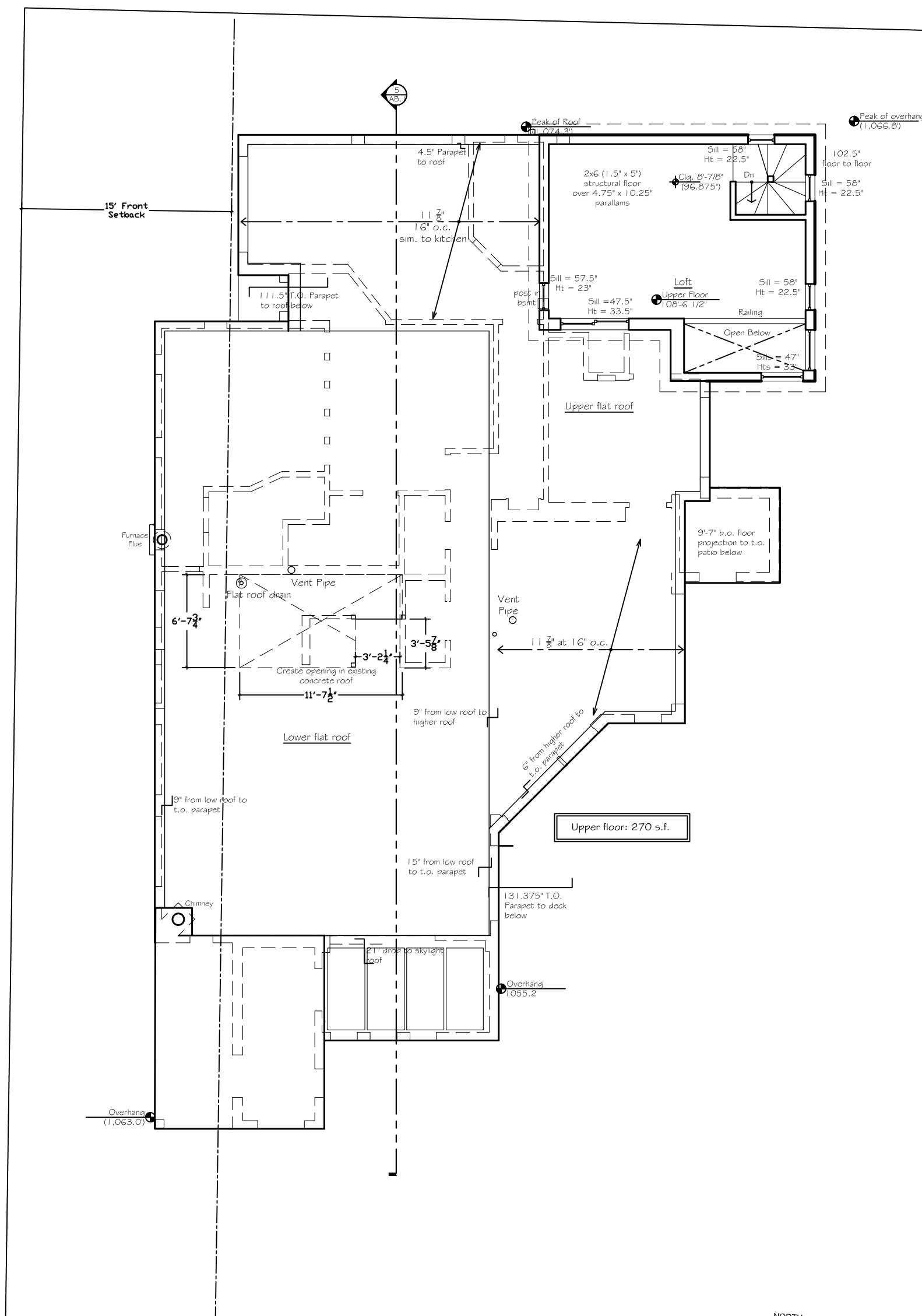
4 Transverse Section As-Built
1/8" = 1'-0"



0 Basement As-Built Plan (no changes)
1/8" = 1'-0"



1 Main Floor As-Built Plan
1/8" = 1'-0"



2 Upper Floor & Flat Roof As-Built Plan
1/8" = 1'-0"

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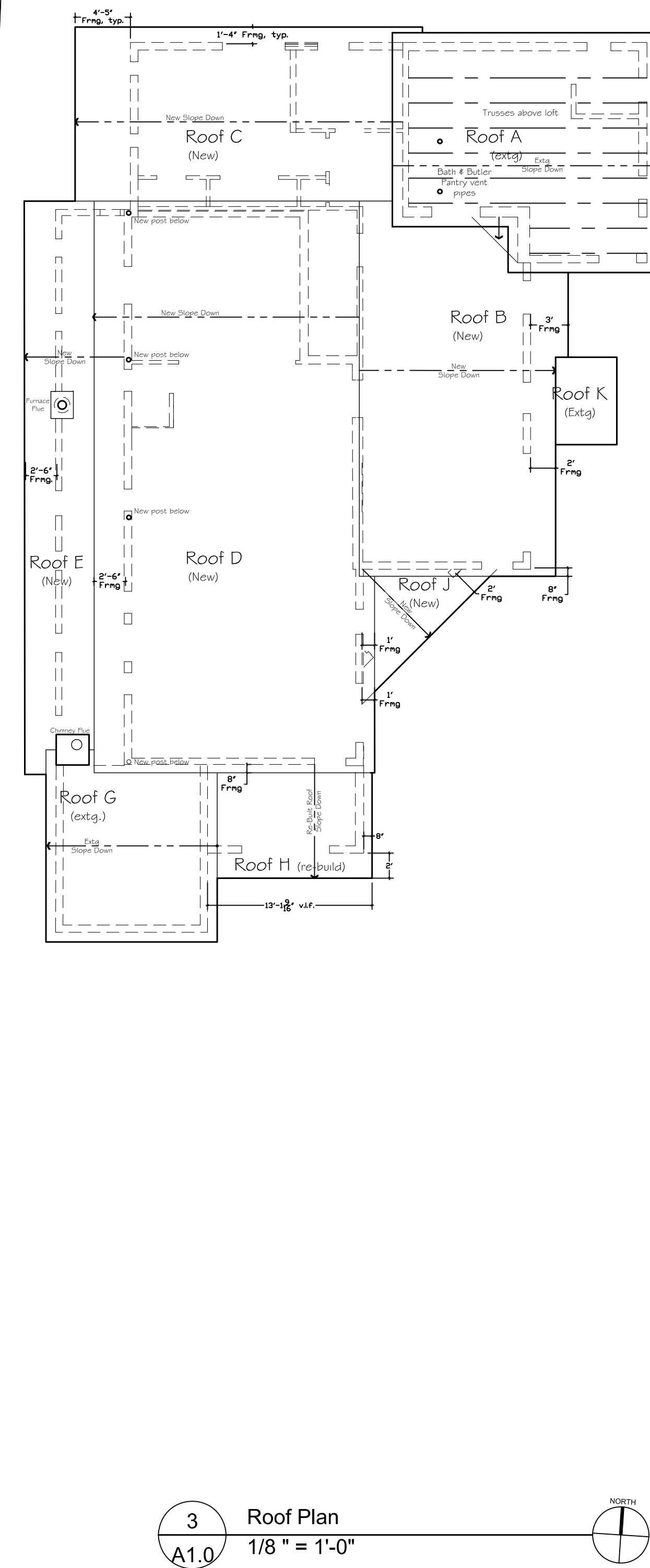
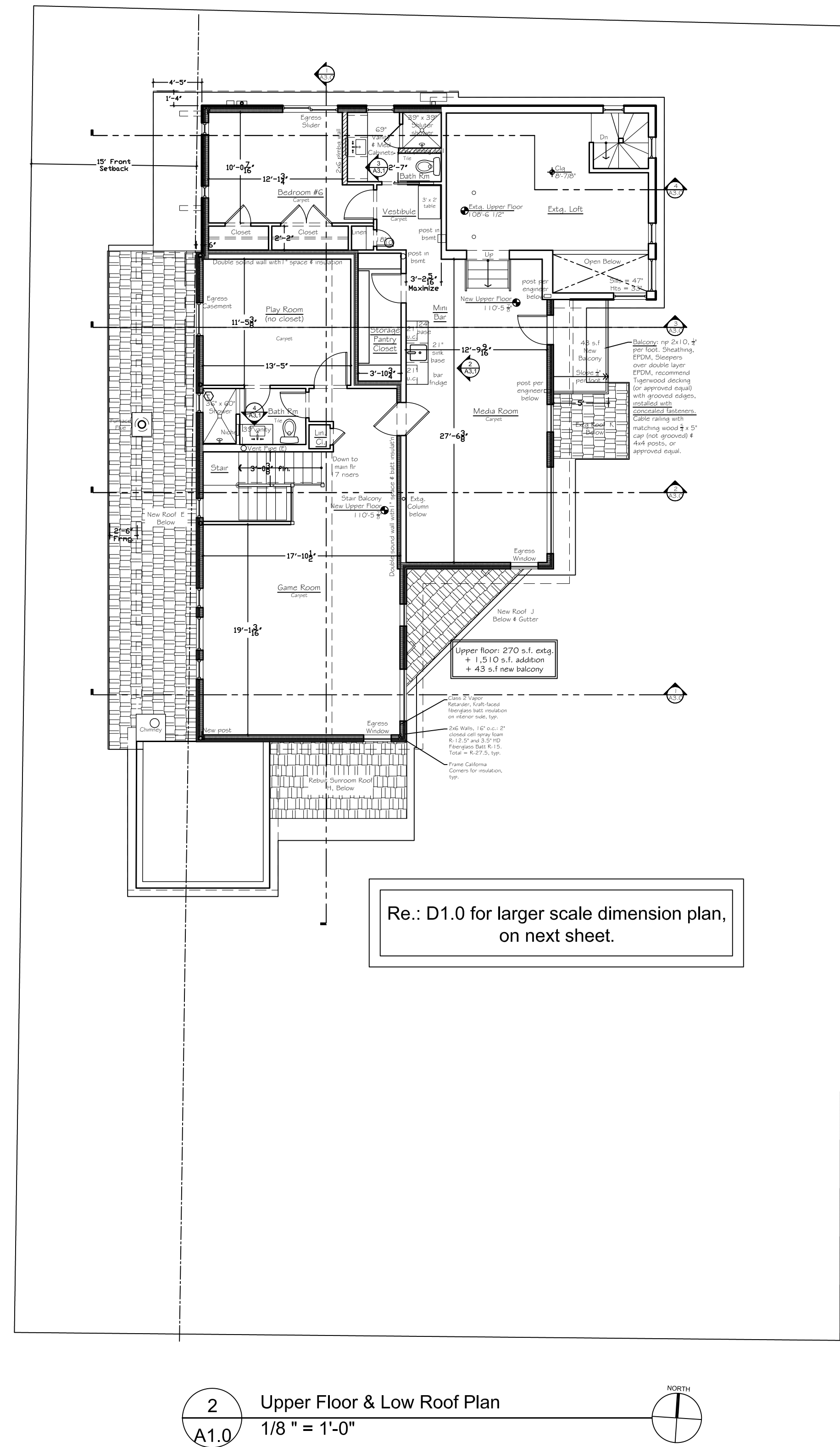
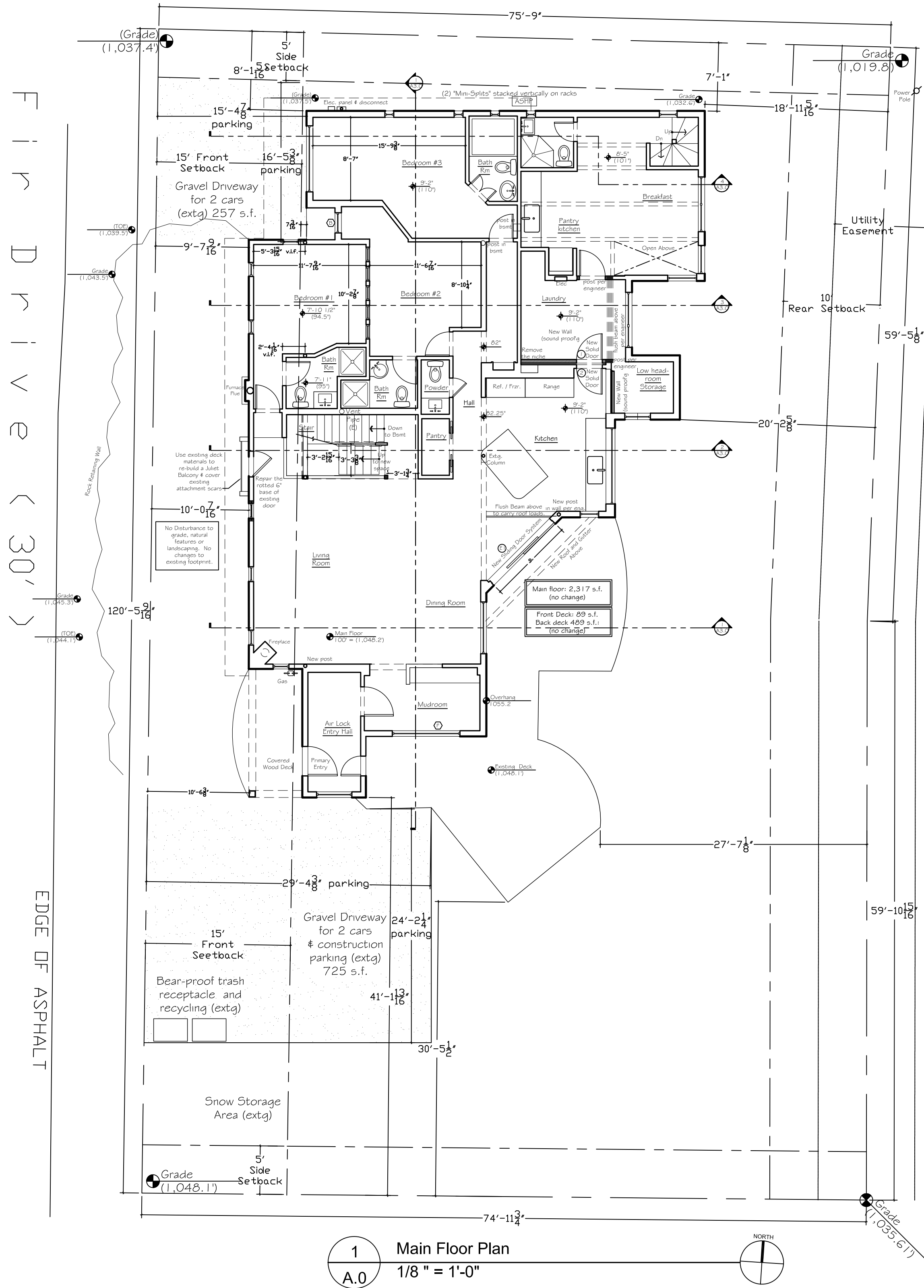
Sugnet Residence
Upper Floor Addition
148 Fir Drive
Winter Park, CO 80482
Nov. 29, 2023

As-Built Plans
& Sections

SCALE: AS SHOWN



AB.1



Re.: D1.0 for larger scale dimension plan,
on next sheet.

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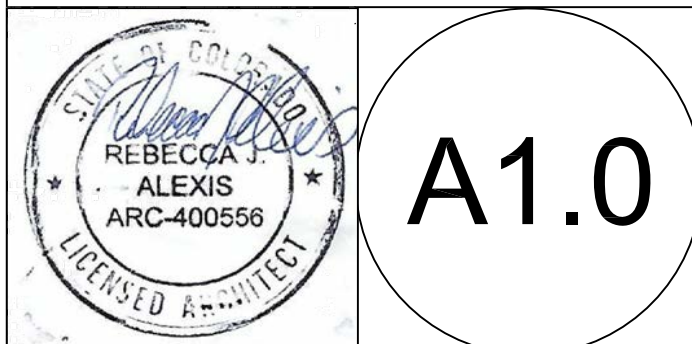
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Sugnet Residence
Upper Floor Addition
148 Fir Drive
Winter Park, CO 80482
Nov. 29, 2023

New Plans
SCALE: AS SHOWN





MEMO

TO Planning Commission

FROM Shelia Booth, AICP, CPS Contracted Planner

THROUGH James Shockey, AICP, Community Development Director

DATE January 9, 2024

RE PUBLIC HEARING: Right-of-Way Vacation Request – Unnamed ROW within River Walk at Winter Park Filing No. 1, Tract F (PLN23-113)

Property Owner: Riverwalk LLC

Applicant: David Nassar, Nassar Development

Location: North side of Ski Idlewild Road, northeast of Confluence Park, and being the northeasterly property line of River Walk at Winter Park, Filing No. 1, Tract F.

Authority:

Pursuant to the Winter Park Unified Development Code (the "UDC") § 5-D-8, Vacation of Plat, Street, Right-of-Way, and Easement, the Planning Commission and Town Council shall consider the vacation request after the applicant has completed the 5-D-8-E Procedures.

Procedure:

Pursuant to UDC § 5-D-8-E-5, the Planning Commission after proper public notice, shall:

- a. Receive a written recommendation from the DRC regarding the vacation request;
- b. Hold a public hearing prior to taking action on the vacation request; and,
- c. By majority vote, recommend to approve, approve with conditions, or deny the vacation request as outlined in Sec. 5-A-3(C), Procedures.

Applicable Provisions of the Unified Development Code (UDC):

Pursuant to UDC § 5-D-8-F, the vacation of plats, streets, rights-of-way, and easements shall be evaluated and may be approved in accordance with the following criteria:

1. The requested vacation does not conflict with adopted plans or policies.
2. The vacation does not landlock any parcels of land.
3. The vacation does not restrict access of any parcel so that access is unreasonable or economically prohibitive.
4. The vacation does not adversely impact the health, safety, and/or welfare of the general community, and reduce the quality of public facilities or services provided to any parcel of land, i.e., police and fire protection, accesses, and/or utility services.

Project Overview:

The applicant requests to vacate the 15-foot wide, 8,540± SF./ 0.196± Ac. unnamed right-of-way (ROW) within a recorded 30-foot ROW Easement (BK 140, PG. 360), as part of River Walk at Winter Park Filing No. 1, Tract F (Rec. 2000-002589). The ROW was dedicated on the original Filing 1 plat to assist with future property access. Since then and with the recent approvals in 2022 and 2023 of development applications, the applicant and the adjacent landowner (Idlewild LLC) have participated

in a land swap exchange. The applicant has rezoned and replatted Tract F for future residential development.

Currently, the existing 15-foot ROW boundary encroaches into planned front setbacks for lots within the adjacent Sojourn at Idlewild Plat. Additionally, the ROW does not have contiguous adjacency to any current ROW for accessible use. The applicant notes that the pending Sojourn at Idlewild Plat has dedicated a more appropriate ROW alignment in Wheeler Road to provide access from the Wheeler property and dedicated public and franchise utilities. During the development review process, it was verified there are no existing utilities within the ROW boundary. Vacating the ROW will benefit future development of both River Walk and Sojourn at Idlewild projects.

Review Agency Comments: ([Link to comment letters](#))

- **East Grand Fire Protection District**
On January 5, 2024, Lieutenant Ryan Mowrey, Assistant Fire Marshal, noted the District has no concerns or comments regarding the vacation of the right-of-way.
- **JVA Consulting Engineers**
On January 4, 2024, Cooper Karsh, Senior Engineer, stated they have no concerns regarding this easement vacation for the Town. They also do not object on behalf of GCWSD as there is an easement in place for the existing sanitary main.
- **Mountain Parks Electric Inc.**
On December 19, 2023, Jean Johnston, Right of Way Specialist & Senior Staker, stated that MPEI does not have any facilities in this ROW and they are agreeable with the ROW vacation.
- **Public Works Department**
On December 18, 2023, Tim Kline, Street Superintendent, expressed concern regarding the loss of the ROW in regards to snow storage but noted it was quite a distance from anything the Town maintains.
- **Xcel Energy**
On December 19, 2023, Julie Gittins, Design Planner Mountain Division stated that Xcel does not appear to have any distribution in this ROW location and would be agreeable with vacating the ROW.

Notice was sent to the following agencies, but comments were not received prior to the deadline –

- Comcast
- Grand County
- Winter Park Transit Department

§ 5-B-8 Public Notice Requirements:

The ROW Vacation request was properly notified pursuant to § 5-B-8 of the UDC. A Surrounding Property Owners Mailing was sent to property owners within 300' of the Property on December 19, 2023. A Property Sign Posting was posted on December 21, 2023.

No comments have been received as of January 3, 2024.

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-8-F of the UDC and that the ROW Vacation Request conforms 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 ROW Vacation Request 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 recommend approval of the ROW Vacation Request for the Unnamed ROW within River Walk at Winter Park Filing No. 1, Tract F (PLN23-113), finding the vacation is in conformance with §5-D-8-F of the UDC.

Sample Motion for Denial:

I move to recommend the ROW Vacation Request for the Unnamed ROW within River Walk at Winter Park Filing No. 1, Tract F (PLN23-113) be denied, finding the vacation would NOT be in conformance with §5-D-8-F of the UDC. ***[insert explanation supported by the evidence here]***.



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

Riverwalk LLC

Company

Nassar Development

Phone #

303.775.8522

Email Address

Zach@NassarDevelopment.com

Representative (i.e., the point of contact)

Zach Nassar

Company

Nassar Development

Phone #

303.775.8522

Email Address

Zach@NassarDevelopment.com

Billing Contact (where invoices should be directed)

Laurie Hurd

Company

Nassar Development

Phone #

303.775.5502

Email Address

accounting@
nassardevelopment.com

Mailing Address

3000 Airport Road, Unit 203

City

Erie

State

CO

Zip

80516

Site Description

Site Address

n/a

Parcel Identification Number(s) (PIN)

158728403003

Existing Zone Classification

R-2/PD

Site Area (acres and sq. ft.)

7.63 acres/332,120 SF

Project Description

Project Name

Riverwalk

Brief description of the proposed project

Vacation of right-of-way. See attached Legal Description with Exhibit.

Required Documents

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.

Certifications

REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

Date

Zachary Nassar

12/14/23

OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

Date

Zachary Nassar

12/14/23

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

Development Improvements Dedications, Agreements, and Guarantees (Article 4.B)	Site Development and Permit Decisions (Article 5.E)
<input type="checkbox"/> Development Improvements Agreements (DIA)	<input type="checkbox"/> Major Site Plan*
<input type="checkbox"/> Public Improvement Cost-Recovery Agreement	<input type="checkbox"/> Minor Site Plan
Standardized Development Review Procedures (Article 5.B)	<input type="checkbox"/> Administrative Site Plan
<input type="checkbox"/> Pre-Application Conference	<input type="checkbox"/> Special Use Permit (Including High-Impact Short-Term Rentals)*
<input type="checkbox"/> Renewal of Approvals	<input type="checkbox"/> Limited Use Authorization
<input type="checkbox"/> Vested Rights	<input type="checkbox"/> Temporary Use Permit
Ordinance and Zoning Amendment Decisions (Article 5.C)	<input type="checkbox"/> Floodplain Development Permit
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Lighting by Special Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Parking Reductions and Alternative Parking Plan Permit
Rezoning to Planned Development: <input type="checkbox"/> Preliminary Development Plan* <input type="checkbox"/> Final Development Plan* <input type="checkbox"/> Amended Final Development Plan*	<input type="checkbox"/> Street Renaming
<input type="checkbox"/> Annexation*	Appeal, Variance, and Interpretation Decisions (Article 5.F)
Subdivision and Platting Decisions (Article 5.D)	<input type="checkbox"/> Appeal
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Appeal of Administrative Decisions
<input type="checkbox"/> Minor Plat*	<input type="checkbox"/> Variance*
<input type="checkbox"/> Preliminary Plat*	<input type="checkbox"/> Written Interpretation
<input type="checkbox"/> Final Plat*	
<input type="checkbox"/> Resubdivision*	
<input type="checkbox"/> Waiver*	
<input checked="" type="checkbox"/> Vacation of Plat, Street, Right of Way, and Easement*	
<input type="checkbox"/> Condominium Plat	
Table Notes: *Pre-Application Conference required	

Instructions for Submitting the Land Use Review Application Form

Definitions

- Words in the singular include the plural and words in the plural include the singular.
- APPLICATION refers to the official submittal to the Town's Planning Division for review of the proposed land use development identified in the Land Use Review Application Form. The application includes the form, all materials submitted for review of the project, including those documents required by the Unified Development Code (the "UDC") and any additional information provided.
- PROJECT refers to the land use development identified on this Form and application materials.
- PROPERTY refers to the land that is being proposed for development as described in this Form and application materials.

General Notes

If information will not fit in the space provided,

A. CONTACT INFORMATION

1. Provide contact information for all owners of any property that is the subject of the application. Submit a separate sheet for the additional owners if information will not fit in space provided.
2. Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings.
3. Provide contact and mailing information for the person that should receive all invoices for the project. If the Billing Contact changes at any time, contact the Planning Division immediately to update this information.

B. SITE DESCRIPTION

Parcel identification numbers (PINs) and address information may be found at the Grand County Property Viewer. Current zoning may be found on the Town of Winter Park's website.

APPLICATION TYPE

- C. Select the land use application type that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the Pre-Application Conference (if required).

PROJECT DESCRIPTION

- D. Select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, attach a separate sheet.

REQUIRED ITEMS

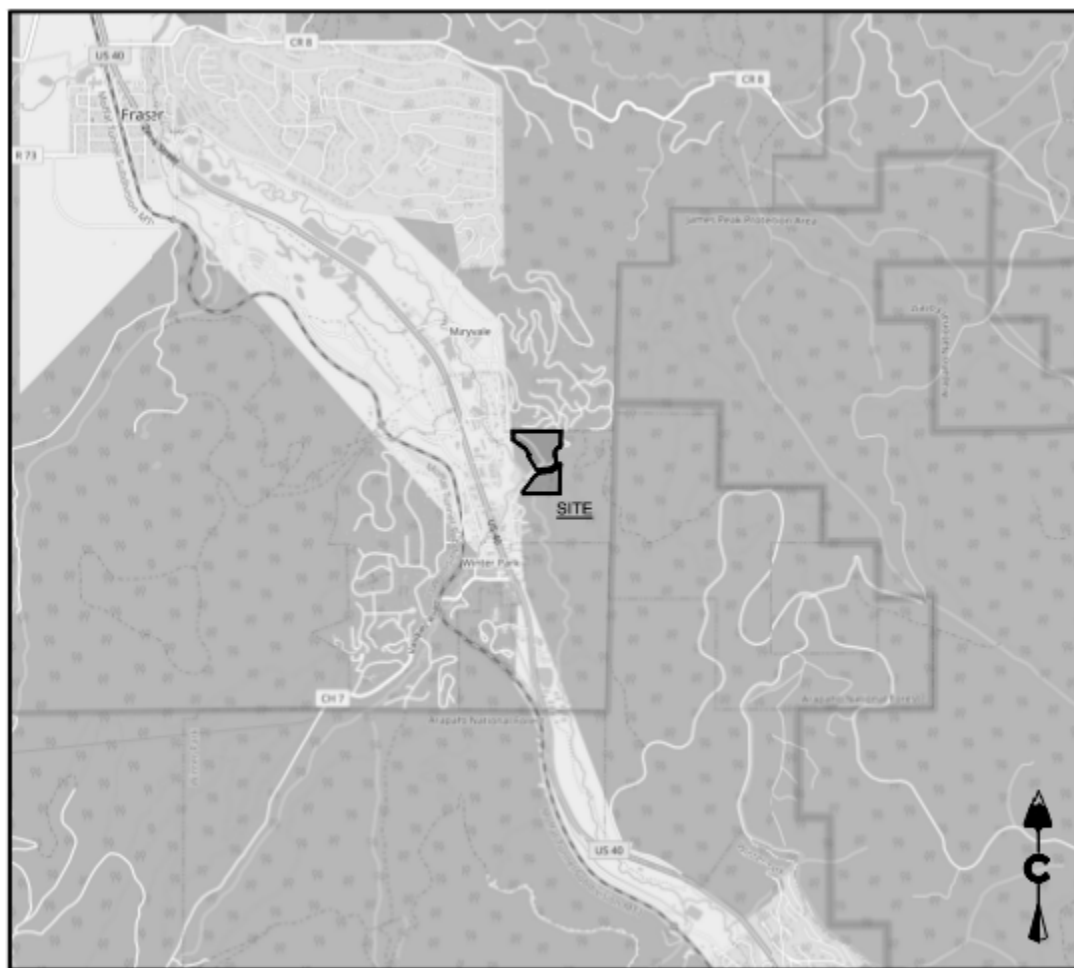
- E. Required documents will be discussed during the Pre-Application Conference with the Planning Division, if required. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section. Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, contact the Planning Division at permits@wpgov.com

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

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.

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

DATE: 12/07/23

SHEET 1 OF 2

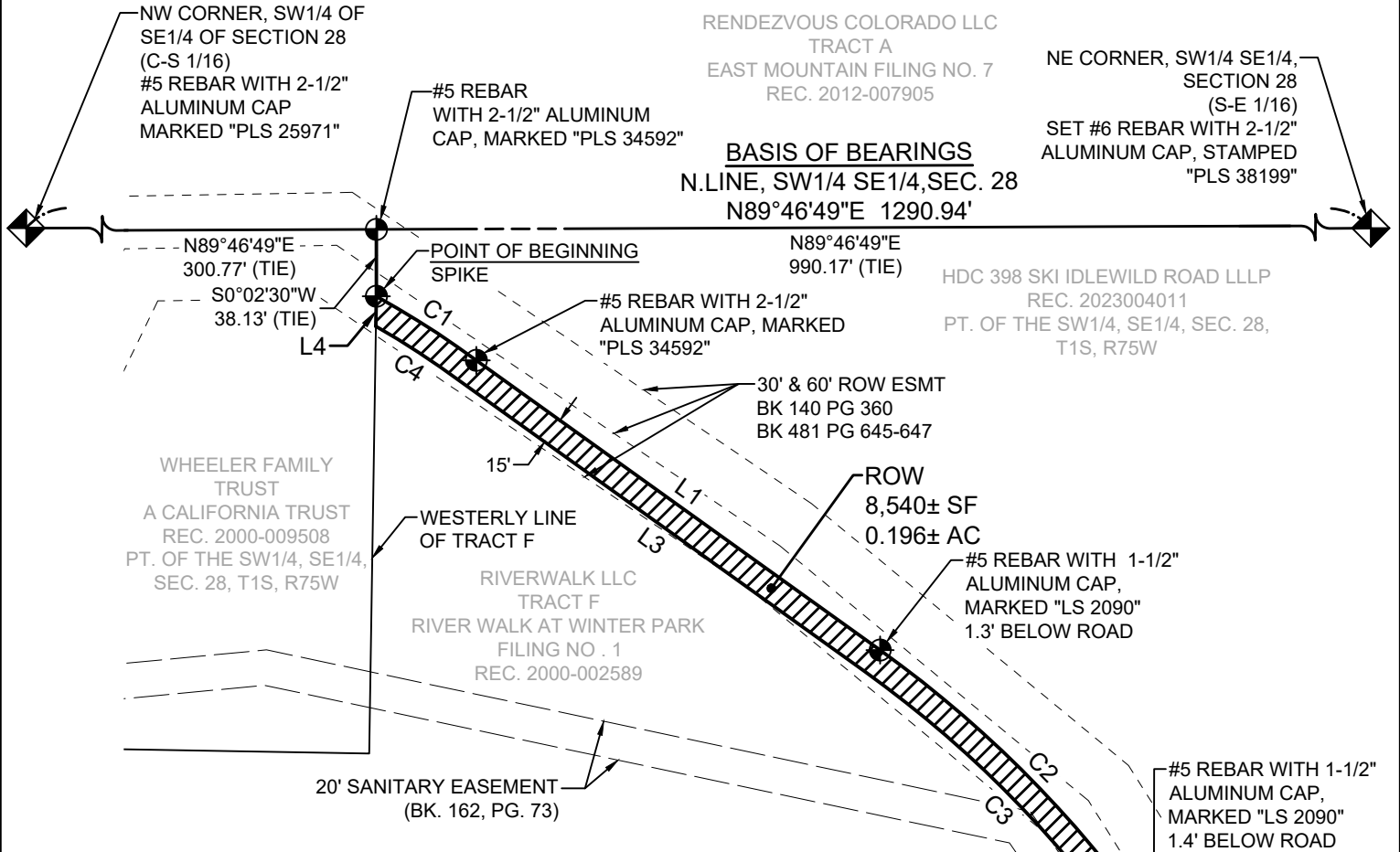
DRAWN BY: KJB

REVIEWED BY: DJB

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

CORE

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

MEMO

TO Planning Commission

FROM James Shockey, Community Development Director

DATE January 9, 2024

RE Planning Commission Priorities List

Commissioners: In 2023 you outlined several priorities you would like completed. Below is a compilation of those ideas. The **red text** outlines updates from staff:

UDC Text Amendments

- Landscaping and Bufferyards(Article 3.I)
 - Implement firewise standards
 - Implement drought-resistant landscaping requirements
 - Implement noxious weed regulations

Study session scheduled for January 23 or February 13 depending on agenda items.
- Wetlands (§ 3-C-3-4)
 - Determine appropriate setbacks for jurisdictional and non-jurisdictional wetlands
 - Have staff bring forward examples from other towns
 - Discuss disturbance of non-jurisdictional wetlands and permitted encroachments should be codified
 - Hear Town Council's opinion on acceptable protection measures

Study session scheduled for January 9.
- Wildlife Corridors
 - Create a definition and map these corridors within the Town
 - Consider having CPW present to the Commission
- Overlay District for Full-Service Hotels
 - Codify what incentives are needed for a full-service hotel in the Town – height, density, workforce housing, etc.
 - Further research on how the overlay district's location could interface with the D-C zone district

Traffic Engineering – Parking and Transportation Study

- Discuss gondola impacts on parking downtown
- Consider an impact fee study for future road improvements that are required for new developments
- Consider roadway capacity studies for future annexations and P-D (planned development) properties

RFP is out for bid. Proposals are due back at the end of January.

Three-Mile Plan

- Update the plan to reflect recent annexations

Commission Rules and Procedures

- Draft a formal document outlining rules and procedures
- Consider adding a consent agenda for minor site plans, resolutions, etc.
- Add a time limit for applicant presentations

Completed. The Planning Commission adopted rules and procedures on January 24, 2023.