



**TOWN OF WINTER PARK
PLANNING COMMISSION**
Tuesday, September 23, 2025 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 – September 9, 2025

VI. General Business:

- a. Exemption Plat – Rendezvous Subdivision Exemption No. 5 (PLN25-080)

VII. Director's Report:

- a. Sign Code Update
- b. Other Code Updates

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/86205559892?pwd=1tD3GScH5WgXpbaxbZXiTpUwLHWlSS.1>

Passcode: 20252026

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+1 669 900 6833 US (San Jose)

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+1 346 248 7799 US (Houston)

+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

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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. If you are on phone, press *9 to “raise your hand” and *6 to unmute.



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, September 9, 2025 8:00 AM**

MINUTES

DATE: Tuesday, September 9, 2025.

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 (online), Dale McCaw, Thomas McDonald (online), and Eric Mowrey are present. Also present are Community Development Director James Shockey, Senior Town Planner Brian Kelly, Town Planner II Adam Springer (virtual) and Town Attorney Kunal Parikh (online).

I. Call to Order

Chair Barker calls the meeting to order at 8:05 a.m.

II. Roll Call of Commission Members

Commissioner Justin Bontrager is absent today.

III. Public Comment

Mr. Matt Sugar comes forward. He would like to talk about the rezoning and the Variance discussed in the BOA meeting after the Planning Commission. He is especially interested in how the building height will be calculated. The Commission and the Senior Planner reply by outlining how the changes in the height will be measured after doing some analysis and getting feedback from the community and making a comparison with other similar municipalities.

IV. Conflict of Interest

No one comes forward.

V. Consent Agenda:

- a. Minutes – August 26, 2025
- b. Minor Site Plan – 487 Leland Creek Way (PLN25-077)
- c. Minor Site Plan – 70 Cub Creek Way (PLN25-079)

Commissioner Robbins moves to approve the consent agenda with Staff comments. Commissioner Cullingford seconds. The consent agenda is approved 6, 0.

VI. General Business:

There are no items to be discussed today.

VII. Director's Report:

There are no items to be discussed today.

VIII. Planning Commission Items of Discussion

Director Shockey informs the Commissioners about the updated in the Town Code. There will be joint workshop with Town Council in the upcoming Tuesday September 16, 2025 at 4:00 pm.

There is also a brief conversation about the Commercial Space Guidelines in the UDC. Director Shockey informs the Commission that the consultants have been working with the town on putting together a final document for review.

There being no further business to discuss, Commissioner Robbins makes motion to adjourn, Commissioner McCaw seconds motion, by unanimous “aye”, the meeting is adjourned at 8:22 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, September 23, 2025, at 8:00 a.m.

Irene Kilburn, Building and Planning Technician II



MEMO

TO Planning Commission
FROM Brian P. Kelly, Senior Planner
THROUGH James Shockey, AICP, Community Development Director
DATE September 23, 2025
RE Exemption Plat No. 5 – Rendezvous Filing 1 (PLN25-080)

Property Owner: Arrowhead Winter Park Investors, LLC.

Applicant: Jeff Vogel, Vogel and Associates, LLC.

Location: Lot 52 through 66, Subdivision Exemption No. 4, Rendezvous at Winter Park, Filing 1, Reception No. 2025002544 (the "Property").

Title Commitment:
Satisfactory.

Zoning:
P-D (Planned Development) with R-2 (Residential-Medium Density) underlay; Planning Area 6. Governed by Rendezvous Final Development Plan (FDP), Reception No. 2008007613; 1st Amendment at Reception No. 2020007456.

Authority:
The applicant seeks approval of an exemption plat application. In Title 7 of the Town Code (the "UDC"), Table 5-B-3, Development Review Procedures Summary Table, states that the Planning Commission shall have the authority to review and decide applications for an exemption plat.

Pursuant to § 5-D-1(B)(1)(b) of the UDC, Eligibility for Exemptions from Subdivision, the Planning Commission considers the division of land that is for the purpose of revising lot lines from those shown on a recorded plat and which creates no more than the recorded number of parcels provided that the exemption conforms with the policies and regulations of this UDC. Exemption plat approval is required before building permit issuance.

Pursuant to § 5-D-1, Exemptions from Subdivision of the UDC, the Planning Commission shall consider whether the application is in conformance with the requirements of the UDC. At a public meeting, the Planning Commission shall approve as submitted, deny, or approve with conditions, the exemption 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-1 of the UDC, Exemptions from Subdivision:

The UDC allows the Planning Commission to exempt property from the subdivision process if one of eight (8) conditions are met. Staff has determined that this Subdivision Plat Exemption meets the requirements of § 5-D-1(B)(1)(b) of the UDC:

b. Is for the purpose of revising lot lines from those shown on a recorded plat and which creates no more than the recorded number of parcels, subject to the following conditions:

1. Any lot or parcel created shall conform to the minimum requirements for area or dimension as established by this UDC;
2. If the lots of the original recorded plat were nonconforming, lots or parcels created shall not increase the existing nonconformity; and
3. Applicable law relating to amendment of recorded plats is complied with.

§ 5-D-1(F) of the UDC, Approval Criteria, gives guidance on determining which applications shall be approved:

F. Approval Criteria.

1. The Planning Commission shall approve only those applications which it finds to be in conformance with the conditions of this Section and with any applicable policies and regulations of this UDC.
2. If the Planning Commission's approval of an exemption is contingent upon the dedication of any areas for public use, the Planning Commission may accept the dedication document upon its approval of the exemption, after review of that document by the Town Attorney, and before recording the exemption with the Grand County Clerk and Recorder.

§ 5-D-1(G) of the UDC, Denial of Exemption Applications, gives guidance on determining which applications should be denied:

G. Denial of Exemption Applications: If the Planning Commission denies an exemption application upon finding that the correction or amendment of an existing recorded subdivision plat would result in a plat which does not meet the standards and regulations of this UDC, the Planning Commission may require that the proposed exemption be submitted for full subdivision platting procedures.

The Exemption Plat process involves one meeting with the Planning Commission for approval; it does not require review or approval from Town Council.

§ 5-B-8 Public Notice Requirements:

Public notice is not required for Subdivision Exemption applications per Table 5-B-8, Required Public Notice by Application Type, of the UDC.

Project Overview:

The subject property is located within Rendezvous Filing 1. The request is to adjust location and lot lines of fifteen (15) single family detached lots, Lot 52 through Lot 66 of Area 4. Seven (7) lots, Lot 56 through Lot 60, are relocated to the northeast in order to address topographic and drainage considerations. Lot 60 will share a property line with Lot 61. In addition, Lot 64 through Lot 66 have adjusted lot lines resulting in an increase of respective lot area. The Lot Area Table below shows area changes of lots from the previous Subdivision Exemption No. 4.

LOT AREA TABLE

Property	SubEx 4 (SF)	SubEx 5 (SF)	Diff.
Lot 52	7,098	7,098	-
Lot 53	7,260	7,260	-
Lot 54	7,281	7,281	-
Lot 55	7,177	7,177	-
Lot 56	5,119	5,906	+787
Lot 57	5,366	5,316	-50
Lot 58	5,413	5,049	-364
Lot 59	4,998	4,897	-101
Lot 60	5,240	5,506	+266
Lot 61	5,207	5,207	-
Lot 62	5,181	5,181	-
Lot 63	6,860	6,860	-
Lot 64	6,153	6,267	+114
Lot 65	7,138	7,759	+621
Lot 66	6,615	7,550	+935

As part of this adjustment, the utility stubs in Scenic Drive are adjusted to align with the proposed lot locations prior to paving Scenic Drive. In addition, the Trash Enclosure on the southeast of Scenic Drive, south of Lot 56 is also relocated approximately seventy-six (76) FT northeast from the intersection of Ski Idlewild Road and Scenic Drive, whereas its original location was approximately twenty-five (25) feet from the same intersection.

Due to these adjustments Outlot D and Outlot E have a reduction in area equivalent to approximately 2,450 SF, and ROW E gained an approximate 239 SF (see Table below).

OUTLOT & ROW AREA TABLE

Property	SubEx 4 (SF)	SubEx 5 (SF)	Diff.
Outlot D	11,348	11,302	-46
Outlot E	56,375	53,975	-2,400
ROW E	21,335	21,574	+239

Area parcel coverage table for Area 3 and Area 4 (Sheet 3, dated 08/18/2025) is provided by the applicant demonstrating that Open Space required coverage is still being met by the adjustment of these lots. Specific to Area 4 and to Lot 52 through Lot 66, open space provided is 61.9%, which exceeds the required amount of 60.0%. Therefore, staff does not have any concerns with this subdivision exemption.

Plat:

Staff has prepared a red-lined copy of the exemption plat that will need to be corrected prior to final recording. The corrections are minor missing information of previous recorded documents (i.e. Reception No.).

Staff Recommendation:

Staff finds the applicant has submitted all necessary materials within the timeframe required and all other materials comply with the conditions of § 5-D-1 of the UDC and conform to all applicable policies and regulations of the UDC. Staff therefore recommends approval with a condition that the red-lined plat be amended prior to recording and a Letter of Authorization be provided.

Sample Motion for Approval:

I move to approve Rendezvous Exemption Plat No. 5, (PLN25-080), finding it in conformance with § 5-D-1 of the UDC upon submittal with revisions prior to recording the plat.

Sample Motion for Denial:

I move to deny Roam Exemption Plat No. 6, finding the applicant has failed to meet the criteria required in § 5-D-1 of the UDC, specifically: **[articulate specific reasons for denial for failure to conform with the UDC]**

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
- ☐ recording fees paid
- ☐ plat recorded. Insert date and reception number here: _____



August 27, 2025

Mr. James Shockey, Town Planner
Town of Winter Park
50 Vasquez Road
P.O. Box 3327
Winter Park, Colorado 80482

**Re: PLN25-067 Rendezvous Filing 1 – Scenic Trail (Lots 52-66)
Subdivision Exemption Plat Application**

Dear James,

I am pleased to submit on behalf of Arrowhead Winter Park Investors, LLC., the Rendezvous at Winter Park Filing 1 Scenic Trail Subdivision Exemption No. 5 Plat Application. This includes Rendezvous Filing 1 – Scenic Trail, Single-Family Detached Homes, Lots 52-66.

Scenic Trail is located off Ski Idlewild Road within the southeast portion of the Rendezvous at Winter Park Filing 1 subdivision. This area is located within the approved Rendezvous FDP which reflects PD-R2 zoning. There are a total of 7 single family detached home uphill lots and 8 single family detached downhill lots included with this submittal. There are 2 trash enclosure locations included on this plat. 1 proposed trash enclosure location south of Lot 56 has been relocated with Sub Ex 4 and will be consistent with what has been submitted and approved for the other Rendezvous projects. The trash enclosure location on the west side of Scenic Trail at the intersection of Scenic Trail and Spruce Tree Way has been submitted and approved with the Administrative Site Plan for Scenic Trail Paired Home Lots 43-48.

Main access to the lots and Filing 1 will be provided via Ski Idlewild Road. Ski Idlewild Road connects with US 40 and circulates through the rest of Rendezvous Filing 1. Parking requirements have been achieved utilizing individual cabin parking that includes 2 car garages and 2 driveway spaces.

The intent of this subdivision exemption is to adjust the 15 single family detached lots that are currently platted Filing 1 as required to address topographic and drainage considerations. As illustrated on the enclosed, the lots are being adjusted to the north to address these considerations.

In anticipation of this adjustment, the utility stubs in Scenic Drive were adjusted to align with the proposed lot locations prior to paving Scenic Drive. Enclosed is an exhibit illustrating the relocated utilities.

A. Project Name: Rendezvous Filing 1 – Subdivision Exemption No. 5

B. Street Address: SUBDIVISION EXEMPTION NO. 5 RENDEZVOUS AT WINTER PARK, FILING NO. 1 BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, AND LOTS 52 THRU 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

C. Project Team:

Developer: Arrowhead Winter Park Investors, LLC.

[REDACTED]
[REDACTED]

Applicant/
Land Planner:

Jeff Vogel
Vogel & Associates

[REDACTED]
[REDACTED]
[REDACTED]

Architects:

Michael Noda
Neo Studio

[REDACTED]
[REDACTED]
[REDACTED]

Kephart

[REDACTED]
[REDACTED]
[REDACTED]

Civil Engineer:

Topknot Engineering (TKE)
Tony Krempin, Tony DePlata

[REDACTED]
[REDACTED]
[REDACTED]

Surveyor:

Tim Shenk Land Surveying, Inc.
Timothy R. Shenk

[REDACTED]
[REDACTED]

D. Legal Description:

SUBDIVISION EXEMPTION NO. 5 RENDEZVOUS AT WINTER PARK, FILING NO. 1 BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, AND LOTS 52 THRU 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

E. Zoning District: Existing Zoning – Rendezvous FDP (R-2)

F. Lot Size:

Filing 1, Subdivision Exemption No. 5 – Scenic Trail

Lot 52 – 7,098 Sf	(0.163 Ac)
Lot 53 – 7,260 Sf	(0.167 Ac)
Lot 54 – 7,281 Sf	(0.167 Ac)
Lot 55 – 7,177 Sf	(0.165 Ac)
Lot 56 – 5,906 Sf	(0.136 Ac)
Lot 57 – 5,316 Sf	(0.122 Ac)
Lot 58 – 5,049 Sf	(0.116 Ac)
Lot 59 – 4,897 Sf	(0.112 Ac)
Lot 60 – 5,506 Sf	(0.126 Ac)
Lot 61 – 5,207 Sf	(0.120 Ac)
Lot 62 – 5,181 Sf	(0.119 Ac)
Lot 63 – 6,860 Sf	(0.157 Ac)
Lot 64 – 6,267 Sf	(0.144 Ac)
Lot 65 – 7,759 Sf	(0.178 Ac)
Lot 66 – 7,550 Sf	(0.173 Ac)

G. Proposed Uses: Residential – Single Family Detached Homes

H. Number of dwelling units:

Filing 1, Subdivision Exemption No. 5- Scenic Trail

Total # of units (lots): 15

I. Number of bedrooms per dwelling unit:

Outlined below are the number of bedrooms associated with each home.

Large Uphill Unit: 4 Bedrooms

Large Downhill Unit: 4 Bedrooms

J. Size of residential units:

Large Uphill Plan = 3,959 SF

Large Downhill Plan = 4,398 Sf

K. Number of proposed off-street parking spaces: All parking requirements residential are achieved through off-street/driveway and garage parking. This development is to utilize individual parking provided by 2-car garage parking for each cabin. Attached 2-car garages are proposed for each lot, see site plan for garage locations.

L. Construction Schedule:

Estimated Construction Start: September 2025

Estimated Construction Completion: May 2027

Upon your review, we will be available to meet and provide additional information as required. We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

Vogel & Associates, LLC

Jeffery Vogel, AICP

Principal

SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1

BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, AND LOTS 52 THRU 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 1 OF 4

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THAT REAL PROPERTY BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, 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:

OUTLOT D, OUTLOT E, ROW E, AND LOTS 52 THROUGH 66 INCLUSIVE,
SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED APRIL 4, 2025 UNDER
RECEPTION NO. 2025002544, COUNTY OF GRAND, STATE OF COLORADO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1, AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS, AND OTHER WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT WHICH ARE SPECIFICALLY DESIGNATED ON THE ACCOMPANYING PLAT FOR PUBLIC PURPOSES, IF ANY, FOR THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT, AS EASEMENTS FOR THE USES AND BENEFITED PARTIES DESCRIBED ON THE ACCOMPANYING PLAT.

IN WITNESS WHEREOF, ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF ____, 20__.

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: RENDEZVOUS ARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER
BY: KOELBEL AND COMPANY, AS MANAGER

BY: _____
SCOTT CHOMIAK
VICE PRESIDENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__ BY
SCOTT CHOMIAK , AS VICE PRESIDENT OF ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

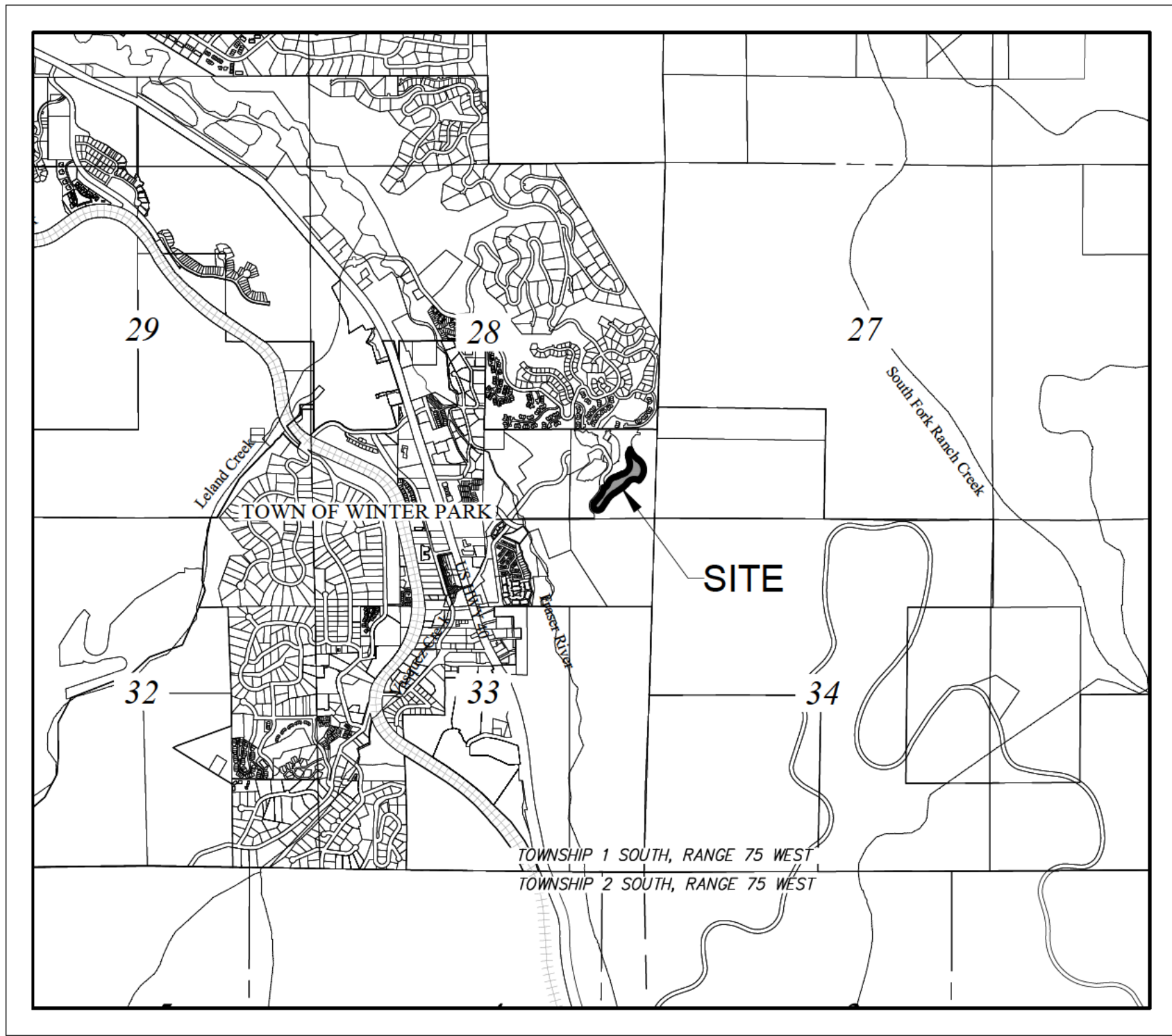
NOTARY PUBLIC

ESTOPPEL CERTIFICATE:

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE PROPERTY INCLUDED WITHIN "SUBDIVISION EXEMPTION NO. 5 RENDEZVOUS AT WINTER PARK, FILING NO. 1", HEREBY CERTIFIES THAT THIS SUBDIVISION EXEMPTION PLAT AND THE DEVELOPMENT IMPROVEMENTS AGREEMENT TO BE EXECUTED IN CONNECTION HERewith IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN OF WINTER PARK 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 DEVELOPMENT IMPROVEMENTS AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID DEVELOPMENT IMPROVEMENTS AGREEMENT.

ARROWHEAD WINTER PARK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: RENDEZVOUS ARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGING MEMBER
BY: KOELBEL AND COMPANY, AS MANAGER

BY: _____
SCOTT CHOMIAK
VICE PRESIDENT



VICINITY MAP

1" = 2000'

LIEN HOLDER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLAT OF "SUBDIVISION EXEMPTION NO. 5 RENDEZVOUS AT WINTER PARK, FILING NO. 1" AND DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF WINTER PARK.

PB&T BANK

BY: _____
(AUTHORIZED AGENT & TITLE)

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY _____ AS _____ OF PB&T BANK.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS PLAT OF "SUBDIVISION EXEMPTION NO. 5 RENDEZVOUS AT WINTER PARK, FILING NO. 1" AND DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF WINTER PARK.

BANKERS' BANK OF THE WEST, A COLORADO CORPORATION

BY: _____
PAUL HARRISON, SENIOR VICE PRESIDENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, BY PAUL HARRISON AS SENIOR VICE PRESIDENT OF BANKERS' BANK OF THE WEST, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE:

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

DAVID BARKER, CHAIR

PLANNER'S CERTIFICATE:

I, ANTHONY E. KREMPIN, BEING A QUALIFIED PROFESSIONAL ENGINEER OR PLANNER, CERTIFY THAT THIS PLAT OF SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1 HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE.

ANTHONY E. KREMPIN, COLORADO P.E. NO. 36291
ON BEHALF OF TKE CIVIL & STRUCTURAL ENGINEERING, INC.

TOWN OF WINTER PARK LAND SURVEYOR'S CERTIFICATE:

I, TIMOTHY R. SHENK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1 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.

TIMOTHY R. SHENK, P.L.S. #31942
ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

STATE OF COLORADO)
) SS
COUNTY OF GRAND)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__ BY TIMOTHY R. SHENK

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SHEET INDEX:

SHEET 1 - COVER SHEET & NOTES
SHEET 2 - NOTES
SHEET 3 - LAND USE TABLES & DETAILS
SHEET 4 - PLAT & LINE AND CURVE TABLES

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1

SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

OWNER / DEVELOPER:
ARROWHEAD WINTER PARK INVESTORS, LLC,
5291 EAST YALE AVE
DENVER, CO 80222-6911

JOB: 19051
DWG: 19051_SUB EX 5

SCALE: 1" = 2000'
CRD: 19051

DATE: 08/18/2025
CHECKED: TRS

DRAWN BY: JAN
SHEET: 1 OF 4

BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, AND LOTS 52 THRU 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 2 OF 4

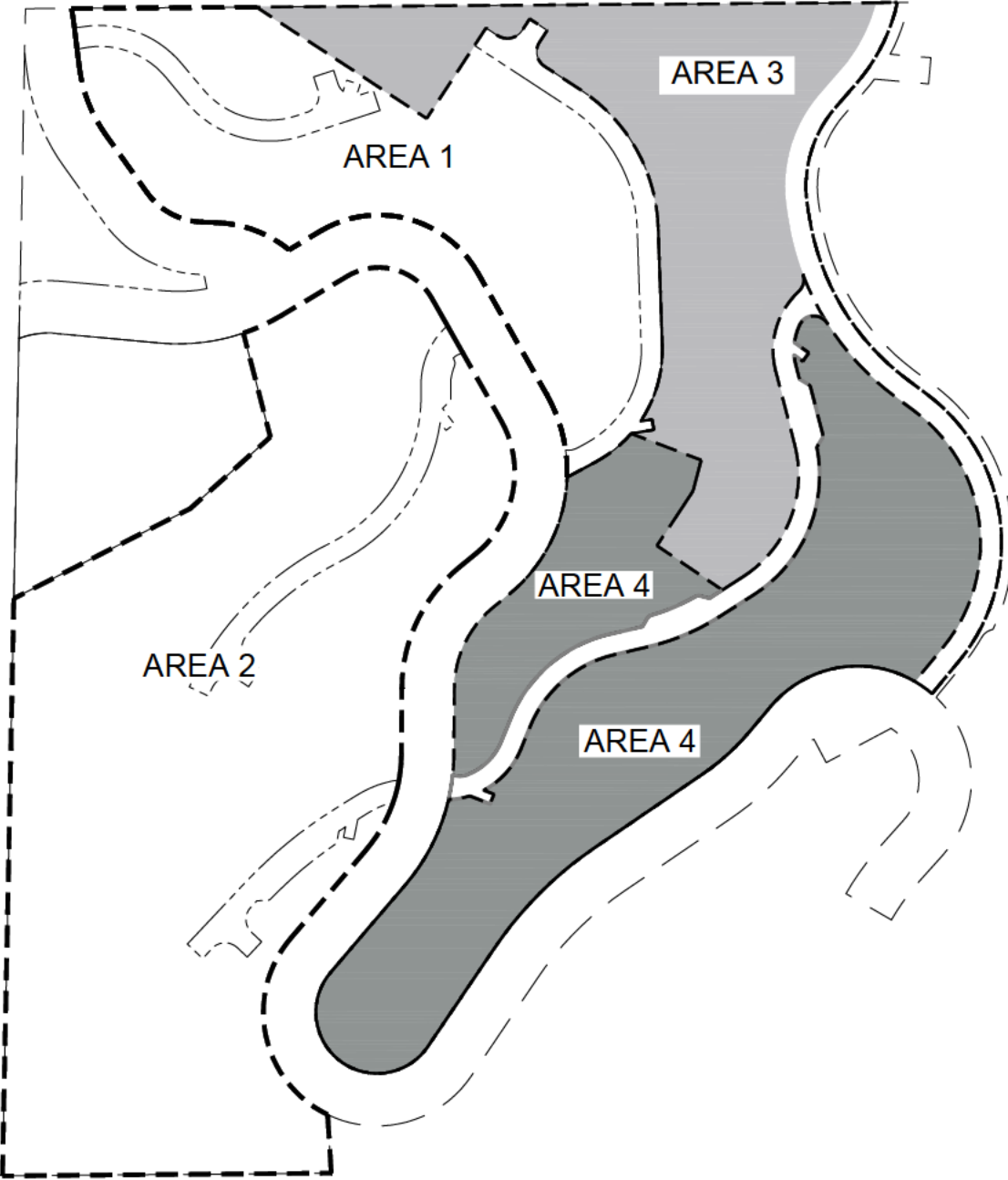
1. THIS SUBDIVISION EXEMPTION NO. 5 PLAT, BEING A RE-PLAT OF A PORTION OF SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECORDED AT RECEPTION NO. 2025002544 ("EXEMPTION NO. 4") MODIFIES AND AMENDS LOT LINES FOR OUTLOT D, OUTLOT E, ROW E, AND LOTS 52-66, AND ANY CORRESPONDING EASEMENTS AFFECTED THEREBY, ALL AS MORE PARTICULARLY DEPICTED HEREON, AND EXCEPT AS MODIFIED HEREIN, SAID EXEMPTION NO. 4 SHALL REMAIN IN FULL FORCE AND EFFECT.
2. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 WHICH IS ASSUMED TO BEAR NORTH 89°35'07" EAST, AS MEASURED FROM A 2.5" DIAMETER ALUMINUM CAP, PLS #28286 SITUATED AT THE NW CORNER OF THE SE1/4SE1/4 OF SAID SECTION 28 TO AN ALUMINUM CAP, PLS #11415 SITUATED AT THE NE CORNER OF THE SE1/4SE1/4 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET.
4. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. AB580017006-2 WITH AN EFFECTIVE DATE OF 03/03/2023 AT 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY AS AN INSURER FOR LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS REFERENCED.
5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
 - A. OWNERSHIP OF THE TRACT OF LAND,
 - B. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND,
 - C. RIGHT OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
6. PURSUANT TO THE RECOMMENDATIONS MADE BY THE COLORADO GEOLOGICAL SURVEY IN A LETTER DATED JULY 26, 2005 THAT IS ON RECORD WITH THE TOWN OF WINTER PARK, FINAL DESIGN-LEVEL SUBSURFACE EXPLORATION MUST BE PERFORMED FOR EACH STRUCTURE AND THE PROPOSED STREETS TO DETERMINE APPROPRIATE FOUNDATION TYPES, PERIMETER UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS AND FINAL PAVEMENT SPECIFICATIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING.
7. THIS SITE IS ZONED "P-D" (PLANNED DEVELOPMENT DISTRICT), WITH AN UNDERLYING "R-2" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) ZONING DESIGNATION.
8. THE REAL PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS, AND CONDITIONS OF THAT CERTAIN RENDEZVOUS AT WINTER PARK FINAL DEVELOPMENT PLAN APPLICATION DATED MAY 6, 2008, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN AMENDED AND RESTATED ANNEXATION AND VESTED RIGHTS DEVELOPMENT AGREEMENT OF EVEN DATE THEREWITH (THE "DEVELOPMENT AGREEMENT") BY AND BETWEEN THE COVENANTS OF THE PROPERTY DEPICTED ON THIS PLAT (THE "OWNER") AND THE TOWN OF WINTER PARK (THE "TOWN"), ALL OF WHICH WAS APPROVED BY THE TOWN BY ORDINANCE NO.406, SERIES OF 2008 RECORDED AUGUST 5, 2008 AT RECEPTION NO. 2008-007613 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS AND SUBSEQUENTLY AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RENDEZVOUS FINAL DEVELOPMENT PLAN APPROVED BY THE TOWN BY ORDINANCE NO. 539, SERIES OF 2020 RECORDED AUGUST 27, 2020 AT RECEPTION NO. 2020004756 OF THE AFORESAID REAL PROPERTY RECORDS (COLLECTIVELY, THE "RENDEZVOUS AT WINTER PARK ORDINANCE"). ALL PORTIONS OF THE REAL PROPERTY DEPICTED ON THIS PLAT ARE PERMITTED TO BE USED FOR THE PURPOSES DESIGNATED ON THE RELEVANT PORTION OF THE PLAT AND IN THE LAND USE TABLES INCLUDED ON THE PLAT, SUBJECT, HOWEVER, TO THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS OF THE RENDEZVOUS AT WINTER PARK ORDINANCE, INCLUDING THE DEVELOPMENT AGREEMENT. ALL PLATTED LOTS AND OUTLOTS SHOWN HEREON ARE SEPARATELY CONVEYABLE REAL ESTATE.
9. ALL REAL PROPERTY DEPICTED ON THIS PLAT WAS PREVIOUSLY SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENDEZVOUS AT WINTER PARK RECORDED IN THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS ON OCTOBER 31, 2019 AT RECEPTION NO. 2019090099 (THE "MASTER DECLARATION"). THE MASTER DECLARATION CREATED THE PROJECT KNOWN AS RENDEZVOUS AT WINTER PARK (THE "PROJECT") WHICH IS GOVERNED BY THE OWNER'S ASSOCIATION KNOWN AS RENDEZVOUS AT WINTER PARK COMMUNITY ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION (THE "MASTER ASSOCIATION"). AFTER THE RECORDED OF THIS PLAT, THE MASTER DECLARATION WILL BE AMENDED AND RESTATED IN ITS ENTIRETY. PURSUANT TO EXEMPTION NO. 2 AND CONFIRMED HEREIN, ANY REAL PROPERTY SUBJECTED TO THE MASTER DECLARATION MAY BE FURTHER SUBJECTED TO ADDITIONAL COVENANTS AND RESTRICTIONS AS PERMITTED BY THE MASTER DECLARATION (EACH A "SUBORDINATE DECLARATION"). ALTERNATIVELY, REAL PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECTED TO COVENANTS AND RESTRICTIONS UNRELATED TO THE MASTER DECLARATION, INCLUDING PARTY WALL COVENANTS AND ALTERNATIVE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (EACH AN "ALTERNATIVE DECLARATION").
10. EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW THE INSTRUMENTS AFFECTING TITLE TO THE PROPERTY (INCLUDING, AS APPLICABLE, THE MASTER DECLARATION, SUBORDINATE DECLARATIONS AND ALTERNATIVE DECLARATIONS) IN ORDER TO ADEQUATELY DETERMINE AND UNDERSTAND THE RESPONSIBILITIES AND OBLIGATIONS IMPOSED AS A CONDITION OF OWNERSHIP WITHIN THE PROPERTY, AND TO DETERMINE HOW EACH SUCH INSTRUMENT MAY AFFECT HIS, HER OR ITS OWNERSHIP OF THAT PORTION OF THE PROPERTY. EACH SUCH OWNER SHOULD ALSO REVIEW THE MASTER DECLARATION, ANY SUBORDINATE DECLARATION AND ANY ALTERNATIVE DECLARATION TO CONFIRM AND UNDERSTAND WHAT ADDITIONAL RIGHTS THE DECLARANTS UNDER THE UNDER MAY HAVE RESERVED, INCLUDING, BUT NOT LIMITED TO, SPECIAL DECLARANT RIGHTS AND DEVELOPMENT RIGHTS AS DESCRIBED IN THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. §38-33-3-101 ET SEQ. (THE "ACT").
11. ALL OF THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR APPARENT FROM AN INSPECTION OF THE PROPERTY.
12. THE OUTLOTS DEPICTED ON THE ACCOMPANYING PLAT ARE DEDICATED AND RESERVED FOR THE PLACEMENT, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND ENLARGEMENT OF UNDERGROUND PUBLIC UTILITY SYSTEMS AND FACILITIES AND THOSE ABOVEGROUND FACILITIES AND IMPROVEMENTS THAT ARE REASONABLY NECESSARY AND APPURTENANT IN CONNECTION WITH THE USE AND OPERATION OF THE SAME. ONCE ELECTRICAL AND COMMUNICATION UTILITIES ARE INSTALLED IN SUCH UTILITY EASEMENT(S), NO STRUCTURE OR OTHER PARALLEL UTILITY LINE (GAS, WATER OR SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') TO ANY PRIMARY VOLTAGE POWER OR COMMUNICATION LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVEGROUND EQUIPMENT. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED IN ANY UTILITY EASEMENT.
13. PER THIS PLAT, AN EASEMENT IS HEREBY GRANTED TO THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DECLARATION AND RENDEZVOUS ARROW METROPOLITAN DISTRICTS AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS ACROSS THE PORTIONS OF OUTLOT D AND OUTLOT E DEPICTED HEREIN FOR ENCROACHMENTS, (IF ANY) OF THE TRASH ENCLOSURE AREAS THAT ARE A PART OF ROW E. THIS EASEMENT ALSO ALLOWS FOR INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF SAID TRASH ENCLOSURE AREAS TOGETHER WITH THE SNOW STORAGE REQUIRED FOR SUCH USES. THE SPECIFIC LOCATION AND WIDTH OF EACH EASEMENT SHALL BE BASED UPON THE AS-BUILT LOCATION OF THE TRASH ENCLOSURE AREAS UPON COMPLETION OF CONSTRUCTION.

- TOWNHOMES WITH ALL ELECTRIC METERS LOCATED ON ONE UNIT (GANG METERS) SHALL HAVE A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ALL ELECTRICAL LINES AND EQUIPMENT. METERS SHALL REMAIN THE PROPERTY OF MOUNTAIN PARKS ELECTRIC, INC. ALL OTHER FACILITIES (SUCH AS WIRES, CONDUITS, SWITCHES, AND METER BOXES) SHALL BE THE PROPERTY OF THE MASTER ASSOCIATION, ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR ALTERNATIVE DECLARATION, OR THE OWNER THEREOF.
15. ALL UTILITIES FOR THE PROJECT SHALL UTILIZE SEPARATE SERVICE LINES IN CONFORMANCE WITH APPLICABLE TOWN OF WINTER PARK STANDARDS.
16. EACH OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS HEREBY RESERVES UNTO THEMSELVES, THEIR REPRESENTATIVES OR ASSIGNS, A BLANKET EASEMENT IN, ON, OVER, UNDER AND ACROSS ALL OUTLOTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, USE, REPAIR, REPLACEMENT AND/OR REMOVAL OF UTILITIES AND DRAINAGE FACILITIES THAT MAY BE NECESSARY FOR PROVIDING PUBLIC SERVICE TO THIS AND ANY FUTURE FILINGS. SUCH DRAINAGE FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, CULVERTS, SWALES, CHANNELS, DRAINAGEWAYS AND DETENTION PONDS.
17. THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO THE TERMS OF A TERMINABLE LEASE AGREEMENT BY AND BETWEEN THE TITLE OWNER AND THE TOWN AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN FIRST AMENDMENT TO TRAILS LEASE AGREEMENT RECORDED AT RECEPTION NO. 2008007614 (THE "TRAILS LEASE AGREEMENT"). UPON TERMINATION OF THE TRAILS LEASE AGREEMENT, THE TRAILS LEASE AGREEMENT WILL BE REPLACED WITH A PERMANENT RELOCATABLE NON-EXCLUSIVE EASEMENT GRANTED TO THE TOWN. THE EASEMENT WILL BE 20' IN WIDTH, BEING 10' ON EITHER SIDE OF A CENTER LINE OF THE FINAL DEDICATED EASEMENT, OR SUCH LESSER WIDTH AS MAY BE NECESSARY TO ACCOMMODATE SITE CONSTRAINTS. PURSUANT TO THE TERMS OF THE TRAIL EASEMENT, THE EASEMENT MAY BE RELOCATED BY THE TITLE OWNER OF THE UNDERLYING REAL PROPERTY, UPON SATISFACTION OF CERTAIN CONDITIONS. AS A RESULT OF THE FOREGOING, THE TRAILS DEPICTED ON EXHIBIT A TO THE TRAILS LEASE AGREEMENT ARE NOT INTENDED TO BE DEDICATED AS PERMANENT EASEMENTS, BUT RATHER ARE SUBJECT TO RELOCATION IN ACCORDANCE WITH THE TERMS AND CONDITIONS MORE PARTICULARLY DESCRIBED IN THE TRAILS LEASE AGREEMENT.
18. ALL IMPROVEMENTS LOCATED WITHIN PRIVATE PROPERTY THAT ARE SUBJECT TO THE DESIGN DECLARATION, A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION MAY BE SUBJECT TO MASTER REVIEW AND APPROVAL IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUCH DECLARATION. EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW, AS APPLICABLE, THE MASTER DECLARATION, A SUBORDINATE DECLARATION AND AN ALTERNATIVE DECLARATION TO ADEQUATELY DETERMINE AND UNDERSTAND THE DESIGN REVIEW PROCESSES AND PROCEDURES REQUIRED, AS DESIGN APPROVAL OF IMPROVEMENTS IS NOT GUARANTEED.
19. THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A WILDFIRE MITIGATION PLAN WHICH MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.
20. RENDEZVOUS AT WINTER PARK IS SUBJECT TO THE NOXIOUS WEED CONTROL PLAN RECORDED AT RECEPTION NO. 96003640 OF THE GRAND COUNTRY, COLORADO REAL PROPERTY RECORDS. THE NOXIOUS WEED CONTROL PLAN MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.
21. TRASH SHALL BE STORED IN "BEAR-PROOF" CONTAINERS. INDIVIDUAL TRASH RECEIPT/ACCS, IF APPLICABLE, SHALL BE STORED INSIDE DWELLING UNITS OR BEHIND SCREENING AND OUT OF PUBLIC VIEW EXCEPT ON THE DAY OF TRASH PICK-UP.
22. AS AFFIRMED IN THE GRAND COUNTRY WATER AND SANITATION DISTRICT NO. 1 INCLUSION AGREEMENT DATED APRIL 7, 2004, THE DISTRICT AND THE PETITIONERS OF THAT AGREEMENT ACKNOWLEDGED AND AGREED THAT THE WATER SERVICE PROVIDED TO THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT SHALL BE SOLELY FOR IN-HOUSE USE ONLY AND THAT WATER MAY BE USED FOR ANY OUTDOOR PURPOSE WHATSOEVER, INCLUDING WITHOUT LIMITATION IRRIGATION OF LAWNS OR LANDSCAPING; PROVIDED, HOWEVER, IRRIGATION WATERING SHALL BE PERMITTED FOR A PERIOD OF TWO YEARS FOLLOWING INSTALLATION OF SUCH LANDSCAPING OR REVEGETATION THROUGH THE USE OF DRIP OR LOW VOLUME LANDSCAPE AREA-SPECIFIC WATERING SYSTEMS ZONED AND TIMED AS APPROVED BY GRAND COUNTRY WATER AND SANITATION DISTRICT NO. 1. ALL LANDSCAPE PLANS MUST BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION. NOTICE OF THIS RESTRICTION SHALL BE MADE AVAILABLE TO ALL PURCHASERS OF LOTS WITHIN THE PROPERTY AND SHALL BE INCLUDED AS PART OF ANY COVENANTS THAT MAY BE PREPARED OR DEVELOPED FOR THE PROPERTY. NOTWITHSTANDING THE FOREGOING, THE DISTRICT MAY, IN ITS SOLE DISCRETION, CONSIDER A SUBSEQUENT REQUEST BY THE TOWN OF WINTER PARK TO USE WATER ON THE PROPERTY FOR OTHER MUNICIPAL PURPOSES SUCH AS COMMERCIAL DEVELOPMENT OR IRRIGATION OF PUBLIC PARKS.
23. AS AFFIRMED IN THE RENDEZVOUS AT WINTER PARK ORDINANCE, THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A REAL ESTATE TRANSFER ASSESSMENT IN ADDITION TO THE EXISTING TOWN OF WINTER PARK REAL ESTATE TRANSFER TAX (TITLE 1, CHAPTER 10, WINTER PARK TOWN CODE) AS FURTHER DESCRIBED IN SECTION 10.5 OF ORDINANCE 408, SERIES 2008 (RECEPTION NO. 2008-007613).
24. EMERGENCY ACCESS IS PROVIDED TO THIS PROPERTY VIA AN EASEMENT RECORDED NOVEMBER 16, 2021 AT RECEPTION NO. 2021012865, BETWEEN ROW F AS DEPICTED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND WILDFLOWER LANE IN EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, AS DEPICTED ON EXEMPTION NO. 2 AND EXEMPTION NO. 3. THE DEVELOPER OF THIS PROPERTY HAS INSTALLED, OR WILL INSTALL, A GATE AT THE BOUNDARY OF THE PROPERTY DEPICTED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, WHICH GATE SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT. THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, SHALL MAINTAIN SAID GATE. IN THE EVENT THAT THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, AS APPLICABLE, FAILS TO MAINTAIN THE GATE AS AFORESAID, AND SUCH FAILURE IS NOT REMEDIED WITHIN THIRTY DAYS FOLLOWING RECEIPT OF WRITTEN NOTICE FROM THE TOWN OF WINTER PARK DESCRIBING SUCH FAILURE TO MAINTAIN, THE TOWN OF WINTER PARK HAS THE RIGHT TO REMOVE THE GATE.
25. HOMES CONSTRUCTED ON LOTS WILL BE SPRINKLED IN ACCORDANCE WITH THE MOST CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.

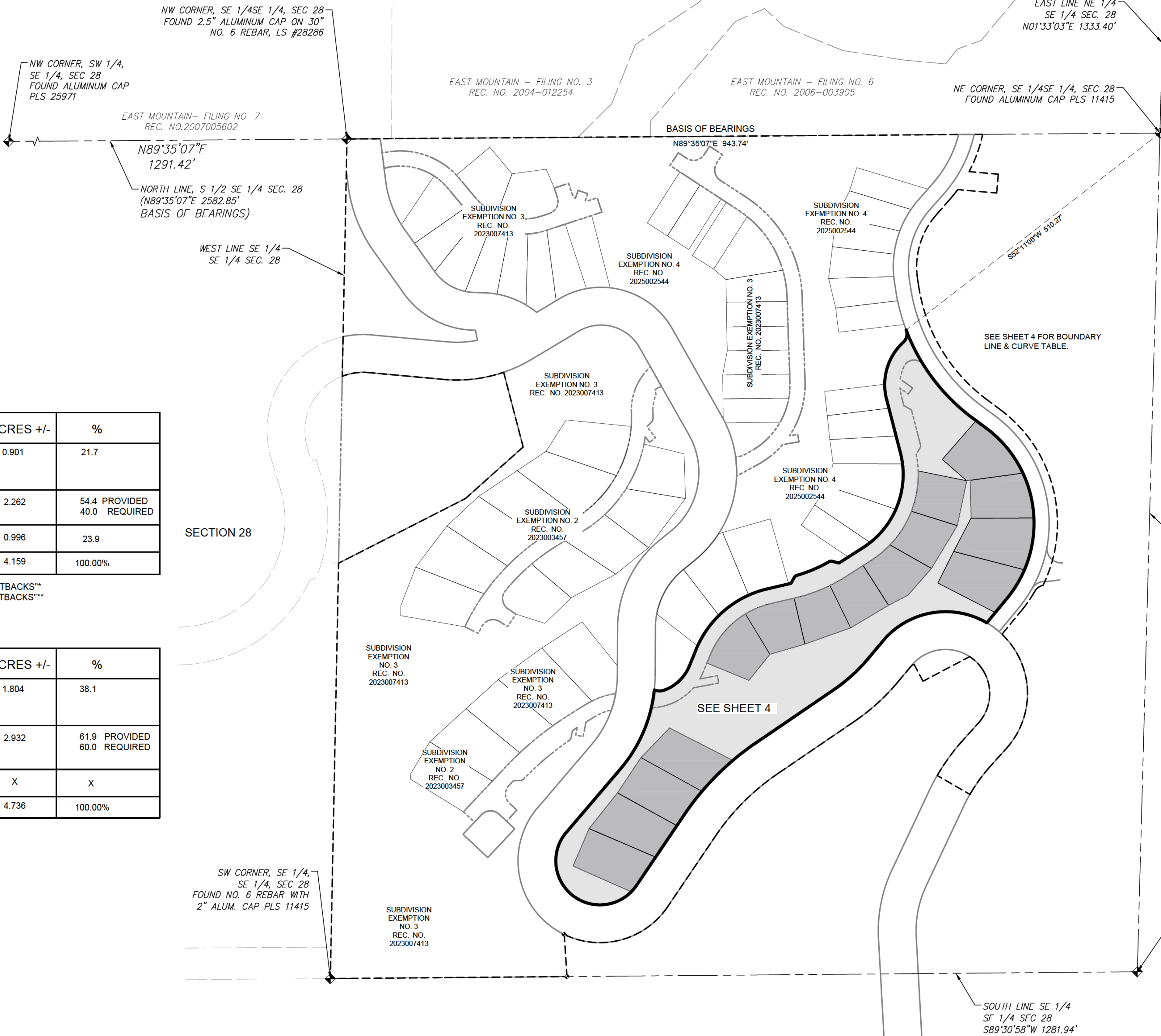
2. EASEMENT GRANTED TO GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 BY INSTRUMENT RECORDED IN BOOK 406, PAGE 812 IS A "RELOCATABLE" EASEMENT AS STATED IN SECTIONS 2 AND 5 THEREOF. SAID EASEMENT IS RELOCATED WITHIN THE UTILITY EASEMENT DEPICTED HEREIN AS "50' WIDE UTILITY EASEMENT, REC. NO. 20230034587" AND FOR AVOIDANCE OF DOUBT, UNLESS MODIFIED HEREIN, SUCH EASEMENTS DEDICATED IN EXEMPTION NO. 2 AND EXEMPTION NO. 3 SHALL REMAIN IN FULL FORCE AND EFFECT.
27. ACCESS TO LOTS 48, 49, 50 AND 51 SHALL BE PROVIDED BY A SHARED DRIVEWAY EASEMENT CREATED BY SEPARATE RECORDED INSTRUMENT. NO MORE THAN TWO DRIVEWAY ACCESS POINTS ONTO SKI IDLEWILD ROAD SHALL BE PERMITTED FOR THESE FOUR LOTS. THE SPECIFIC LOCATION AND WIDTH OF THE SHARED DRIVEWAY EASEMENT(S) SHALL BE THE AS-BUILT LOCATION WHEN CONSTRUCTION OF EACH DRIVEWAY IS COMPLETED. DRIVEWAYS SHALL BE DESIGNED WITH A TURNAROUND TO ALLOW VEHICLES THE ABILITY TO TURN AROUND PRIOR TO ENTERING SKI IDLEWILD ROAD. ACCESS POINTS FROM THE DRIVEWAY EASEMENT(S) TO SKI IDLEWILD ROAD SHALL BE LOCATED TO PROVIDE ACCEPTABLE SIGHT LINES FOR SAFETY.
28. RETAINING WALLS MAY ENCROACH INTO LOT SETBACKS TO ACHIEVE SLOPE STABILITY AND TO MINIMIZE ANY EROSION ON THE LOTS.
29. THE PUBLIC INFRASTRUCTURE DESCRIBED IN THE DEVELOPMENT IMPROVEMENTS AGREEMENT WILL BE CONVEYED IN PHASES WHICH WILL BE ILLUSTRATED BY SEPARATE DOCUMENT.
30. WALLS REQUIRED FOR HOME CONSTRUCTION THAT ARE LOCATED ON PRIVATE LOTS AND OUTLOTS THAT ARE ESTABLISHED DURING SITE PLAN SUBMITTAL WILL BE MAINTAINED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS.
31. TO ENSURE STORM DRAINAGE FACILITIES FUNCTION AS DESIGNED, CONTINUED MAINTENANCE IS REQUIRED. MAINTENANCE OF DRAINAGE FACILITIES MAY INCLUDE CLEARING DEBRIS FROM INLETS, CULVERTS, CHANNELS, DITCHES, OR DETENTION FACILITIES, UNTIL ACCEPTED BY THE TOWN FOR MAINTENANCE, IF EVER, MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING, WITHOUT LIMITATION, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT, SHALL BE PERFORMED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS. SHOULD THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR REQUIRED OPERATION AND MAINTENANCE. ALL SUCH COSTS WILL BE ASSESSED BY THE TOWN TO THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS ASSIGNED OPERATION AND MAINTENANCE RESPONSIBILITY FOR SAID FACILITIES.
32. PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING, A FINAL SUBSURFACE EXPLORATION MUST BE PERFORMED FOR EACH STRUCTURE TO DETERMINE APPROPRIATE FOUNDATION TYPES, ANY PERIMETER/AREA UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS, AND FINAL PAVEMENT SECTIONS.
33. WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:
 - A. ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE OF THE HOME;
 - B. ALL DOGS WILL BE REQUIRED TO BE ON A LEASH;
 - C. ALL TRASH RECEPTACLES SHALL BE WILDLIFE-PROOF CONTAINERS; AND
 - D. 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."
34. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
35. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DATE: 08/18/2025
CHECKED: TRS

LAND USE AREA DETAIL FOR
SUBDIVISION EXEMPTION NO. 5
FOR TABLES BELOW



SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1
BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, AND LOTS 52 THRU 66, SUBDIVISION EXEMPTION NO. 4, RENDEZVOUS AT
WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 3 OF 4



AREA 3

PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: MULTI-FAMILY LOTS 37-48, *BUILDABLE AREA WITHIN INDIVIDUAL LOTS* & ***AVERAGE DRIVEWAY***	39,261	0.901	21.7
OPEN SPACE: PORTION OF OUTLOT B, & **NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS**	98,523	2.262	54.4 PROVIDED 40.0 REQUIRED
ROADWAYS: ROW E (AMENDED) & ROW F	43,400	0.996	23.9
TOTAL	181,184	4.159	100.00%

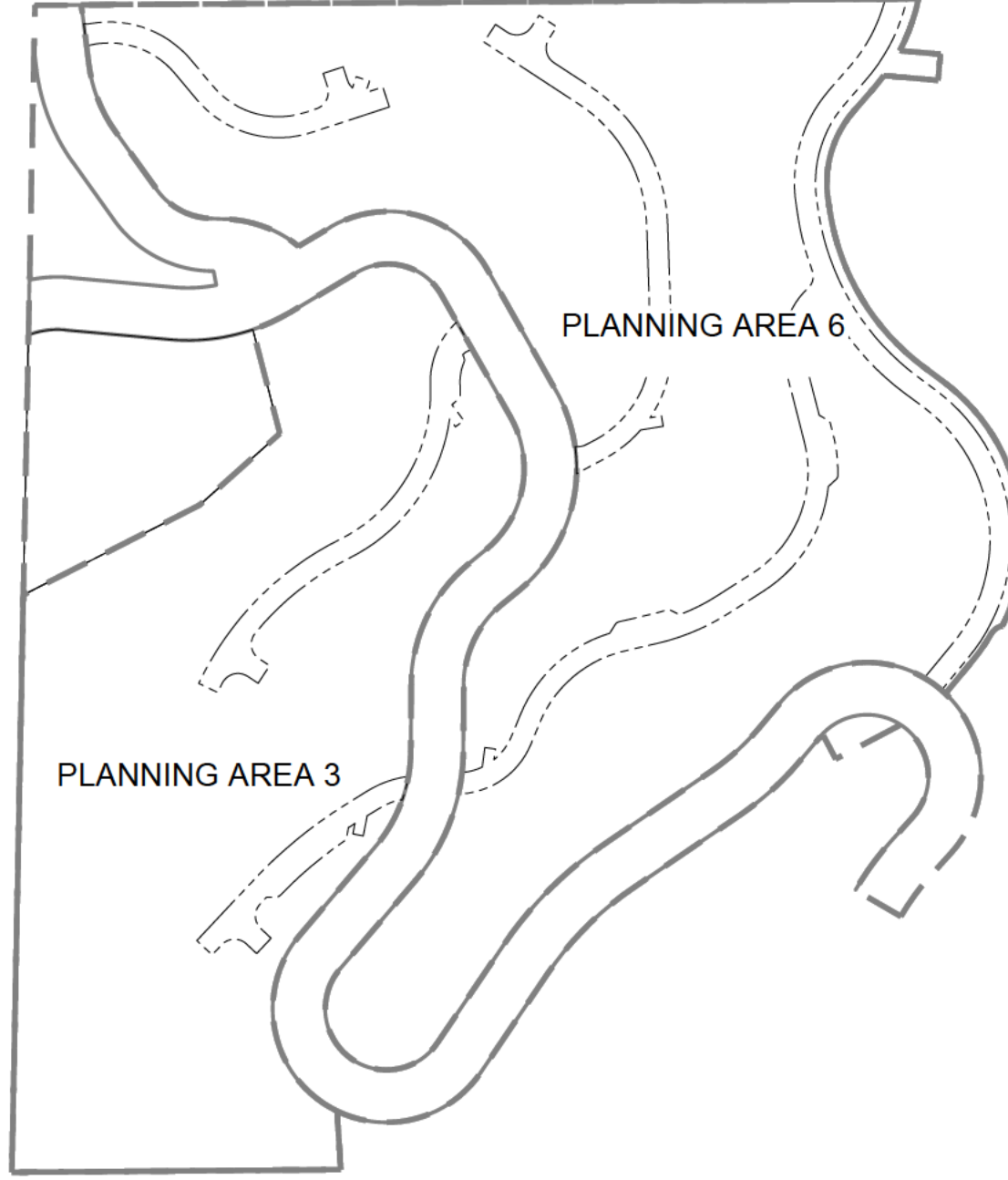
* BUILDABLE AREA WITHIN INDIVIDUAL LOTS IS: "AREA CONTAINED WITHIN THE LOT SETBACKS"
** NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS IS: "LOT AREA OUTSIDE THE LOT SETBACKS"
AVERAGE DRIVEWAY IS 16' WIDE x 13' LONG

AREA 4

PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: SINGLE FAMILY LOTS 49-66 *BUILDABLE AREA WITHIN INDIVIDUAL LOTS* & ***AVERAGE DRIVEWAY***	78,585	1.804	38.1
OPEN SPACE: OUTLOT D, E, F, & PORTION OF OUTLOT B, & **NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS**	127,730	2.932	61.9 PROVIDED 60.0 REQUIRED
ROADWAYS: NONE	X	X	X
TOTAL	206,315	4.736	100.00%

NOTE: SEE SHEET 4 FOR LOT AREA TABLE

PLANNING
AREA DETAIL



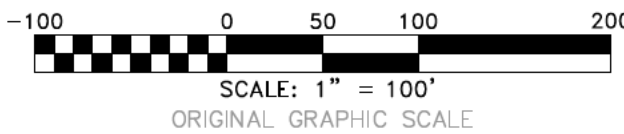
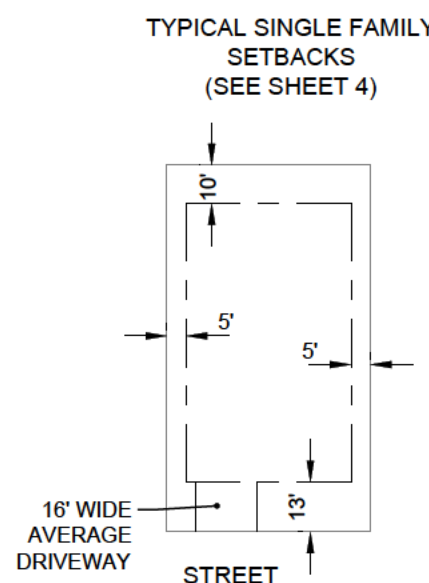
PLANNING AREA 6
UNITS TABLE

AREA	UNITS
AREA 1	21
AREA 3	12
AREA 4	18
TOTAL	51
MAXIMUM ALLOWED	200

LEGEND:

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS #31942
- (NR) NON-RADIAL

SETBACK DETAIL



TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

SUBDIVISION EXEMPTION NO. 5
RENDEZVOUS AT WINTER PARK, FILING NO. 1
SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

OWNER / DEVELOPER:
ARROWHEAD WINTER PARK INVESTORS, LLC.
5291 EAST YALE AVE
DENVER, CO 80222-6911

JOB: 19051 DWG: 19051_SUB EX 5	SCALE: 1" = 200' CRD: 19051	DATE: 08/18/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 3 OF 4
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BEING A RE-PLAT OF OUTLOT D, OUTLOT E, ROW E, AND LOTS 52 THRU 66, SUBDIVISION EXEMPTION NO. 4,
RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025002544,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

LOT CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.63'	430.00	9°16'40"	S44°55'17"W	69.65'
C2	46.66'	430.00	6°13'00"	S37°10'27"W	46.63'
C3	12.96'	70.00	10°36'39"	S39°22'16"W	12.99'
C4	87.92'	138.00	36°30'18"	N40°31'43"E	86.44'
C5	43.58'	138.00	18°05'41"	N67°49'43"E	43.40'
C6	59.24'	262.00	12°57'16"	N70°23'55"E	59.11'
C7	29.79'	262.00	6°30'54"	S60°39'50"W	29.78'
C8	38.69'	162.00	13°40'57"	N50°33'55"E	38.59'
C9	63.81'	162.00	22°34'05"	N32°26'24"E	63.40'
C10	65.38'	162.00	23°07'28"	N09°36'37"E	64.94'
C11	92.77'	188.00	28°16'20"	S39°10'05"E	91.83'
C12	73.86'	188.00	22°30'30"	S13°46'40"E	73.38'
C13	84.46'	188.00	25°44'26"	S10°20'48"W	83.75'
C14	53.49'	188.00	16°18'05"	S31°22'04"W	53.31'
C15	28.73'	312.00	7°09'22"	N09°32'56"E	28.71'
C16	62.81'	230.00	11°32'01"	S26°28'11"E	62.70'
C17	38.50'	18.00	122°33'51"	S86°28'53"W	31.57'
C18	20.91'	68.00	17°37'04"	S16°23'26"W	20.83'
C19	11.60'	68.00	9°46'40"	S09°34'00"E	11.59'
C20	3.93'	5.00	45°00'00"	S36°57'20"E	3.83'
C21	3.93'	5.00	45°00'00"	S08°02'40"W	3.83'
C22	26.51'	162.00	9°24'45"	N06°40'29"W	26.58'
C23	12.45'	92.00	7°45'24"	S26°09'16"W	12.45'
C24	76.29'	92.00	47°30'42"	S64°33'55"W	74.12'
C25	114.72'	312.00	21°04'04"	S42°46'13"E	114.08'

OUTLOT AND ROW AREA TABLE			
PROPERTY	SQ.FT.	ACRES±	TYPE
OUTLOT D	11,302	0.259	OPEN SPACE
OUTLOT E	53,975	1.239	OPEN SPACE
ROW E	21,574	0.495	ROADWAY
TOTAL	86,851	1.994	

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

DATE: 08/18/2025	DRAWN BY: JAN
CHECKED: TRS	SHEET: 4 OF 4

JulieNeel | J:\WORK\2019\2025\DRAWINGS\SUBEX #5\19051_SUB EX 5_SHTS 4.dwg | 8/18/2025 3:01 PM |

DISTRICT NOTES:

1. ALL NEW SERVICE CONNECTIONS SHALL BE PERFORMED WITH SADDLES. NO CUT IN WYES OR TEES SHALL BE PERMITTED.
2. SANITARY SERVICE LINES TO BE REMOVED SHALL BE CUT BACK TO THE WYES OR SERVICE CONNECTION AT THE MAIN AND CAPPED.
3. WATER SERVICE CONNECTIONS TO BE ABANDONED SHALL HAVE THE FOLLOWING PERFORMED:
 - THE CORPORATION STOP SHALL BE PLUGGED WITH AN APPROPRIATE CAP COMPATIBLE WITH THE CORPORATION STOP MANUFACTURER.
 - THE WATER SERVICE LINE TO BE ABANDONED SHALL BE CUT AND CRIMPED FLAT APPROXIMATELY 12" FROM THE CORPORATION STOP.
 - THE CURB STOP SHALL BE REMOVED, AND THE ABANDONED SERVICE LINE SHALL BE CUT AND CRIMPED AT ITS ENDS.