



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION (MAJOR SITE PLAN)
PLANNING COMMISSION AND TOWN COUNCIL (FINAL PLAT)**

Applicant: Jeffrey Vogel of Vogel and Associates
Property Owner: Fraser River Development Company

Case Number: PLN24-025 (Major Site Plan) and PLN24-006 (Final Plat)

Physical Address of Properties for Which the Major Site Plan Approval and Final Plat Approval is Requested: 76 Wanderer's Way and three (3) unaddressed parcels

Legal Description of Properties for Which the Major Site Plan Approval and Final Plat Approval is Requested: See "Exhibit A"

Description of Final Plat Request: Request to plat ten (10) parcels consisting of seven (7) lots and three (3) outlots.

Description of Major Site Plan Request: Request to build seven (7) townhouse dwelling units.

Applicable Provision(s) of the Unified Development Code:

§ 5-E-1, Site Plan

§ 5-D-5, Final Plat

The Planning Commission will review the Major Site Plan and render a decision under § 5-E-1 of the UDC.

The Planning Commission and Town Council will review the Final Plat and render a decision under § 5-D-5 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, April 23, 2024, at 8:00 A.M. (Major
Site Plan and Final Plat); and
Town Council, Tuesday, May 7, 2024, at 5:30 P.M. (Final Plat)**

Members of the public wishing to make comment regarding the major site plan and final plat may do so at the scheduled meeting, or write to James Shockey, Community Development Director, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or jshockey@wpgov.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at <https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

The map displays the Timber Fox Condominiums project area. A red outline delineates a specific section of the development, situated between Rendezvous Wy to the north and Wanderers Way to the south. To the west of this outlined area is Hideaway Park (78869) and the Visitors Center Parking (78841). To the east are Buildings A, B, and C, along with the Timber Fox Condominiums (144). The map also shows other nearby streets such as Exploration Tr, Vasquez Rd, and Cooper Creek Wy, as well as other local landmarks like Cooper Creek Square and the US Hwy 40. The map is oriented with North at the top.

PARCELS B AND C AND TRACTS E AND F, ROAM FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2019008310 IN THE RECORDS OF GRAND COUNTY CLERK AND RECORDER'S OFFICE, LYING IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

FINAL PLAT
ROAM FILING NO. 4

A RESUBDIVISION OF PARCEL E OF THE FINAL PLAT OF ROAM FILING NO. 1, AMENDED LOT 1, BLOCK 1 OF ROAM FILING NO. 1, PARCEL A, AND LOT 1, BLOCK 1, HIDEAWAY PARK, SUBDIVISION EXEMPTION PLAT, LOTS 16 & 17, HIDE-AWAY PARK, AND TRACT I, MINOR SUBDIVISION PLAT OF ROAM FILING NO. 1. A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

DEDICATION AND NOTARY CLAUSE:

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

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AMENDED LOT 1, BLOCK 1, HIDE-AWAY PARK, ROAM FILING NO. 1, PARCEL A, AND LOT 1, BLOCK 1 HIDEAWAY PARK, SUBDIVISION EXEMPTION PLAT, ACCORDING TO THE PLAT RECORDED JANUARY 23, 2020 AT RECEPTION NO. 202000701 AND;

LOTS 16 AND 17, BLOCK 1, HIDE-AWAY PARK, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1937 AT RECEPTION NO. 48279 AND;

PARCEL E, ROAM FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2019 AT RECEPTION NUMBER 209008310 AND;

TRACT I, MINOR SUBDIVISION PLAT ROAM FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED _____ 2023,

SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER OF SECTION 33, BEING A FOUND 2-1/2" BRASS CAP IN CONCRETE STAMPED "T1S R75W N1/16 S33 2022 PLS 34592";

THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, NORTH 89°44'21"EAST, A DISTANCE OF 151.41 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°44'21" EAST, A DISTANCE OF 73.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF SKI IDLEWILD ROAD AS SHOWN ON SAID PLAT OF ROAM FILING NO. 1;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 07°40'04" EAST, A DISTANCE OF 100.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 225.00 FEET;
- 2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'38", AN ARC LENGTH OF 61.89 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°16'45" EAST, A DISTANCE OF 58.47 FEET TO THE SOUTHWESTERLY LINE OF AMENDED PARCEL A AS SHOWN ON SAID EXEMPTION PLAT, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 58°59'16" EAST;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'22", AN ARC LENGTH OF 121.68 FEET;
- 2) TANGENT TO SAID CURVE, SOUTH 70°51'14" EAST, A DISTANCE OF 28.71 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY LINE, SOUTH 01°49'53" EAST, A DISTANCE OF 53.54 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT I;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT I THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 70°51'14" EAST, A DISTANCE OF 100.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 175.00 FEET;
- 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°50'45", AN ARC LENGTH OF 176.68 FEET;
- 3) RADIAL TO SAID CURVE, SOUTH 76°59'31" WEST, A DISTANCE OF 61.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 110.40 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°42'05" WEST;
- 4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°43'41", AN ARC LENGTH OF 24.52 FEET;
- 5) ALONG SAID SOUTHERLY LINE, NON-TANGENT TO SAID CURVE, SOUTH 84°22'15" WEST, A DISTANCE OF 35.59 FEET;

THENCE NORTH 01°54'54" WEST, A DISTANCE OF 25.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17;

THENCE ALONG THE SOUTH LINE OF SAID LOTS 17 AND 16, SOUTH 89°29'32" WEST, A DISTANCE OF 109.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16;

THENCE ALONG THE WEST LINE OF SAID LOT 16, NORTH 01°49'53" WEST, A DISTANCE OF 136.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, ALSO BEING THE SOUTHEAST CORNER OF SAID AMENDED LOT 1, BLOCK 1;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID AMENDED LOT 1, BLOCK 1 THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°28'12" WEST, A DISTANCE OF 25.02 FEET;
- 2) NORTH 89°13'17" WEST, A DISTANCE OF 223.13 FEET;
- 3) NORTH 01°35'19" WEST, A DISTANCE OF 176.21 FEET TO SOUTH LINE OF SAID TRACT E;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID TRACT E THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°16'45" WEST, A DISTANCE OF 25.00 FEET;
- 2) NORTH 01°42'03" WEST, A DISTANCE OF 157.57 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 1.765 ACRES, (76,874 SQUARE FEET), MORE OR LESS.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS **ROAM FILING NO. 4**, AND DO 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 DO 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 EASEMENTS.

IN WITNESS WHEREOF, FRASER RIVER DEVELOPMENT CO LLC., A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20____

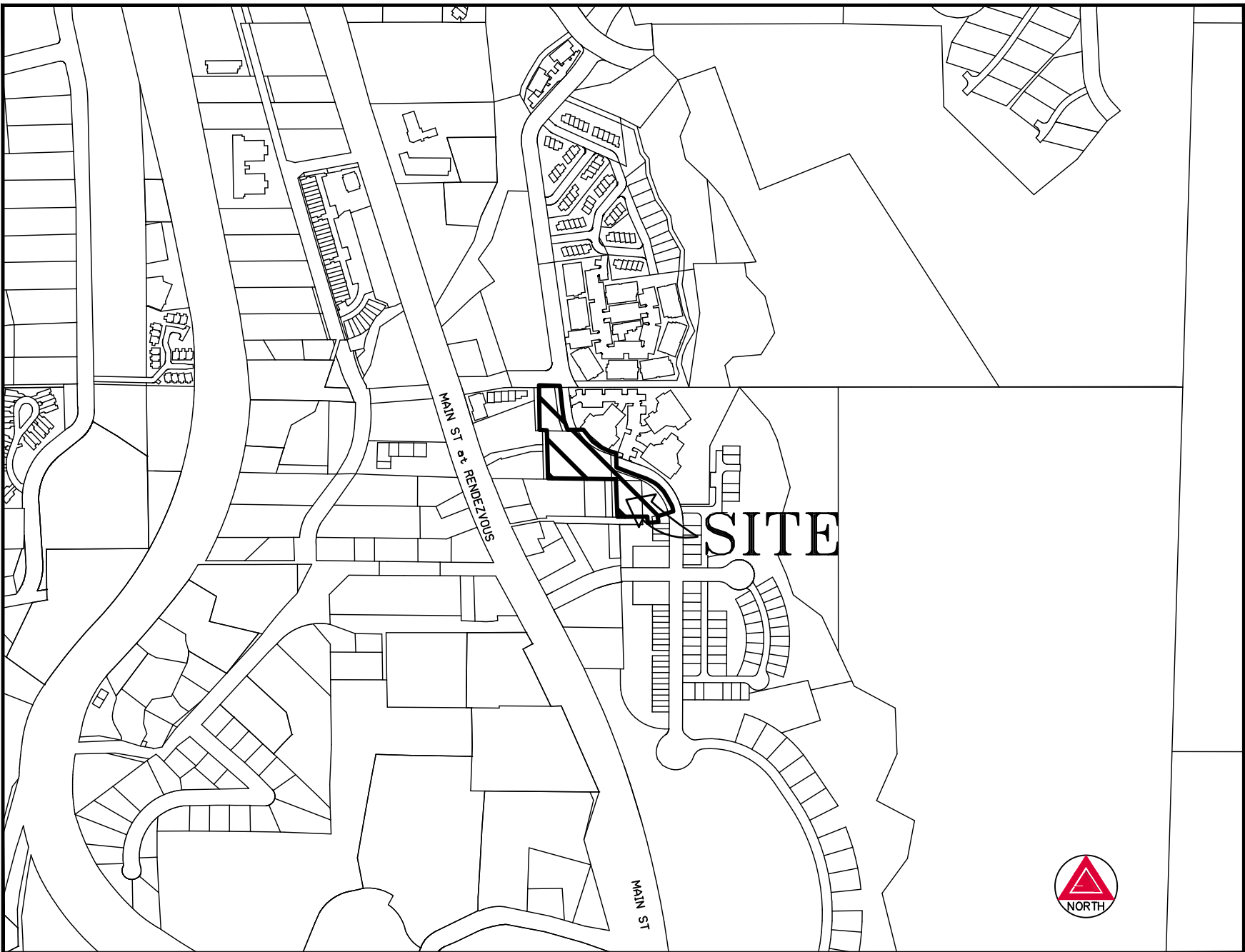
BY: _____
ROBERT C. FANCH AS MANAGER OF
FRASER RIVER DEVELOPMENT CO LLC

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY ROBERT C. FANCH AS MANAGER OF FRASER RIVER DEVELOPMENT CO LLC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



VICINITY MAP
SCALE 1" = 500'

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
A	15,149	0.348	F.R.D.C	F.R.D.C	COMMERCIAL/RESIDENTIAL/PRIVATE ACCESS EASEMENT/UTILITY EASEMENT/DRAINAGE EASEMENT/OPEN SPACE PRIVATE
B	24,632	0.565	F.R.D.C	F.R.D.C	COMMERCIAL/RESIDENTIAL/PRIVATE ACCESS EASEMENT/UTILITY EASEMENT/DRAINAGE EASEMENT/OPEN SPACE PRIVATE
C	12,369	0.284	HOA	HOA	UTILITY EASEMENT/DRAINAGE EASEMENT/OPEN SPACE PRIVATE/PUBLIC ACCESS/PUBLIC SNOW STORAGE
TRACTS TOTAL	52,150	1.197			

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (7)	14,006	0.322	18.22
TRACTS (3)	52,150	1.197	67.84
ROW	10,718	0.246	13.94
TOTALS	76,874	1.765	100.00

LOT SUMMARY CHART	
LOT SIZE RANGE	AVERAGE LOT SIZE
1,568-2,206 SQ. FT.	2,000 SQ. FT.

OWNER/DEVELOPER:
FRASER RIVER DEVELOPMENT CO LLC
124 COUNTY RD 8317
TABERNASH, CO 80470

LAND PLANNER:
VOGEL & ASSOCIATES, LLC.
475 W. 12TH AVE, SUITE E
DENVER, CO 80204
CONTACT: JEFF VOGEL

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122

DATE PREPARED:
MARCH 24, 2023

SURVEYOR'S CERTIFICATE:

I, ANTHONY K. PEAL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF ROAM FILING NO. 4 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, 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.

ANTHONY K. PEALL, CO PLS 38636
AZTEC CONSULTANTS, INC.

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

LAST REVISED: 3/22/2024

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS ASSUMED TO BEAR NORTH 89°44'21" EAST, AS MONUMENTED AS SHOWN HEREON.
2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC., TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, AZTEC CONSULTANTS INC., RELIED UPON LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NUMBER ABS60016876 WITH AN EFFECTIVE DATE OF 02/08/2023 AT 5:00 P.M.
3. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY ANTHONY K. PEALL, AZTEC CONSULTANTS INC., 300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO, 80122
4. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
5. ONSITE EASEMENTS ARE HEREBY DEDICATED BY THIS PLAT IN THE LOCATIONS AND FOR THE PURPOSES SHOWN HEREON.
6. SNOW STORAGE AREAS:
TOTAL PROPOSED PAVING: 4,379 SQUARE FEET
REQUIRED SNOW STORAGE: 1,095 SQUARE FEET
PROPOSED SNOW STORAGE: 1,134 SQUARE FEET
7. TRACTS A AND B SHALL BE OWNED AND MAINTAINED BY FRASER RIVER DEVELOPMENT LLC, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL RESIDENTIAL, PRIVATE ACCESS EASEMENT, UTILITY EASEMENT DRAINAGE EASEMENT, PRIVATE OPEN SPACE, SNOW STORAGE, AND PRIVATE TRAIL MAINTENANCE PURPOSES.
8. THE ACCESS EASEMENTS (REC. NO. 2019008310 AND REC. 2019008308) HAVE BEEN DEDICATED TO THE TOWN OF WINTER PARK FOR PUBLIC ACCESS. THE TOWN SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE IMPROVEMENTS LOCATED WITH THE FLOWLINES/SIDEWALK OF WANDERS WAY. THE TOWN IS NOT RESPONSIBLE FOR IMPROVEMENTS WITHIN THE ACCESS EASEMENTS OUTSIDE OF THE FLOWLINE /SIDEWALK OF WANDERS WAY.
9. PER THIS PLAT, EASEMENTS NOTED AS UTILITY EASEMENTS ADJACENT TO RIGHT-OF-WAY OR WITHIN PUBLIC RIGHT-OF-WAY OR PRIVATE RIGHT-OF-WAY ARE GRANTED TO XCEL ENERGY AKA PUBLIC SERVICE COMPANY OF COLORADO (PSCO) FOR THE PURPOSE OF INGRESS AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF A NATURAL GAS DISTRIBUTION SYSTEM, INCLUDING GAS PIPING AND ALL ASSOCIATED FACILITIES. WITH RESPECT TO THE UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE OR FOUNDATION SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') AROUND ANY UNDERGROUND LINES. NO OTHER UTILITY LINE (WHETHER WATER, SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY UNDERGROUND LINE. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES AND ELECTRIC SHALL NOT BE ALLOWED CLOSER THAN FIVE FEET (5') TO ANY GAS LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN FIVE FEET (5') TO ANY UNDERGROUND FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN-EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY UNDERGROUND LINE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM XCEL ENERGY AKA PSCO. NO TREES OR BOULDERS MAY BE PLANTED OVER DISTRIBUTION OR SERVICE LINES AND MUST BE A MINIMUM OF 5' AWAY.
10. EACH TOWNHOME, DUPLEX, MULTI-FAMILY OR MULTI-USE BUILDING ON THE PROPERTY SHALL HAVE GAS METERS ON THE GABLE END OF ONE (1) END UNIT ("GAS METER BANK"). DEVELOPER, FUTURE HOME OWNER, OR METRO DISTRICT HEREBY GRANTS TO XCEL (PSCO) A NON-EXCLUSIVE UTILITY EASEMENT FOR (I) ONE GAS METER BANK ON THE END OF ONE (1) END UNIT PER BUILDING AND (II) ALL OTHER THINGS REASONABLY NECESSARY TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE SUCH GAS METER BANK ON EACH OF THE BUILDINGS (THE "GAS METERING EASEMENT"). ALL LINES AND OTHER FACILITIES RELATED TO SUCH GAS METER BANK, SUCH AS METER RISERS (BUT NOT INDIVIDUAL GAS METERS), SHALL BE THE PROPERTY OF THE DEVELOPER. ALL GAS METERS USED FOR SUCH GAS METER BANKS SHALL BE THE PROPERTY OF XCEL (PSCO). ALL OF THE FOREGOING RIGHTS AND BENEFITS OF XCEL (PSCO) WITH RESPECT TO THE GAS METERING EASEMENT SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF SUCCESSORS AND ASSIGNS.
11. PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE SUBJECT PROPERTY IS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC., FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES.

WITH RESPECT TO THE UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT WITHOUT PERMISSION FROM MPEI. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT WITHOUT PERMISSION FROM MPEI. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES. SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC.
12. ALL MULTI-FAMILY BUILDINGS WITHIN THIS SUBDIVISION THAT HAVE ELECTRIC METERS ON ONE UNIT (BAND METERING) WILL HAVE A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND OPERATING THE ELECTRIC SUPPLY FOR DISTRIBUTION. ALL WIRES AND OTHER FACILITIES SUCH AS CONDUIT, SWITCHES AND METER BOXES BUT NOT INDIVIDUAL METERS, INSTALLED ON THE ABOVE DESCRIBED LANDS SHALL BE THE PROPERTY OF THE HOA. ALL METERS SHALL BE THE PROPERTY OF MOUNTAIN PARKS ELECTRIC, INC.
13. ALL BUILDINGS SHALL BE PROTECTED BY AUTOMATIC SPRINKLER SYSTEMS.
14. GARAGE PARKING SHALL BE FOR RESIDENTIAL PARKING AND SHALL NOT BE CONVERTED TO OWNER LOCK-OFF.
15. PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH LOTS IS GRANTED TO XCEL ENERGY / PUBLIC SERVICE COMPANY OF COLORADO (PSCO) FOR THE PURPOSE OF INGRESS AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF A NATURAL GAS DISTRIBUTION SYSTEM, INCLUDING GAS PIPING AND ALL ASSOCIATED FACILITIES. WITH RESPECT TO THE UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') AROUND ANY UNDERGROUND LINES. NO OTHER UTILITY LINE (WHETHER WATER, SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY UNDERGROUND LINE. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES AND ELECTRIC SHALL NOT BE ALLOWED CLOSER THAN FIVE FEET (5') TO ANY GAS LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN FIVE FEET (5') TO ANY UNDER GROUND FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN-EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY UNDERGROUND LINE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM XCEL ENERGY / PSCO. NO TREES OR BOULDERS MAY BE PLANTED OVER DISTRIBUTION OR SERVICE LINES AND MUST BE A MINIMUM OF 5' AWAY.

MAYOR'S CERTIFICATE:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS DAY OF _____, 20____, BY THE TOWN COUNCIL OF THE TOWN OF WINTER PARK SITUATED IN GRAND COUNTY, COLORADO. ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF THE 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 OF 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.

ATTEST:

NICK KUTRUMBOS, MAYOR
TOWN OF WINTER PARK, COLORADO

DANIELLE JARDEE, TOWN CLERK

PLANNER'S CERTIFICATE:


I, JEFF VOGEL, BEING A QUALIFIED PLANNER, CERTIFY THAT THIS PLAT OF ROAM FILING NO. 4, HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE.

JEFF VOGEL
VOGEL & ASSOCIATES, LLC.

PLANNING COMMISSION CERTIFICATE:

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

BRAD HOLZWARTH
CHAIRMAN

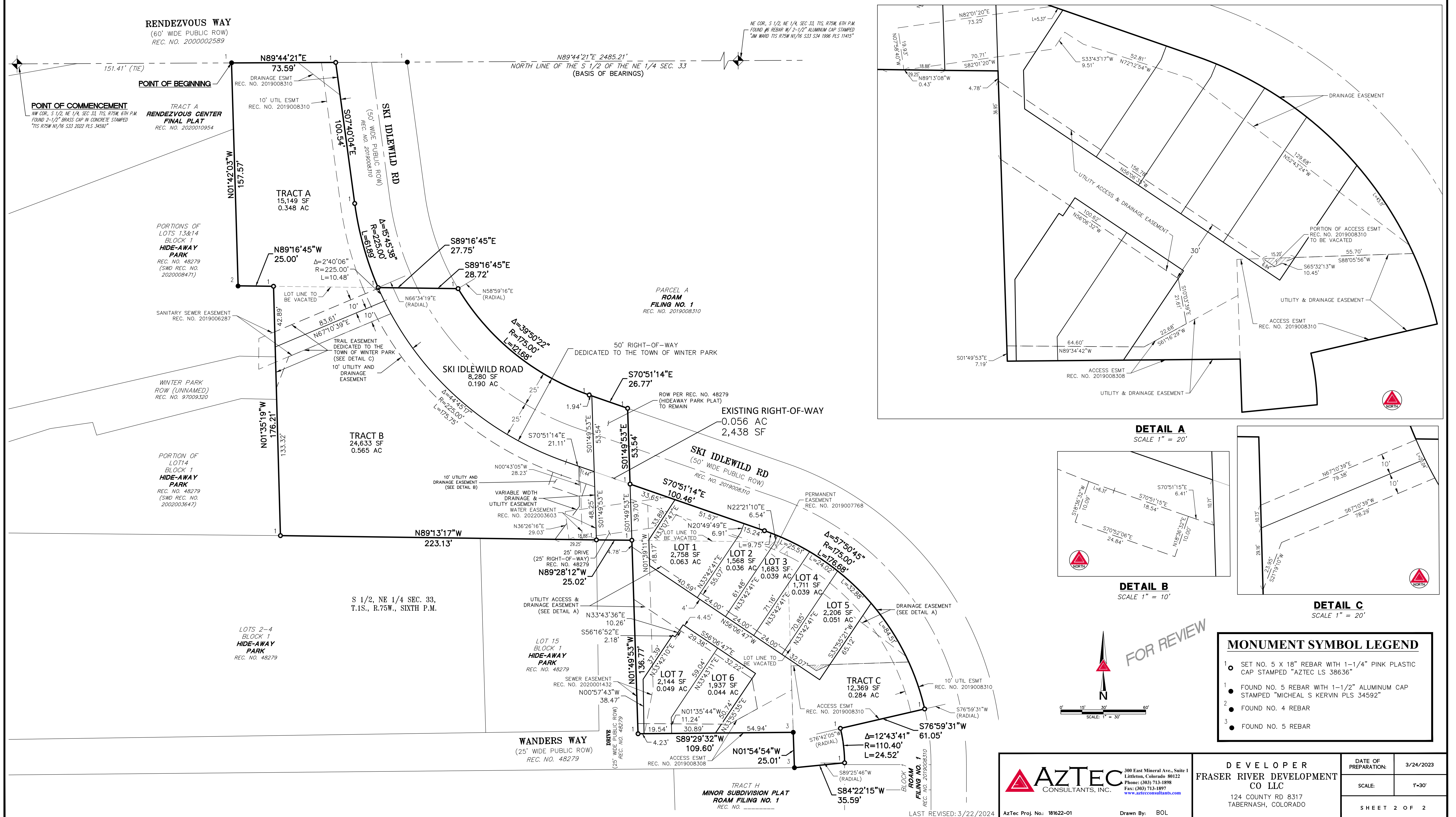
 Aztec CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER FRASER RIVER DEVELOPMENT CO LLC 124 COUNTY RD 8317 TABERNASH, COLORADO	DATE OF PREPARATION: 3/24/2023
	SCALE:	NA
	SHEET 1 OF 2	

AzTec Proj. No.: 181622-01

Drawn By: BOL


FINAL PLAT
ROAM FILING NO. 4

A RESUBDIVISION OF PARCEL E OF THE FINAL PLAT OF ROAM FILING NO. 1, AMENDED LOT 1, BLOCK 1 OF ROAM FILING NO. 1, PARCEL A, AND LOT 1, BLOCK 1, HIDEAWAY PARK, SUBDIVISION EXEMPTION PLAT, LOTS 16 & 17, HIDE-AWAY PARK, AND TRACT I, MINOR SUBDIVISION PLAT OF ROAM FILING NO. 1. A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.



MONUMENT SYMBOL LEGEND

1	○	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
1	●	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MICHAEL S KERWIN PLS 34592"
2	●	FOUND NO. 4 REBAR
3	●	FOUND NO. 5 REBAR

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER FRASER RIVER DEVELOPMENT CO LLC		DATE OF PREPARATION: 3/24/2023
		124 COUNTY RD. 8317 TABERNASH, COLORADO		SCALE: T=30'
AzTec Proj. No.: 181622-01		Drawn By: BOL		S H E E T 2 O F 2