



**TOWN OF WINTER PARK  
PLANNING COMMISSION  
Tuesday, December 10, 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 26, 2024

**VI. General Business:**

- a. PUBLIC HEARING: Continuance of Minor Plat – Vasquez Creek Residences– Lot 1 & 2 (PLN24-093)

**VII. Director's Report:**

- a. Sign Code Update Presentation
- 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**

### **Computer Login Instructions**

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

Passcode: 113389

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- +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)
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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 26, 2024 8:00 AM**

**MINUTES**

**DATE:** Tuesday, November 26, 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 (online), Angela McDonough and Eric Mowrey are present. Also present are Community Development Director James Shockey (online), Senior Planner Brian Kelly, Consultant Planner Sheila Booth (online) and Town Attorney Mr. Kunal Parikh (online).

**OTHERS  
PRESENT:** Applicant Mark Kent

**I. Call to Order**

Chair Barker calls the meeting to order at 8:17 a.m.

**II. Roll Call of Commission Members**

**III. Public Comment**

No one comes forward.

**IV. Conflict of Interest**

No one comes forward.

**V. Consent Agenda:**

- a. Minutes – November 12, 2024

Vice Chair Robbins moves, and Commissioner McDonough seconds the motion approving the consent agenda. Motion carries 7,0.

**VI. General Business:**

- a. PUBLIC HEARING: Minor Plat – Vasquez Creek Residences– Lot 1 & 2 (PLN24-093)

Senior Planner Brian Kelly presents Minor Plat application and introduces Applicant Mark Kent representing Vasquez Creek Development, LLC as being available to answer any questions. Planner Kelly explains the necessity to record the two (2) parcels to be recognized as developable lots through the Minor Plat process. The two (2) parcels are not being planned for development at this time. Two (2) conditions are required prior to final recordation: Minor Plat revision of red-lined corrections to be presented to applicant, and the payment of Fees-in-lieu of Land Dedication associated with School Impact Fees and Open Space dedication. Chair Barker asks for clarification “at time of Development?”. Mr. Kelly explains that this is a topic of discussion because fees are normally paid at time of subdivision per UDC. At this time Chair Dave Barker inquires if red-lines are available as he did not see them in the staff report. Brian Kelly mentions that the redlines were not presented in case there were further revisions that were needed to be made prior to Final Plat.

Commissioner Cullingford asks for an example of what redlines are there currently, and Mr. Kelly mentions that one of the parcels has been sold and that additional owner certification block and other text will need to be revised. Mr. Barker clarifies that the redlines to date are mostly related to transfer of ownership. Vice Chair Robbins asks if the school fees will be transferred to the new owners of the parcels if not received at the time of the subdivision? Mr. Robbins agrees that it makes the most sense to have the fees collected at the time of subdividing rather than past on to buyers of these lots; these fees should be disclosed to buyers prior to closing if they were to be past on. Dave Barker asks the applicant to come forward to answer any questions. Mr. Mark Kent further explains the conversations that he has had with staff. Mr. Kent continues to describe property physical attributes and easements that exist. Mark Kent was taken by surprise by the need for a Minor Plat and the dedication of land and fees-in-lieu. Mr. Kent continues to explain his reasoning for agreeing to the School Impact fees. Mark Kent contends that recognizing the parcels as lots without development was a formality not necessarily something that would have additional fees. Continuing with discussion, Mark hopes to come to some solution whereby the option to offer some land adjacent to the creek, looking to dedicate some area that may meet the requirement instead of fees.

Chair Barker opens discussion for public comment – no one comes forth. Public Comment is closed.

The matter is open to Planning Commission (PC) discussion. Commissioner Mowrey asked if precedent where fees are charged, and Mr. Barker responds that the fees are always charged but if this is a case of platting something that has already been platted; essentially were the fees paid previously? Mr. Kelly explains unlikely due to the fact that the area was not under Town of Winter Park jurisdiction, not under Towns UDC or ordinances. Discussion continues as to how these parcels are not already lots. Chair Barker asks anecdotally if someone were to purchase 10 acres of land and sold them as parcels would they have been charged fees, to which Sr. Planner Kelly explains that the fees are charged at time of platting into a development. Discussion continues to describe the fractioning land into developable lots. Mr. Barker asks for further clarification of subdivided lots being subdivided further with discussion of what if a lot was vacated and then resubdivided, the same process and fees would be applicable. Community Development Director James Shockey confirms that the fees would be applied to any re-platting of vacated lots. Chair Barker observes that the parcels are indeed conforming to the surrounding neighborhood, that perhaps the original owners intended to build on them. Mr. Kelly replies with not knowing the original owners intent. Chair Barker asking as to who should shoulder the burden. Mr. Kelly speaks to whether the ordinances of the past are applicable to the proposed subdivision application, and whether such fees existed in the year of supposed parcel layout of 1952.

Commissioner Cullingford, mentions that the applicant has agreed to the School impact fees and that the land dedication fees are in-lieu of a 5% land area dedication. Mr. Shockey clarifies that the land dedication is to the public for public use, exercised by a deeded area to the Town but in smaller land areas such as this a Fee-in-lieu is usually more appropriate. Mr. Shawn Cullingford asks if other areas in the Whiting Tracts exists where an agreement was made to leave areas open for public use without necessarily going through a formal deed or easement. Mr. Shockey does not believe so. Commissioner Cullingford is seeking a solution where a mechanism may allocate land to the public good. Vice Chair Doug Robbins believes that an arrangement can be made that serves all parties. To wit, Chair Barker interjects whether this is even in the PC's scope to waive fees. Mr. Shockey says not likely but that through discussion with staff and applicant a form of land dedication can be agreed upon provided a continuance be provided to allow further research. Commissioner. Cullingford asks if the parcels are even big enough to allow for 5% dedication. James Shockey agrees that it's possible, applicant steps forward to confirm possibility. Setbacks will need to be met at provision of new property line. Chair Barker asks about a piece of land running behind the parcels, and if this is Town owned. There is no certainty of this land area ownership at this time, staff will inquire.

Commissioner Dale McCaw asks about the drainage easement running between parcel 1 and 2. Mr. Kent mentions the easement is on the plat and may also serve the Town and the dedication requirement. Chair Barker declares that the PC does not have the authority to waive or accept land dedication at the current time. Discussion continues with mention of motioning to further conversation by continuing to next meeting on December 10<sup>th</sup>. Commissioner Robbins clarifies that the continuance allows the Town staff to scope feasible land dedication location and sizing, letting PC to review with conforming to code. Commissioner McDonough explains any motion to approve is either for land dedication or fee-in-lieu as it stands, unless a continuance is requested. Commissioner Cullingford mentions that the staff report has considered the land dedication and at

that time is not interested. Director Shockey responds that the applicant would like to negotiate their option. Commissioner Cullingford hypothetically would recommend a motion to continue this while the staff and applicant consider the 5% dedication, and bring back to PC for recommendation, and Commissioner Robbins jokingly said "I would second that motion." Chair Barker discusses applicant's desire to want to further continue conversation on land dedication and if so than a continuance should be motioned. Commissioner Cullingford makes a motion to continue for purposes of staff and applicant to consider exact land dedication. Commissioner Robbins seconds the motion.

The motion passes 7,0 for continuance to reconvene December 10<sup>th</sup>.

Commissioner Mowrey asks if it were possible to make a motion to approve with a recommendation. Confirmed that it was possible.

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

Director Shockey informs the Commission about the upcoming Holiday Party on December 13<sup>th</sup>, please RSVP to Town Clerk. The last meeting of the year 2024 is December 10<sup>th</sup> at which time priority and objectives that Commission had hoped to move forward, and an update to those issues will be presented at that time.

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

There being no further business to discuss, Commissioner McDonough makes motion to adjourn, Commissioner Cullingford seconds motion, by unanimous "aye", the meeting is adjourned at 8:54 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, December 10, 2024, at 8:00 a.m.

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Brian P. Kelly, Senior Planner



**MEMO**

**TO** Planning Commission  
**FROM** Brian P Kelly, Senior Planner  
**THROUGH** James Shockey, AICP, Community Development Director  
**DATE** November 26, 2024, **Continued December 10, 2026**  
**RE** PUBLIC HEARING: Minor Plat – Vasquez Creek Residences– Lot 1 & 2 (PLN23-093)

**Revision to the Staff Report shown in RED and only applies to the Dedication of Open Space.**

**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:  $5\% \times (\$198,820 + \$143,010) = \$17,091.50$ .~~

**Staff and the applicant have come to an agreement that a combined portion of the two (2) parcels, equivalent to 5% (equivalent to 2094 SF) of the total land area will be dedicated by separate Quit Claim to the Town of Winter Park. The area of dedication includes that portion adjacent to the Vasquez Road and Arapaho Road Right-of-Way (ROW) for the purpose of roadside and cross-culvert maintenance adjacent to the subject property. The area is shown in red on the submitted Plat.**

**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 file prepared and presented December 10, 2024. **(attached)**

**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 December 5, 2024.
2. **The applicant shall make a payment-in-lieu of Dedication of Land for School Sites.**
3. **The applicant has agreed to dedicate 5% of the total land area (equivalent to 2,094 SF) of Lot 1 and Lot 2 in conformance with the UDC § 4-B-3 Dedications and Acceptance.**

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 December 5, 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: \_\_\_\_\_

**MINOR PLAT**  
**VASQUEZ CREEK RESIDENCES**  
**BEING A REPLAT OF A PART OF WHITING'S FILING NO. 1,**  
**LOCATED IN THE NW ¼ OF SW ¼ OF SECTION 33, TOWNSHIP 1 SOUTH,**  
**RANGE 75 WEST OF THE 6TH P.M., WINTER PARK, GRAND COUNTY,**  
**COLORADO**

Add 2nd Certificate of Dedication and Ownership for Owner of Lot 2

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 ¼ SW ¼ 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 ¼ SW ¼ 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)  
 (SEAL) MY COMMISSION EXPIRES: \_\_\_\_\_

Add 2nd Estoppel Certificate for Owner of Lot 2

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

Parking Requirements shall comply with the Town's UDC

Delete: Note #2 Not Required

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

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

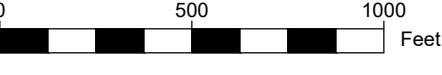
WITNESS MY HAND AND OFFICIAL SEAL.

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

Add note RE: At time of BP applicant shall provide and USACE wetland permit. Edit NOTE 1 for shared Driveway; Parking is govered by the UDC.



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

Delete: Not Required

PLAT NOTES:

- PARKING REQUIREMENTS SHALL COMPLY WITH TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- 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.
- SUBJECT PROPERTY IS SITUATED WITHIN THE TOWN OF WINTER PARK \_\_\_\_\_ ZONE DISTRICT.
- WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:
  - ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE THE HOME.
  - ALL DOGS WILL BE REQUIRED TO BE ON A LEASH.
  - ALL TRASH RECEPTACLES SHALL BE WILDLIFE-PROOF CONTAINERS; AND
  - 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 STATUES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY T HE 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

Delete Address: not needed as the 2 lots have yet to be addressed

MOUNTAIN PARKS ELECTRIC EASEMENT AND NOTES

- 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

- ADD NOTE: RE the shared driveway shall comply with the Town of Winter Park Standards and Specifications for Design and Construction.
- ADD NOTE: RE The applicant for building permit shall provide US Army Corp of Engineers authorization for any Wetland Disturbance.
- ADD NOTE: Land Dedicated to the Town of Winter Park for the purpose of Vasquez Road public right-of-way and culvert maintenance conforming to the Town of Winter Park Unified Development Code Section 4-B-3-E Dedication of Public Open Space

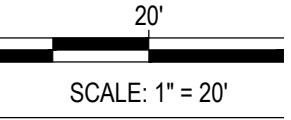


440 S. Lincoln Ave, Suite  
 P.O. Box 775966  
 Steamboat Springs, CO 8  
 (970)-871-6772  
 www.fourpointse.co

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:

**FINAL PLAT**

DRAWING:

SHEET #

1

**MINOR PLAT  
VASQUEZ CREEK RESIDENCES**  
BEING A REPLAT OF A PART OF WHITING'S FILING NO. 1,  
LOCATED IN THE NW 1/4 OF SW 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  
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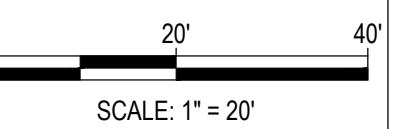
**SURVEY NOTES:**

1. UNITS SHOWN HEREON ARE IN US SURVEY FEET.
2. BASIS OF BEARING: S 52°49'37" W, 95.00 FT ALONG NORTH LINE OF LOT 2.
3. 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.
4. 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

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

**Horizontal Scale**



Contour Interval = 2 ft

DATE: 9-23-2024  
JOB #: 2261-001  
DRAWN BY: WNM  
DESIGN BY:  
REVIEW BY:

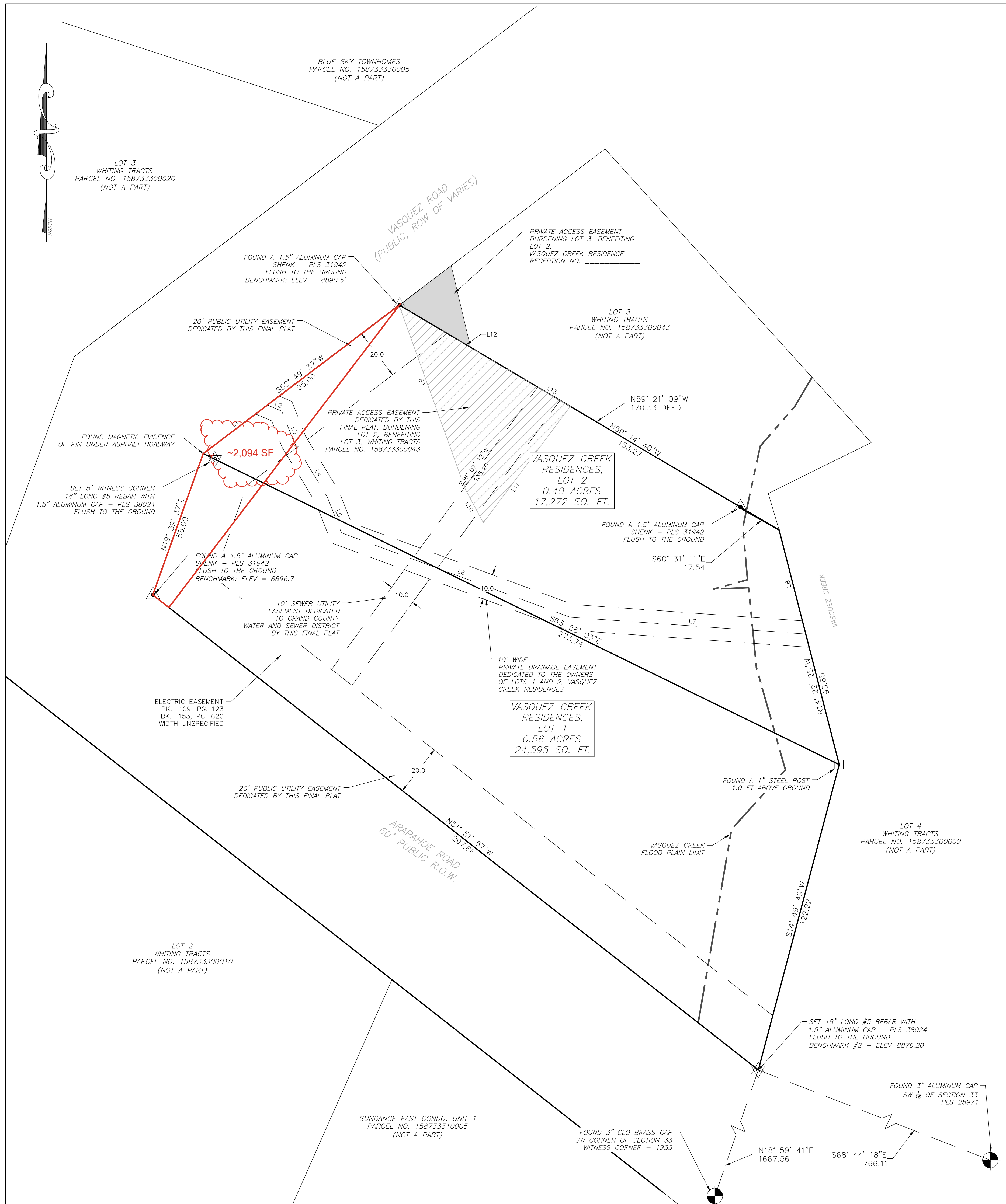
IF THIS DRAWING IS PRESENTED IN A  
FORMAT OTHER THAN A4 X 36", THE  
GRAPHIC SCALE SHOULD BE UTILIZED.

**FINAL PLAT**

DRAWING:

SHEET #

**2**



LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT

