



**TOWN OF WINTER PARK  
PLANNING COMMISSION**  
Tuesday, November 26, 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. Minutes – November 12, 2024

**VI. General Business:**

- a. PUBLIC HEARING: Minor Plat – Vasquez Creek Residences– Lot 1 & 2 (PLN23-093)

**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/kdr9la1HH0>

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.



**TOWN OF WINTER PARK  
PLANNING COMMISSION  
Tuesday, November 12, 2024 8:00 AM**

**MINUTES**

- DATE:** Tuesday, November 12, 2024
- MEETING:** Winter Park Planning Commission
- PLACE:** Town Hall Council Chambers and Zoom Meeting Call
- PRESENT:** Chair Dave Barker, Vice Chair Doug Robbins, Commissioners Shawn Cullingford, Dale McCaw, Thomas McDonald and Angela McDonough are present. Also present are Community Development Director James Shockey, Senior Planner Brian Kelly, Consultant Planner Sheila Booth and, Town Attorney Mr. Kunal Parikh.
- OTHERS  
PRESENT:** None.

**I. Call to Order**

Chair Barker calls the meeting to order at 8:06 a.m.

**II. Roll Call of Commission Members**

Commissioner Eric Mowrey is absent today.

**III. Public Comment**

No one comes forward.

**IV. Conflict of Interest**

No one comes forward.

**V. Consent Agenda:**

- a. Minutes – October 22, 2024

Commissioner McDonough moves, and Vice Chair Robbins seconds the motion approving the consent agenda. Motion carries 6,0.

**VI. General Business:**

- a. PUBLIC HEARING: Connor Bertron Addition Annexation – Initial Zoning of R-1 Single-Family Residential Zone District (PLN24-076)
- b. PUBLIC HEARING: Connor-Bertron Addition Filing No. 1 Minor Plat (PLN24-075)

Chair Barker asks for clarification if both items on the agenda needed to be analyzed and discussed separately; further asking if each receives a separate motion. Director Shockey explains the procedure as both items can be discussed and analyzed together but that two (2) separate motions will be required being identified as two (2) separate processes. Commissioner McDonald also asks clarification on repeated reference to Three-mile Plan and its relevance to work force housing/Low Density. James Shockey explained private ownership removed the parcel from Town interest and Annexation is decided by Town Council, Zoning is decided by Planning Commission.

Consultant Planner Sheila Booth begins her presentation of both items by mentioning the main bullet points that have been included in the Staff Report for the Commissioners to read prior to this meeting. Ms. Booth finalizes stating that the Staff recommends approval of both applications.

Commissioner Cullingford has some questions about acreage disparity in the packet being revised and redlined carrying the acreage from 2.71 to 3.79. Sheila Booth explains the additional acreage was due to the roadway also being added to the annexation. Doug Robbins asks if an R-1 zoning of the annexation, being an isolated zone relative to surrounding properties, meet Town's Zoning capability. Director Shockey outlines the guidelines for R-1 zoning requirements and the lower R-1 density facilitates a buffer with adjacent forestry/open space zoning. Vice-Chair Robbins continues to ask about State regulation toward R-1 zoning, whereby Dir. Shockey enters the response that this is currently being discussed at the State level but not yet mandated. Discussion continued as to the general locality of R-1 and R-2 zoning in the area with relationship to creek proximity. The Commission's role is to determine if this property could be classified as R-1, the Town Council will be in charge of finalizing the annexation portion of the application but must approve the Commission's recommendation of zoning density and concerns should be raised. Commissioner McDonough is in favor of the density being limited by the R-1 zoning and references the Three-mile Plan.

The Commission discuss the possible scenario in which the applicant would want to reclassify this as an R-2 zone, however its further discussed that it's the applicant that is requesting R-1 zoning. Planner Booth continues to further present the Minor Plat application and its main criteria of compliance. Ms. Booth continues by enumerating the items mentioned by referral agencies but that the concerns were more directed at annexation than the plat. Items were regarding:

- Wetlands
- Utilities
- Construction plans
- Drainage report
- Land dedication for open space
- Development improvement agreement
- Agencies comments

Planner Booth concludes by saying that the Staff recommends approval with five (5) conditions.

The applicant is not present during this meeting.

At this point in the meeting, Chair opens the Public Comment period - \*9 via phone to be recognized, Alt-Y to raise hand via video. No one comes forward.

Then, the Commissioners and the Staff have a conversation about the easements for the utilities and sidewalks, and if the Town foresees any other dedications as such. None such need is currently identified now or near future. Director Shockey explains the layout to the Commissioners and there is also mention of an easement for a turn-around at the end of the annexed roadway for Public Works easement for location will be proposed later when design is better understood. The Staff and the Commissioners also discuss the ROW ownership and maintenance requirements.

Commissioner McDonough makes a motion to approve Connor Bertron Addition Annexation – Initial Zoning of R-1 Single-Family Residential Zone District (PLN24-076). Commissioner McCaw seconds. Motion carries 6, 0.

Vice Chair Robbins makes a motion to approve Connor-Bertron Addition Filing No. 1 Minor Plat (PLN24-075) with Staff recommendations. Commissioner McDonough seconds. Motion carries 6, 0.

## **VII. Director's Report:**

Director Shockey informs the Commission about a presentation that Mr. Luke Kerr has for the Planning Commission. Mr. Kerr is a graduate student at Cornell University and a Planning Technician with the Town's Planning Consultants (CPS).

Mr. Kerr begins his presentation ("Age-Friendly Planning: Maximizing Cross-Agency Collaboration") by explaining the reasons that motivated him to do this research about how to assist older adults in the community. The core values of his presentation are respect, inclusion and trust so older adults can actively participate in the development of the communities they live in.

Once Mr. Kerr finishes his presentation, the Commissioners have a general conversation about how the Town can promote more age-friendly activities for seniors including the ones who might have mobility issues. Then, there is a brief conversation about the areas that need improvement such as affordable & accessible housing along with available long-time care facilities. There is also mention of age friendly activities for both aging adults and the young population in the community. Chair Barker requests the presentation be distributed for greater review for future planning interests.

Director Shockey and the Commissioners discuss the quorum for the upcoming meetings for the months of November and December 2024.

### **VIII. Planning Commission Items of Discussion**

The Commissioners and the Staff talk about concerns of work not complete by MPEI/others(?) at Vasquez since there are some debris. Chair Barker asks if responsible parties have plans to clean up, any deadlines to complete? Mr. Cullingford asks that the Town hold contractors accountable. Director Shockey will contact the Public Works Department to make an inspection.

Another topic is the potholes on the road that leads from the Town to the Resort. Director Shockey talks about how CDOT took care of the biggest potholes. CDOT proposed to do two(2) separate stretches during 2025, 2026 construction seasons.

There being no further business to discuss, Chair Barker makes motion to adjourn, Commissioner Vice Chair Robbins seconds motion, by unanimous "aye", the meeting is adjourned at 9:32 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, November 19th., 2024, at 8:00 a.m.

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Irene Kilburn, Planning and Building Technician II



**MEMO**

**TO** Planning Commission  
**FROM** Brian P Kelly, Senior Planner  
**THROUGH** James Shockey, AICP, Community Development Director  
**DATE** November 26, 2024  
**RE** PUBLIC HEARING: Minor Plat – Vasquez Creek Residences– Lot 1 & 2 (PLN23-093)

**Property Owner:** Vasquez Creek Development, LLC

**Applicant:** Mark Kent Managing Member of Vasquez Creek Development, LLC

**Location:** Lot 1 & Lot 2 (the “Property”) adjacent to Lot 3 addressed as 554 Vasquez Road. Upon subdivision, will be addressed 600 Vasquez Road (Lot 2) and 26 Arapahoe Road (Lot 1).

**Zoning:** R-2 (Multiple-Family Residential)

**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 recognizing the existing two (2) metes and bounds parcels currently known as Lot 1 and Lot 2 but not formally platted; the two proposed lots currently have the same address as Lot 3 (554 Vasquez Road). Upon recognition as individual lots through the Minor Plat process each lot will be assigned corresponding addresses of 600 Vasquez Road for Lot 2, and 26 Arapahoe Road for Lot 1. There is no proposed change to the dimensions of the existing Parcels, which were originally recorded as part of the Whiting Filing No. 1, Whiting Tract No. 1. (Recorded August 23, 1991 in Book 483, Page 897; Recorded October 27, 1977 in Book 240, Page 134).

**Dimensional Standards:**

Satisfactory. Lots 1 and 2 meet the minimum dimensional standards for future development. Future development will be reviewed per the criteria of the UDC Table 3-A-3 and the permitted residential uses proposed at that future date.

Lot	Max Area Available (SF)	Min. Area Available (SF)	Min. Width Available (ft)	Min. Width Required (ft)	Min. Depth Available (ft)	Min. Depth Required (ft)
1	24,595	2,795	61	50	247	100
2	17,272	2,561	81	50	178	100

**Setbacks:**

Satisfactory. Setbacks are only applicable when known development is proposed during the Plat process. No development is currently proposed and will be reviewed at a future date when the residential use category will be proposed.

Lot	Front Setback	Corner Setback	Side Setback	Rear Setback
1	25'	TBD	TBD	20'
2	25'	N/A	TBD	20'

**Building Coverage:**

Satisfactory. None proposed

**Parking:**

Satisfactory. Parking requirements have yet to be determined by future proposed use criteria.

**Access:**

Satisfactory. Lot 1 will be accessed via Arapahoe Road. Lot 2 is accessed via a shared drive with 554 Vasquez Road, a private access easement will be recorded via separate instrument and will encumber Lot 3 benefiting Lot 2, and a separate instrument will be recorded benefiting Lot 3 burdening Lot 2 providing continued access to Lot 3 from Lot 2.

**Utilities:**

N/A, no new utilities are anticipated with this minor plat filing. A 10-foot utility easement is being dedicated to Grand County Water and Sewer District (GCWSD) by this Final Plat.

**Construction Plans:**

N/A, no new grading or development is proposed at this time.

**Wetlands:**

Satisfactory. Wetlands have been delineated under the Nationwide Permit Verification (SPK-2021-00061) from the US Army Corp of Engineers (USACE) and submitted by the applicant. No development is proposed therefore no impact of the wetlands is expected at this time.

**Bufferyards and Revegetation:**

N/A

**Snow Storage:**

Satisfactory. The land is vacant with native vegetation allowing for natural drainage to occur. Future development proposals will be reviewed per the UDC outlined procedures.

**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 based on the 2024 "Actual Value" per the Grand County Assessor:  $5\% \times (\$198,820 + \$143,010) = \$17,091.50$ .

**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 \$13,366.03. Therefore, the amount is calculated as follows:  $\$309,398.93 \times 0.045 \times 0.96 \text{ ac} = \$13,366.03 \times (1 \text{ DU/lot}) = \$26,732.06$ .

**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 is not 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 13 and



November 20, 2024, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300' of the Property no later than November 12, 2024 confirmed by signed affidavit. A Property Posting (PO) was posted and verified no later than November 12, 2024.

At the time of this drafting, no comments have been received as of November 22, 2024. Three (3) ML were not delivered and marked "Return to Sender – Not Deliverable as Addressed – Unable to Forward".

**Plat:**

Staff has prepared a redlined print of the plat.

- Prior to recordation, the applicant shall revise the plat in conformance with staff's red-marked print presented November 26, 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-3 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommend approval subject to the following conditions:

1. Prior to recordation, the applicant shall revise the plat in conformance with staff's red-marked print dated November 26, 2024.
2. The applicant shall make a payment-in-lieu of land dedication for both school impact and open space fees and dedications.

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 Lot 1 and Lot 2 owned by Vasquez Creek Development, LLC (PLN24-093) 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-lined print dated November 26, 2024.

**Sample Motion for Denial:**

I move to deny the Minor Plat for Lot 1 and Lot 2 owned by Vasquez Creek Development, LLC (PLN24-093) as it was determined the application is NOT in conformance with § 5-D-3 of the UDC ***[insert explanation supported by the evidence here].***

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**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 (\$17,091.50)



- school impact fees paid (\$\$26,732.06)
- recording fees paid
- plat recorded. Insert date and reception number 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

<u>VASQUEZ CREEK DEVELOPMENT, LLC</u>			
Company	Phone #	Email Address	
<u>VASQUEZ CREEK DEVELOPMENT, LLC</u>	<u>650-465-3735</u>	<u>MARK.KENT@HOTMAIL.COM</u>	
Mailing Address	City	State	Zip
<u>1309 LINDEN LAKE RD</u>	<u>FT COLLINS</u>	<u>CO</u>	<u>80524</u>

#### Billing Contact (where invoices should be directed)

<u>MARK R. KENT</u>			
Company	Phone #	Email Address	
<u>VASQUEZ CREEK DEVELOPMENT, LLC</u>	<u>650-465-3735</u>	<u>MARK.KENT@HOTMAIL.COM</u>	
Mailing Address	City	State	Zip
<u>1309 LINDEN LAKE RD</u>	<u>FT COLLINS</u>	<u>CO</u>	<u>80524</u>

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

<u>MARK R. KENT</u>			
Company	Phone #	Email Address	
<u>VASQUEZ CREEK DEVELOPMENT, LLC</u>	<u>650-465-3735</u>	<u>MARK.KENT@HOTMAIL.COM</u>	
Mailing Address	City	State	Zip
<u>1309 LINDEN LAKE RD.</u>	<u>FT COLLINS</u>	<u>CO</u>	<u>80524</u>

# Site Description

Site Address

TBD

Parcel Identification Number(s) (PIN)

158733300041 158733300042

Existing Zone Classification

R-2

Site Area (acres and sq. ft.)

.96 ACRES 41,867

# Project Description

Project Name

VASQUEZ CREEK RESIDENCES - LOT 1 AND LOT 2

Brief description of the proposed project

CONVERT EXISTING "PARCELS" TO "LOT" LEGAL DESCRIPTION.

# 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

10/8/24

## 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

 MANAGING MEMBER

Date

10/8/24

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
<b>Standardized Development Review Procedures (Article 5.B)</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
<b>Ordinance and Zoning Amendment Decisions (Article 5.C)</b>	<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*	<b>Appeal, Variance, and Interpretation Decisions (Article 5.F)</b>
<b>Subdivision and Platting Decisions (Article 5.D)</b>	<input type="checkbox"/> Appeal
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Appeal of Administrative Decisions
<input checked="" 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 type="checkbox"/> Vacation of Plat, Street, Right of Way, and Easement*	
<input type="checkbox"/> Condominium Plat	
<b>Table Notes:</b> *Pre-Application Conference required	

October 2, 2024

Town of Winter Park: Planning Division  
50 Vasquez Road, P.O. Box 3327, Winter Park, CO 80482  
Electronic delivery to: [permits@wpgov.com](mailto:permits@wpgov.com)

**RE: Minor Plat Application: Narrative**

**A. Project Name.**

Vasquez Creek Residences – Lot 1 and Lot 2

**B. Street Address.**

XXX Arapahoe Rd., Winter Park, CO 80482 (street address to be assigned)

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

Owner:  
Vasquez Creek Development, LLC  
Mark R. Kent, Managing Member  
1309 Linden Lake Rd., Fort Collins, CO 80524  
M: 650-465-3735  
[markkent@hotmail.com](mailto:markkent@hotmail.com)

Applicant and Project Manager  
Mark R. Kent  
1309 Linden Lake Rd., Fort Collins, CO 80524  
M: 650-465-3735  
[markkent@hotmail.com](mailto:markkent@hotmail.com)

HOA:  
Not subject to an HOA

Architect:  
Hart Wintraub, Purcell Timber Frame Homes  
808 Radio Ave, Nelson BC V1L 3L3  
M: 250-505-3799  
[info@purcell.com](mailto:info@purcell.com)

Engineer:  
Patrick Chelin, Bowman Consulting LLC  
1526 Cole Blvd, Suite 100  
Lakewood, CO 80401  
M: 303-250-3737  
[patrick.chelin@bowman.com](mailto:patrick.chelin@bowman.com)

Wetlands Consultant:  
David Steinman, Professional Wetlands Consulting, LLC  
20 Rim Road, Boulder, CO 80302  
M: 303-444-1715  
[caverdave@mindspring.com](mailto:caverdave@mindspring.com)

Surveyor:  
Walter Magill, PE & PLS  
Four Points Surveying and Engineering  
410 South Lincoln Avenue, Suite #15  
P.O. Box 775966  
Steamboat Springs, CO 80477  
M: 970-819-1161  
[walterm@fourpointsse.com](mailto:walterm@fourpointsse.com)

**D. Legal Description.**

Lot 1 and Lot 2, Vasquez Creek Residences

Lot 1: Parcel ID number: 158733300041

Lot 2: Parcel ID number: 158733300042

**E. Zoning District.**

R-2 Multi-family Residential Zone District

**F. Lot Size.**

Lot 1: 25,595 square feet (0.56 acre)

Lot 2: 17,211 square feet (0.40 acre)

**G. All proposed uses.**

Single family residential

**H. All proposed uses.**

Single or multi-family residential, per the R-2 zoning code

**I. Compliance with the Town's Comprehensive Plan**

In compliance; no change to the proposed use or zoning.

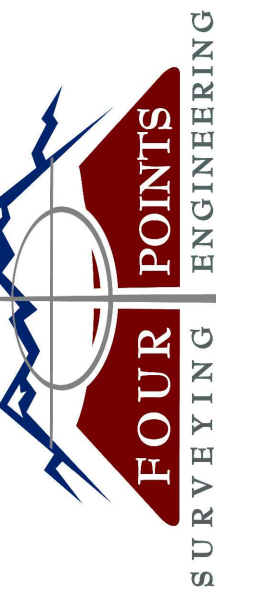
The purpose of this minor plat is to convert the existing "Parcels", defined by metes and bounds legal description to a "Lot" legal description. There is no proposed change to the dimensions to the existing Parcels, which were originally recorded as part of the Whiting Filing no. 1, Whiting Tract no. 1.

**J. Summary of proposed types of street surfacing, drainage, sanitary facilities, and water supply**

There are no new streets proposed within this plat. Drainage easement provides for newly-designed water feature, a cobblestone creek, to conduct drainage of a culvert under Vasquez Road, which is part of the Town of Winter Park storm water drainage system. A main GCW&S sewer line traverses both Lot 1 and Lot 2. A main GCW&W water line is accessible in an existing shared driveway easement of Lot 2, and Lot 1 will have access to a main line in Arapahoe Road.



**MINOR PLAT  
VASQUEZ CREEK RESIDENCES  
BEING A REPLAT OF A PART OF WHITING'S FILING NO. 1,  
LOCATED IN THE NW  $\frac{1}{4}$  OF SW  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 1 SOUTH,  
RANGE 75 WEST OF THE 6TH P.M., WINTER PARK, GRAND COUNTY,  
COLORADO**

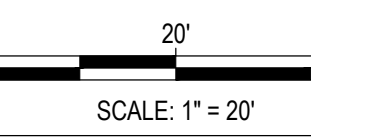


440 S. Lincoln Ave, Suite  
P.O. Box 775966  
Steamboat Springs, CO 8  
(970)-871-6772  
www.fourpointse.co

INT
REVISIONS
DATE

**MINOR PLAT:  
VASQUEZ CREEK RESIDENCES  
554 VASQUEZ ROAD  
WINTER PARK, CO**

**Horizontal Scale**



SCALE: 1" = 20'

Contour Interval = 2 ft

DATE: 10-11-2024

JOB #: 2261-001

DRAWN BY: WNM

DESIGN BY:

REVIEW BY:

IF THIS DRAWING IS PRESENTED IN  
FORMAT OTHER THAN A4 X 36" THE  
GRAPHIC SCALE SHOULD BE UTILIZED

**DRAWING:  
FINAL PLAT**

**SHEET #**

**1**

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS: THAT VASQUEZ CREEK DEVELOPMENT, 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 TRACT OF LAND IN THE NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., PART OF WHITING'S FILING NO. 1 ACCORDING TO THE DEED OF DISTRIBUTION RECORDED AT BOOK 483, PAGE 897 ON AUGUST 23, 1991 AND

A TRACT OF LAND IN THE NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., PART OF TRACT 1 OF WHITING'S FILING NO. 1 TO THE DEED OF DISTRIBUTION RECORDED AT BOOK 240, PAGE 134 ON OCTOBER 27, 1977.

THAT HE HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS VASQUEZ CREEK RESIDENCES, 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 THE TOWN OF WINTER PARK USE OF THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENT TO THE ACCOMPANYING PLAT AS PERMANENT PUBLIC EASEMENTS.

IN WITNESS WHEREOF, VASQUEZ CREEK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

BY \_\_\_\_\_ AS \_\_\_\_\_ OF VASQUEZ CREEK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_ AS \_\_\_\_\_ OF VASQUEZ CREEK DEVELOPEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
SIGNATURE (NOTARY PUBLIC) MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
SEAL

ESTOPPEL CERTIFICATE

I, \_\_\_\_\_, THE OWNER OF THE PROPERTY INCLUDED WITHIN THE VASQUEZ CREEK RESIDENCES, CERTIFY THAT THIS FINAL PLAT AND SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION WITH THIS FINAL PLAT, IF REQUIRED, EMBODY THE THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN 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, EXCEPTION AS SET FORTH ON THIS PLAT OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

\_\_\_\_\_  
\_\_\_\_\_, OWNER

CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS FINAL PLAT, DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS FINAL PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS FINAL PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF WINTER PARK.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ SS

THE FOREGOING CERTIFICATE OF LIENHOLDER/DED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

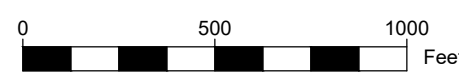
WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_



**VICINITY MAP**



OWNER / DEVELOPER  
VASQUEZ CREEK DEVELOPMENT, LLC.  
MARK KENT

LAND SURVEYOR  
FOUR POINTS SURVEYING AND ENGINEERING  
WALTER N. MAGILL, P.E., P.L.S.  
440 S. LINCOLN AVENUE, SUITE 4A  
STEAMBOAT SPRINGS, CO 80487  
970-871-6772

SHEET INDEX  
SHEET 1: VICINITY MAP, DEDICATION NOTES AND SIGNATURES  
SHEET 2: FINAL PLAT

PLAT NOTES:

1. PARKING REQUIREMENTS SHALL COMPLY WITH TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. THE LOT SHOWN IS SUBJECT TO THE TOWN OF WINTER PARK MINIMUM YARD REQUIREMENTS AS SHOWN HEREON AND LISTED HEREIN. 20' FROM THE VASQUEZ ROAD AND ARAPAHOE ROAD RIGHT OF WAYS.
3. SUBJECT PROPERTY IS SITUATED WITHIN THE TOWN OF WINTER PARK \_\_\_\_\_ ZONE DISTRICT.
4. WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:
  - 4.1. ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE THE HOME.
  - 4.2. ALL DOGS WILL BE REQUIRED TO BE ON A LEASH.
  - 4.3. ALL TRASH RECEPTACLES SHALL BE WILDLIFE-PROOF CONTAINERS; AND
  - 4.4. ANY FENCING INSTALLED ON THIS SUBDIVISION SHALL CONFORM TO THE DESIGN CRITERIA OF THE COLORADO DIVISION OF WILDLIFE PUBLICATION TITLED; "FENCING WITH WILDLIFE IN MIND".

LAND USE TABLE	
LOT AREA	41867.00
LOT 1 ACRES	0.56
LOT 2 ACREAGE	0.40
AVERAGE LOT SIZE	20933.50
OPEN SPACE TRACTS	0.00
PARKS TRACTS	0.00
TRAILS TRACTS	0.00
DRAINAGE TRACTS	0.00

PLANNER'S CERTIFICATE

I, \_\_\_\_\_, BEING A QUALIFIED PROFESSIONAL ENGINEER OR PLANNER, CERTIFY THAT THIS PLAT OF VASQUEZ CREEK RESIDENCES HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE.

BY: \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, BY THE TOWN OF WINTER PARK PLANNING COMMISSION, WINTER PARK, COLORADO.

\_\_\_\_\_  
CHAIRPERSON

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, PLS NO. 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF VASQUEZ CREEK RESIDENCES 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.

BY: \_\_\_\_\_

WALTER N. MAGILL, PLS 38024

MOUNTAIN PARKS ELECTRIC EASEMENT AND NOTES

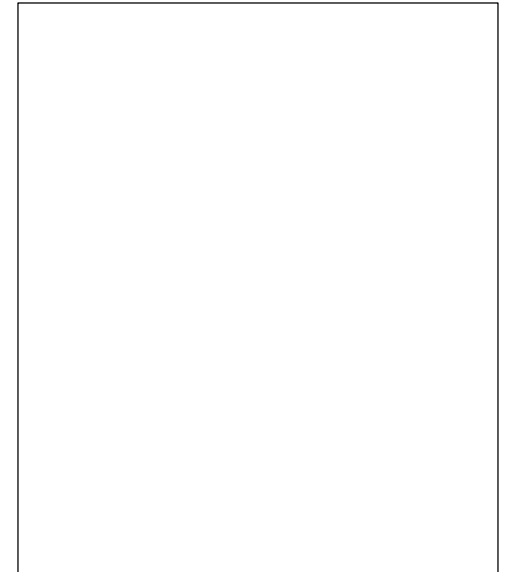
1. WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT. 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 ELECTRICAL 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.

GRAND COUNTY WATER AND SANITATION DISTRICT ACCEPTANCE OF DEDICATION

THE GRAND COUNTY WATER AND SANITATION DISTRICT DOES HEREBY ACCEPT THE DEDICATION OF THE UTILITY EASEMENT SHOWN, (A TEN (10') WIDE PUBLIC SEWER EASEMENT) AS GRANTED BY THE OWNER OF THE PROPERTY SUBDIVIDED HEREBY, FOR THE PURPOSES MADE, PROVIDED THAT THE DISTRICT SHALL HAVE NO OBLIGATION OR LIABILITY TO CONSTRUCT, REPAIR, MAINTAIN, IMPROVE, OR RECONSTRUCT ANY WATER OR SEWER LINE OR APPURTENANCE WITHIN ANY SUCH EASEMENT UNTIL AND UNLESS SUCH LINE OR APPURTENANCE HAS FIRST BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RULES OF THE DISTRICT AND THE DISTRICT HAS FINALLY ACCEPTED SUCH LINE OR APPURTENANCE BY A RESOLUTION OF ITS BOARD OF DIRECTORS. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREAS WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION.

GRAND COUNTY WATER AND SANITATION DISTRICT

DATE: \_\_\_\_\_, 2024 BY: \_\_\_\_\_ GENERAL MANAGER



**MINOR PLAT  
VASQUEZ CREEK RESIDENCES**  
BEING A REPLAT OF A PART OF WHITING'S FILING NO. 1,  
LOCATED IN THE NW  $\frac{1}{4}$  OF SW  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 1 SOUTH,  
RANGE 75 WEST OF THE 6TH P.M., WINTER PARK, GRAND COUNTY,  
COLORADO



440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
www.fourpointse.com

INT	REVISIONS	No.	DATE

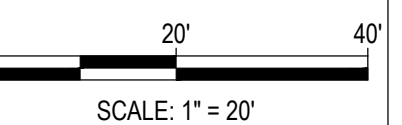
**MINOR PLAT:  
VASQUEZ CREEK RESIDENCES**  
554 VASQUEZ ROAD  
WINTER PARK, CO

SURVEY NOTES:

- UNITS SHOWN HEREON ARE IN US SURVEY FEET.
- BASIS OF BEARING: S 52°49'37" W, 95.00 FT ALONG NORTH LINE OF LOT 2.
- FLOOD PLAIN INFORMATION FROM FEMA FLOOD INSURANCE RATE MAP, GRAND COUNTY, COLORADO INCORPORATED AREAS, PANEL 0991C, MAP NUMBER 08049C0991C, EFFECTIVE DATE JANUARY 2, 2008 AND FEMA FLOOD INSURANCE STUDY, NUMBER 08049CV000A, FLOOD PROFILES, VASQUEZ CREEK, 19P, EFFECTIVE DATE JANUARY 2, 2008.
- PROPERTY BENCHMARKS SHOWN AS NOTED HEREON.

Line #	Length	Direction
L1	31.10	N52° 49' 37"E
L2	6.10	S66° 49' 37"E
L3	12.85	S21° 32' 19"E
L5	14.80	S21° 28' 27"E
L6	94.32	S69° 43' 52"E
L8	41.55	N14° 22' 25"W
L9	75.77	N19° 47' 25"W
L10	14.60	N28° 22' 24"W
L11	56.16	S36° 47' 01"W
L12	62.30	S59° 26' 15"E
L13	14.65	S59° 21' 09"E

**Horizontal Scale**



SCALE: 1" = 20'

Contour Interval = 2 ft

DATE: 9-23-2024

JOB #: 2261-001

DRAWN BY: WNM

DESIGN BY:

REVIEW BY:

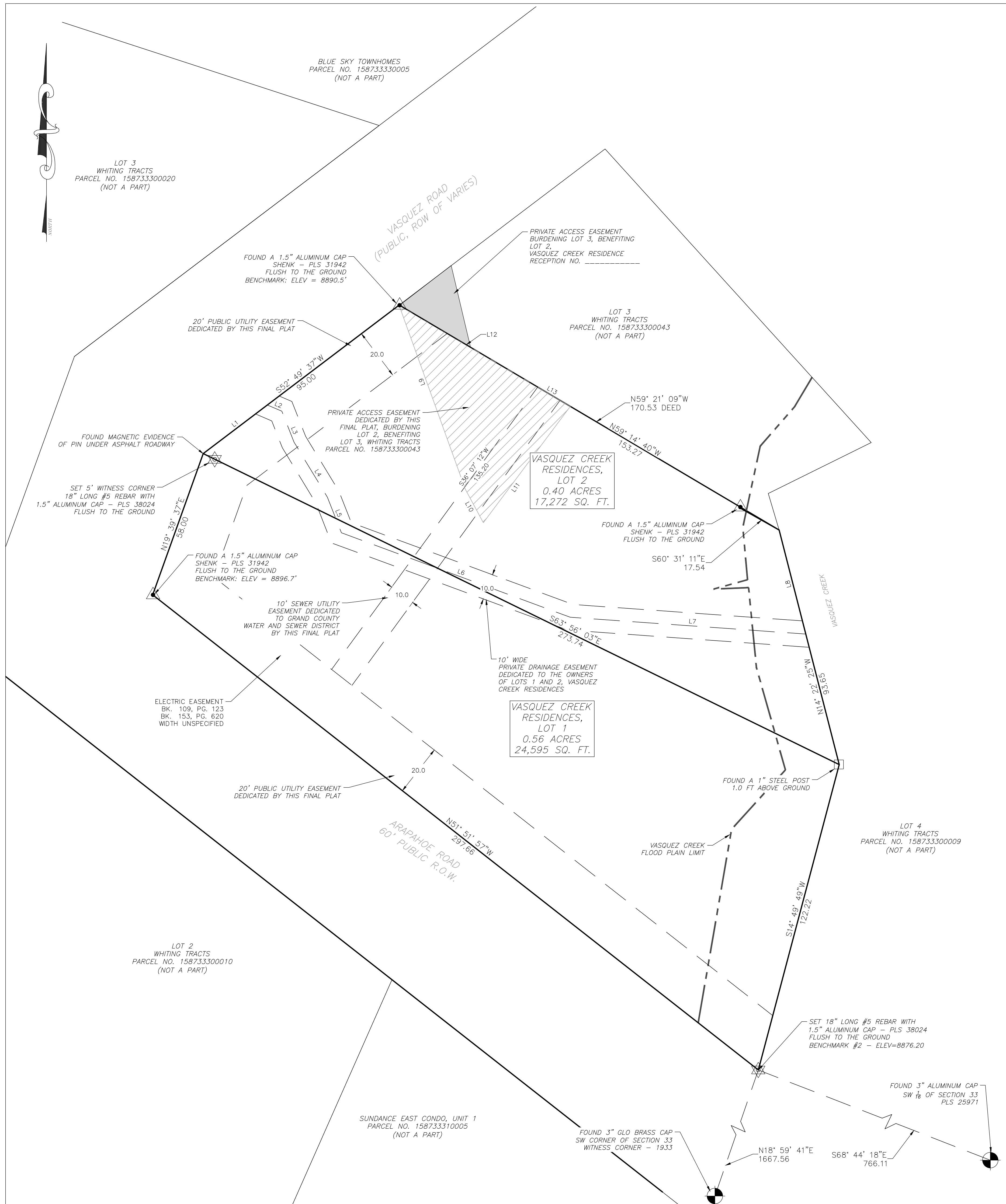
IF THIS DRAWING IS PRESENTED IN A  
FORMAT OTHER THAN 24" X 36", THE  
GRAPHIC SCALE SHOULD BE UTILIZED.

**FINAL PLAT**

DRAWING:

SHEET #

**2**



LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT



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

**Applicant:** Vasquez Creek Development, LLC

**Property Owner:** Vasquez Creek Development, LLC (C/O Mark Kent)

**Case Number:** PLN24-093 (Minor Plat)

**Physical Address of Property for Which the Application Approval is Requested:** 600 Vasquez Road and 26 Arapahoe Road, Winter Park, CO 80482

**Legal Description & Vicinity Map of Property for Which the Application Approval is Requested:** Lot 1 & 2 Replat of a part of Whiting Tracts Filing 1 on Vasquez Road (See Exhibit A attached.)

**Description of Request:** An application for a minor plat recognizing two (2) metes & bounds parcels (Lot 1 and Lot 2) as single-family residential lots on approximately 0.56 acres and 0.41 acres, respectively.

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

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

**Public hearings at Winter Park Town Hall, 50 Vasquez Road, and online via Zoom are scheduled for the following meetings:**

**Minor Plat Hearing  
Planning Commission, Tuesday, November 26, 2024  
at 8:00 a.m.**

Hearing start times are approximate and depend on other agenda items. Members of the public wishing to make comment regarding the application may do so at the scheduled hearings, or write to Brian Kelly, Senior Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or send comments by email to [bkelly@wpgov.com](mailto:bkelly@wpgov.com). For comments to be included within the digital meeting 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 Planning Commission and Town Council full agendas, which will be published by end of day the Friday before each meeting at:**

<https://wpgov.com/our-government/agendas-minutes/>

**The meetings will be broadcast via Zoom, and public comment can be made during the hearings by those attending. However, if there are technical difficulties with Zoom, public comment via Zoom may not be available, and the hearings will continue in person.**

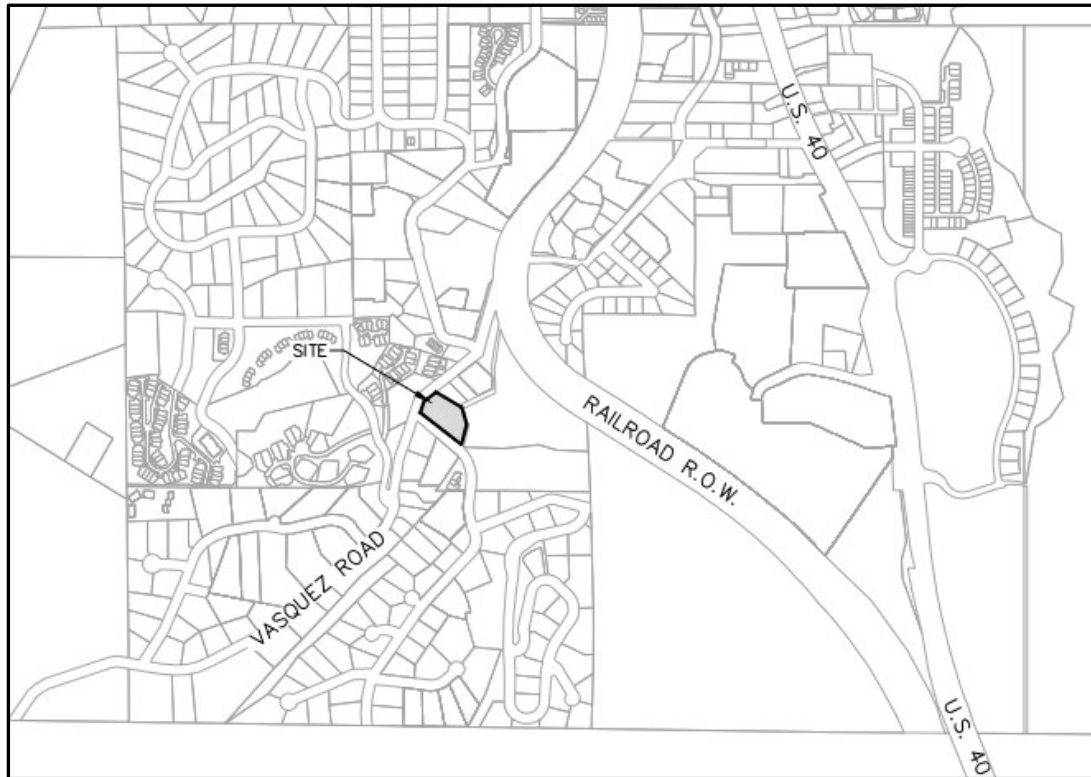
### Exhibit A – Legal Description and Location Map

**LOT1:** A TRACT OF LAND IN THE NW1/4 SW1/4 SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., PART OF WHITING'S FILING NO. 1., DESCRIBED AS FOLLOWS:

BEGINNING AT POINT NO. 2 (1 INCH IRON BAR, ORIGINAL SURVEY) ON VASQUEZ CREEK, WHENCE THE W 1/4 CORNER OF SAID SECTION 33 BEARS NORTH 29°48'30" WEST A DISTANCE OF 1227.20 FEET, THENCE NORTH 52°53' WEST A DISTANCE OF 296.33 FEET, THENCE NORTH 19°30' EAST A DISTANCE OF 58.00 FEET, THENCE SOUTH 65°03' EAST A DISTANCE OF 274.17 FEET, THENCE SOUTH 15°02' WEST A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING, COUNTY OF GRAND, STATE OF COLORADO.

**LOT2:** A TRACT OF LAND IN THE NW1/4 SW1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., PART OF TRACT NO. 1 OF WHITING'S FILING NO. 1, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON VASQUEZ CREEK, POINT NO. 3, WHENCE THE W1/4 CORNER OF SAID SECTION 33 BEARS NORTH 34°10'45" WEST A DISTANCE OF 1134.18 FEET; THENCE NORTH 14°43' WEST A DISTANCE OF 94.80 FEET; THENCE NORTH 59°44'30" WEST A DISTANCE OF 170.53 FEET; THENCE SOUTH 52°40' WEST A DISTANCE OF 95.00 FEET; THENCE SOUTH 19°30' WEST A DISTANCE OF 5.00 FEET THENCE SOUTH 65°03' EAST A DISTANCE OF 274.17 FEET TO THE POINT OF BEGINNING, COUNTY OF GRAND STATE OF COLORADO.



VICINITY MAP

