



**PUBLIC NOTICE
TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
VARIANCE REQUEST**

Applicant: Grady Huff, studioLEMONADE, LLC

Property Owner: Trevor Lavens and Amy Gathright

Case Number: PLN25-090

Physical Address of Property for Which the Application Approval is Requested: 183 Idlewild Lane, Winter Park, CO 80482

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: Request to renovate and expand an existing property that encroaches the front and rear setbacks, which was made a non-conforming property by the enactment of the current Unified Development Code.

Applicable Provision(s) of the Unified Development Code (UDC):

§6-D Nonconforming Structures

A.1 A nonconforming structure may only be expanded pursuant to Section 6.B(D), Maintenance, and any such expansion shall be in full compliance with this UDC.

A.2 No nonconforming structure may be enlarged or altered in a way that increases the nonconformity of the structure, but any structure or portion of a structure may be altered to maintain or decrease the nonconformity of the structure.

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

A public hearing at Winter Park Town Hall, 50 Vasquez Road, and online via Zoom is scheduled for the following meeting:

**Board of Adjustment
Tuesday, December 9, 2025, at approximately 8:00 a.m. immediately following the
Planning Commission meeting.**

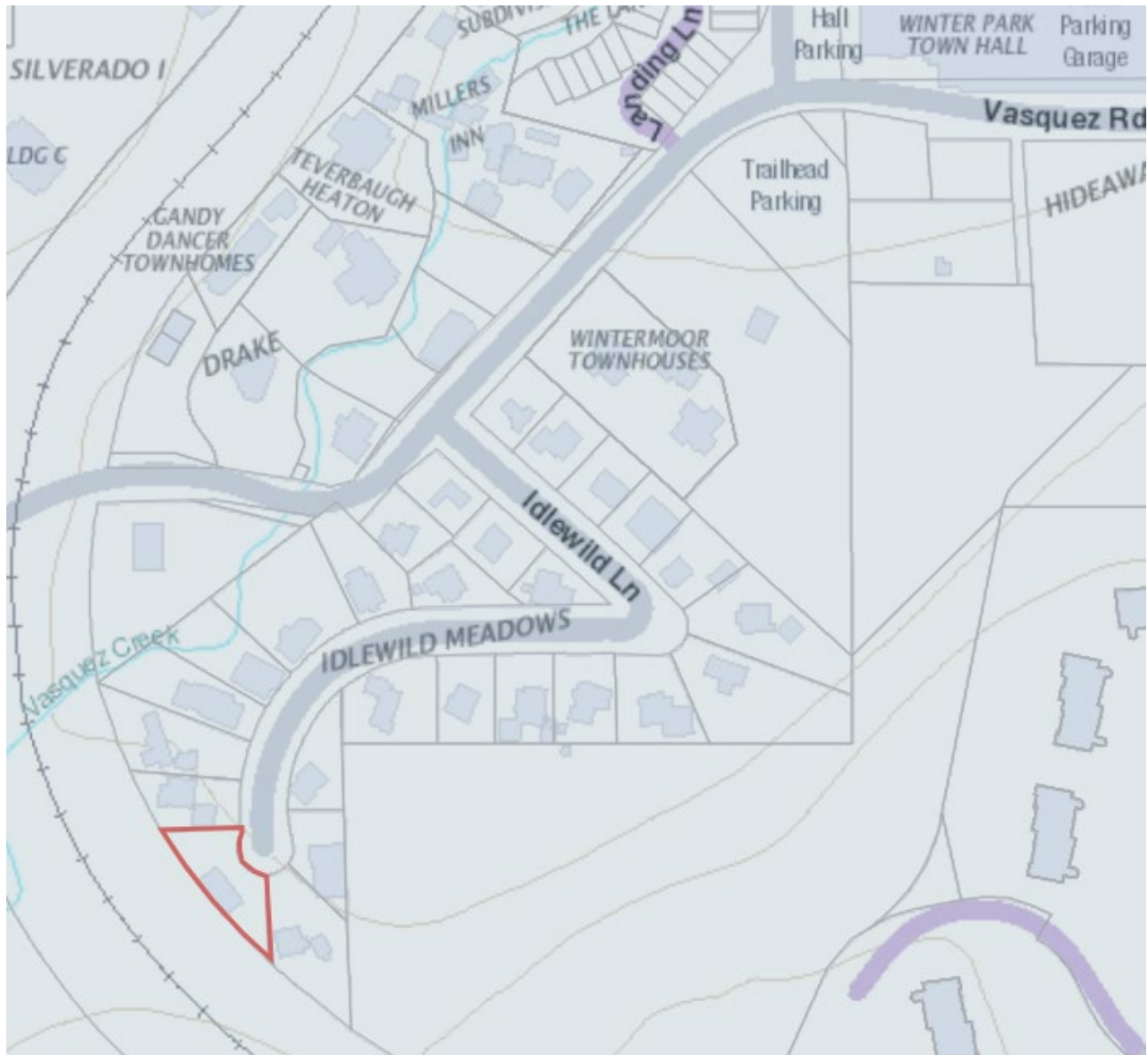
Hearing start times are approximate and depend on other agenda items. Members of the public wishing to make comment regarding the application may do so at the scheduled hearings, or write to Brian Kelly, Senior Town Planner, P.O. Box 3327, Winter Park, CO 80482, or send comments by email to bkelly@wpgov.com. 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 Board of Adjustment agenda, 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

Lot 16, Idlewild Meadows Subdivision according to the recorded plat under Reception No. 93161 (December 12, 1960) and Land Survey Plat Reception No. LS94 (August 31, 1993)





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

TREVOR R LAVENS & AMY GATHRIGHT - LAVENS

Company

Phone #

Email Address

N/A

Mailing Address

City

State

Zip

Billing Contact (where invoices should be directed)

GRADY HUFF

Company

Phone #

Email Address

STUDIOLEMONADE LLC

Mailing Address

City

State

Zip

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

GRADY HUFF

Company

Phone #

Email Address

STUDIOLEMONADE LLC

Mailing Address

City

State

Zip

Site Description

Site Address

183 IDLEWILD LN

Existing Zone Classification

R1

Parcel Identification Number(s) (PIN)

158733301014

Site Area (acres and sq. ft.)

.26

Project Description

Project Name

RESIDENTIAL RENOVATION AND ADDITION

Brief description of the proposed project

- EXISTING RESIDENTIAL EXTERIOR RENOVATION
- ADDITION OF 2176 NEW CONSTRUCTION -
- NEW GROUND LEVEL GARAGE AND ENTRY
- NEW SECOND LEVEL PRIMARY RESIDENCE
- CONVERSION OF 1000SQFT EXISTING SPACE TO AN (ADU) WITH PRIVATE ENTRY
- NEW DRIVEWAY

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.

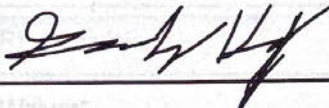
Certifications

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



10.17.2025

OWNER CERTIFICATION

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

Owner

Date



10/17/2025

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

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

Instructions for Submitting the Land Use Review Application Form

Definitions

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

General Notes

If information will not fit in the space provided,

A. CONTACT INFORMATION

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

B. SITE DESCRIPTION

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

APPLICATION TYPE

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

PROJECT DESCRIPTION

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

REQUIRED ITEMS

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

F. CERTIFICATIONS

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

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

Applicant:

LAVENS, TREVOR R & AMY GATHRIGHT-
Parcel No: 158733301014
Schedule No: R060740
Legal: IDLEWILD MEADOWS Lot: 16
Owner Name: LAVENS, TREVOR R & AMY GATHRIGHT-
Address: 183 IDLEWILD LN (a.k.a. 183 IDLEWILD LN)
WITHIN TOWN OF WINTER PARK
Sub Division: IDLEWILD MEADOWS

Description of Property:

The property is zoned R-1, Single-Family Residential, with the following entitlements:
Acreage: .26 or 11325.6sqft
Existing Building Structure: 1404 sqft
Proposed Additional Building: 2176 sqft
Total proposed renovation and addition: 3580 sqft
Density/Dwelling Units per acre: 3.164 dwelling units/acre
Setbacks – 25' Front / 20' Rear / 10' Side
Building Coverage – 40% maximum
Building Height – 35' midpoint

Variance Request:

- Request to maintain the existing building structure foot print with its non conforming existing encroachment of 1'1" in the front yard setback and the existing 9'-2" into rear setback on the ground floor level.
- Request to build vertically a second floor to the existing building structure maintaining the front yard setback encroachment of 1'-1" and a 3'-2" step back encroachment on the rear yard setback allowing for the additional constructed space to utilize the existing building structure and site location.

Applicable Town Code:

§ 7-4A-3, LOT AREA REQUIREMENTS

D. Minimum Yard Requirements: Except as provided for in section 7-3-7 of this title, minimum yard requirements in an R-1 zone shall be:

- 1. There shall be a front yard setback of at least twenty-five feet (25') for any principal use and accessory structure.*
- 2. There shall be a rear yard setback of at least twenty feet (20') for any principal use and accessory structure.*
- 3. There shall be a side yard setback of at least ten feet (10') for any principal use and accessory structure.*
- 4. The side yard on the street side of each corner lot shall not be less than fifteen feet (15'). (Ord. 317, Series of 2002)*

****1. Undue Hardship****

The strict enforcement of the updated Unified Development Code (UDC), dated June 12, 2022, creates an undue hardship due to the nonconforming status of our existing structure.

- * The 1,404 sq ft house (effective year built 1995) was conforming in 1993, with a 5'-0" rear lot setback requirement (Exhibit A: 1973 Property Site Plan).
- * The structure also complied with the 1980 UDC R1 Building Setback requirements.
- * However, zoning map changes and street/neighborhood development, combined with the UDC modifications on June 12, 2022, rendered the existing structure nonconforming.

Currently, the building encroaches 9'-6" into the new rear setback dimension, violating the current minimum rear property setback (Exhibit B). This nonconformity prevents the vertical expansion of the structure, which is necessary to add a second level and 2,176 sq ft. The existing building also encroaches 1'-1" into the front yard setback.

The 1973 Property Site Plan (Exhibit A) shows the original 5'-0" rear property setback and 25'-0" front yard setback as conforming. The significant UDC changes enacted on June 12, 2022, specifically for R-1 (Single-Family Residential) districts, increased the rear setback requirement to 20 feet from the previous 5'-0", placing our existing structure in a non-conforming configuration.

The owner seeks to expand the building to align with adjacent properties in the Idlewild Meadows sub-division, update the site and building to current life safety codes (IRC), incorporate modern construction methods and architectural styles, and provide full-time workforce housing by converting existing space into an Auxiliary Dwelling Unit (ADU) below the primary residence.

Similar variance applications have been approved in this subdivision:

- * Lot 2 (22 Idlewild Lane) – front and side yard setback encroachment
- * Lot 17 (177 Idlewild Lane) – rear yard setback encroachment
- * Lot 24 (107 Idlewild Lane) – front and side yard setback encroachment
- * Lot 11 (104 Idlewild Lane) – front and side yard setback encroachment
- * Lot 26 (45 Idlewild Lane) – front yard setback encroachment
- * Lot 12 (124 Idlewild Lane) – front yard setback encroachment

- * Lot 9 (76 Idlewild Lane) – rear and side yard setback encroachment and building coverage increase
- * Lot 14 (184 Idlewild Lane) – rear and side yard setback encroachment and building coverage increase to 45.1% for a single-family dwelling unit

****2. Health, Safety, and Welfare****

The proposed addition or renovation will not negatively impact public health, safety, or welfare, nor will it injure properties or improvements in the vicinity.

- * The primary objective of the renovation and addition is to enhance the structure's lifespan, longevity, and construction quality, incorporating fire and sound mitigation to improve living conditions and bring the existing single-family dwelling up to current IRC building codes and standards.
- * The proposed property improvement is limited by its adjacency to the Railroad Property Boundaries and will not further encroach into the existing setback beyond its current condition.
- * The second level of the proposed addition will relieve the existing rear setback by 6'-0".
- * The proposed addition will not obstruct view corridors or sightlines for Idlewild Meadows neighbors, adjacent properties, or future developments. The Union Pacific Railroad easement sits approximately 10'-0" in elevation above the proposed roofline, which is limited to 35'-0" per R1 Zoning.
- * No new shadows will be cast on adjacent properties or structures due to the proposed addition.
- * Property improvements will also advance Wildfire Hazard Mitigation standards by removing landscaping and trees within the building's perimeter, creating defensible fuel breaks. The renovation will incorporate fire-resistant design techniques and materials.

****3. Unusual Circumstances****

The owner's situation is due to unusual property circumstances that do not generally apply to other properties in the same zone district.

- * The irregularity of the property lines and adjacency to the Union Pacific Rail Line easement defined the property's current rear lot line dimensions, which now limit vertical expansion due to front and rear setback nonconformity.
- * The property owner seeks to add 2,176 sq ft to the existing building, including a private entry and separate ground-level garage, and convert the existing 1,000 sq ft ground-level structure into an ADU, acknowledging existing deed restrictions.

* Per Article 2.B. Use Standards Sec. 2-B-3 Limited and Special Uses D. Specific Standards for Residential Limited and Accessory Uses, the property owner also seeks to develop the existing 1,000 sq ft living space to conform to ADU Standards Per Title 7 of the UDC, similar to adjacent properties. This renovation will allow the owner to deed restrict the 1,000 sq ft space, providing both full-time residency for local workforce and a single-family dwelling.

* Please see Exhibit C for the conceptual design of the proposed additions site and floor plan.

****4. Character****

Granting the variance will not alter the essential character of the locality.

* The existing structure is significantly smaller in scale and more utilitarian in appearance compared to adjacent properties in the subdivision.

* The renovation and addition will bring the property into alignment with the scale and architectural character of the Idlewild Meadow Neighborhood.

* The owner's objective is to design and build a Mountain Modern addition for full-time residency for both the ADU local resident and the 2,176 sq ft principal single-family dwelling.

Article 6.C Nonconforming Uses

- A. **Purpose.** In addition to the standards in Article 6.B, nonconforming uses of land, buildings, or structures are subject to the additional standards in this Article 6.C.
- B. **Additional Standards on Nonconforming Uses.**
1. A nonconforming use may be extended throughout the same building or structure provided that:
 - a. No structural alteration of the building (or portion of such building containing the nonconforming use in the case of buildings with multiple uses) shall be permitted;
 - b. No additional dwelling units shall be permitted in the building;
 - c. No additional nonresidential units and/or uses shall be permitted; and
 - d. Such extension would not result in additional required parking.
 2. Any existing occupied single-family dwelling unit that is deemed to be a nonconforming use may make improvements to the main and accessory structures so long as improvements do not increase the degree of nonconformity or increase the building height or building coverage.
 3. No additional structure not conforming to the requirements of this UDC shall be erected in connection with the nonconforming use of land, building, or structure.
 4. Whenever a nonconforming use of land, building, or structure has been discontinued for a period of six months, future use of land, building, or structure shall comply with this UDC. The Director may grant an extension if improvements that are necessary for the continuation of the nonconforming use are diligently pursued.

Research and History of Property:

<https://recording.co.grand.co.us/AcclaimWeb/search/SearchTypeDocLegal>

<https://wpgov.com/wp-content/uploads/2023/03/PC-03-28-2023-web.pdf>

<https://gcgeo.maps.arcgis.com/apps/webappviewer/index.html?id=19227102adf34489bb7311fc1ddb39f0#>

<https://wpgov.com/wp-content/uploads/2022/03/BOA-03-08-22-web.pdf>

ABBREVIATIONS:

&	AND	INFO	INFORMATION
@	AT	INSUL	INSULATION
ACT	NUMBER	INTMED	INTERMEDIATE
ADD	ACoustICAL CEILING TILE	INV	INVERT
ADJ	ADJACENT	JAN	JANITOR
AFF	ABOVE FINISHED FLOOR	JC	JANITOR CLOSET
AHU	AIR HANDLING UNIT	JST	JOIST
ALUM	ALUMINUM	JT	JOINT
ALT	ALTERNATE	KD	KNOCK DOWN
APPROX	APPROXIMATE	KO	KNOCK OUT
ARCH	ARCHITECTURAL	KP	KICK PLATE
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	L	LENGTH
AUTO	AUTOMATIC	LAM	LAMINATE
AV	AUDIO VISUAL	LAV	LAVATORY
B	BASE	LBL	LABEL
BATT	BATTING	LDR	LEADER
BD	BOARD	LH	LEFT HAND
BLDG	BUILDING	LLH	LONG LEG HORIZONTAL
BLKG	BLOCKING	LLV	LONG LEG VERTICAL
BO	BOTTOM OF	LT	LIGHT
BM	BEAM	LTL	LINTEL
BTWN	BETWEEN	LVL	LAMINATED VENEER LUMBER
CAB	CABINET	LVR	LOUVER
CATV	CABLE TELEVISION	LVT	LUXURY VINYL TILE
CCD	CONSTRUCTION CHANGE DIRECTIVE	MATL	MATERIAL
CCTV	CLOSED CIRCUIT TELEVISION	MAX	MAXIMUM
CFL	COMPACT FLUORESCENT LAMP	MECH	MECHANICAL
CG	CORNER GUARD	MED	MEDIUM
CIP	CAST IN PLACE	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
CIRC	CIRCUMFERENCE	MEZZ	MEZZANINE
CJ	CONTROL JOINT	MFR	MANUFACTURER
CL	CENTER LINE	MIN	MINIMUM
CLUNG	CEILING	MIRR	MIRROR
CLOS	CLOSET	MISC	MISCELLANEOUS
CLR	CLEAR	MM	MILLIMETERS
CM	CENTIMETERS	MTD	MOUNTED
CMU	CONCRETE MASONRY UNIT	MTL	METAL
CO	CHANGE ORDER	(N)	NEW
COL	COLUMN	NIC	NOT IN CONTRACT
CONC	CONCRETE	NO	NUMBER
CONF	CONFERENCE	NOM	NOMINAL
CONT	CONTINUOUS	NTS	NOT TO SCALE
CORR	CORRIDOR	OC	ON CENTER
CPT	CARPET	OD	OUTSIDE DIAMETER
CT	CERAMIC TILE	OH	OPPOSITE HAND
CTR	COUNTER	OPNG	OPENING
CU	CUBIC	OPP	OPPOSITE
CUH	CABINET UNIT HEATER	PERF	PERFORATED
CY	CUBIC YARD	PL	PLATE
DBL	DOUBLE	PLAM	PLASTIC LAMINATE
DEG	DEGREE	PLYWD	PLYWOOD
DEMO	DEMOLISH, DEMOLITION	POL	POLISHED
DEPT	DEPARTMENT	PREFAB	PREFABRICATED
DF	DRINKING FOUNTAIN	PREFIN	PREFINISHED
DIA	DIAMETER	PROJ	PROJECT
DIAG	DIAGONAL	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DISP	DISPENSER	PT	PAINT
DIV	DIVISION	PTN	PARTITION
DN	DOWN	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	QT	QUARRY TILE
DWG	DRAWING	QTY	QUANTITY
DWR	DRAWER	(R)	REMOVE
(E)	EXISTING	R	RISER
EA	EACH	RAD	RADIUS
EF	EXHAUST FAN	RB	RUBBER BASE
EJ	EXPANSION JOINT	RD	ROOF DRAIN
EL	ELEVATION	RE	REFER TO
ELEC	ELECTRICAL	REC	RECESSED
ELEV	ELEVATOR	REF	REFRIGERATOR
EMER	EMERGENCY	REINF	REINFORCED
ENGR	ENGINEER	REQD	REQUIRED
EQR	EDGE OF SLAB	RESL	RESILIENT
EQ	EQUAL	REV	REVISION
EQUIP	EQUIPMENT	RH	RIGHT HAND
EST	ESTIMATE	RM	ROOM
EXIST	EXISTING	RO	ROUGH OPENING
EXP	EXPANSION	ROW	RIGHT OF WAY
EXT	EXTERIOR	SC	SOLID CORE
FA	FIRE ALARM	SCHED	SCHEDULE
FAC	FIRE ALARM CABINET	SF	SQUARE FEET
FACP	FIRE ALARM CONTROL PANEL	SHTG	SHEATHING
FCC	FIRE COMMAND CENTER	SIM	SIMILAR
FD	FLOOR DRAIN	SOFF	SOFFIT
FDN	FOUNDATION	SPECS	SPECIFICATIONS
FEC	FIRE EXTINGUISHER CABINET	SPKR	SPEAKER
FF	FINISHED FLOOR	SQ	SQUARE
FFL	FINISHED FLOOR LINE	SS	STAINLESS STEEL
FHC	FIRE HOUSE CABINET	STD	STANDARD
FIN	FINISH	STL	STEEL
FIXT	FIXTURE	STOR	STORAGE
FLR	FLOORING	STRUCT	STRUCTURE
FLUOR	FLUORESCENT	SUSP	SUSPENDING
FOC	FACE OF CONCRETE	SYM	SYMMETRICAL
FOF	FACE OF FINISH	SYS	SYSTEM
FOM	FACE OF MASONRY	T	TREAD
FOS	FACE OF STUD	T&G	TOP AND BOTTOM
FR	FIRE RATED	TELE	TONGUE AND GROOVE
FRMG	FRAMING	TO	TELEPHONE
FRP	FIBERGLASS REINFORCED PANEL	TOC	TOP OF
FRT	FIRE RETARDANT TREATED	TOS	TOP OF CONCRETE
FT	FOOT / FEET	TOW	TOP OF STEEL
FURN	FURNISHED	TS	TOP OF WALL
FURR	FURRING	TV	TUBE STEEL
FUT	FUTURE	TV	TELEVISION
FV	FIELD VERIFY	TYP	TYPICAL
PVC	FIRE VALVE CABINET	UL	UNDERWRITERS LABORATORY
GA	GAUGE	UNFIN	UNFINISHED
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	V	VOLT
GL	GLASS	VCT	VINYL COMPOSITE TILE
GYP BD	GYP SUM BOARD	VERT	VERTICAL
HB	HOSE BIB	VOL	VOLUME
HC	HANDICAPPED	VWC	VINYL WALL COVERING
HDR	HEADER	WD	WOOD
HDWR	HARDWARE	WC	WATER CLOSET
HM	HOLLOW METAL	WT	WEIGHT
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HR	HOUR	W/	WITH
HT	HEIGHT	W/O	WITHOUT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	YD	YARD
HW	HOT WATER		
HWY	HIGHWAY		
ID	INSIDE DIAMETER		
IN	INCHES		
INCL			

NOTE ON DIMENSIONS

CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY VARIATION TO THE ARCHITECT IMMEDIATELY. **DO NOT ORDER ANY MATERIALS PRIOR CONFIRMING DIMENSIONS**
CONFIRM ALL OPENING ROUGH OPENINGS PRIOR TO ORDERING DOORS AND WINDOWS.

NOTE: WINDOW AND DOOR R.O.

IF DOORS AND WINDOWS ARE ORDERED NOT AS ORIGINALLY SPEC'D, THE CONTRACTOR IS TO ADJUST AND VERIFY ALL ROUGH OPENINGS TO MATCH ORDERED WINDOWS AND DOORS

PROJECT INFORMATION:

LEGAL DESCRIPTION:

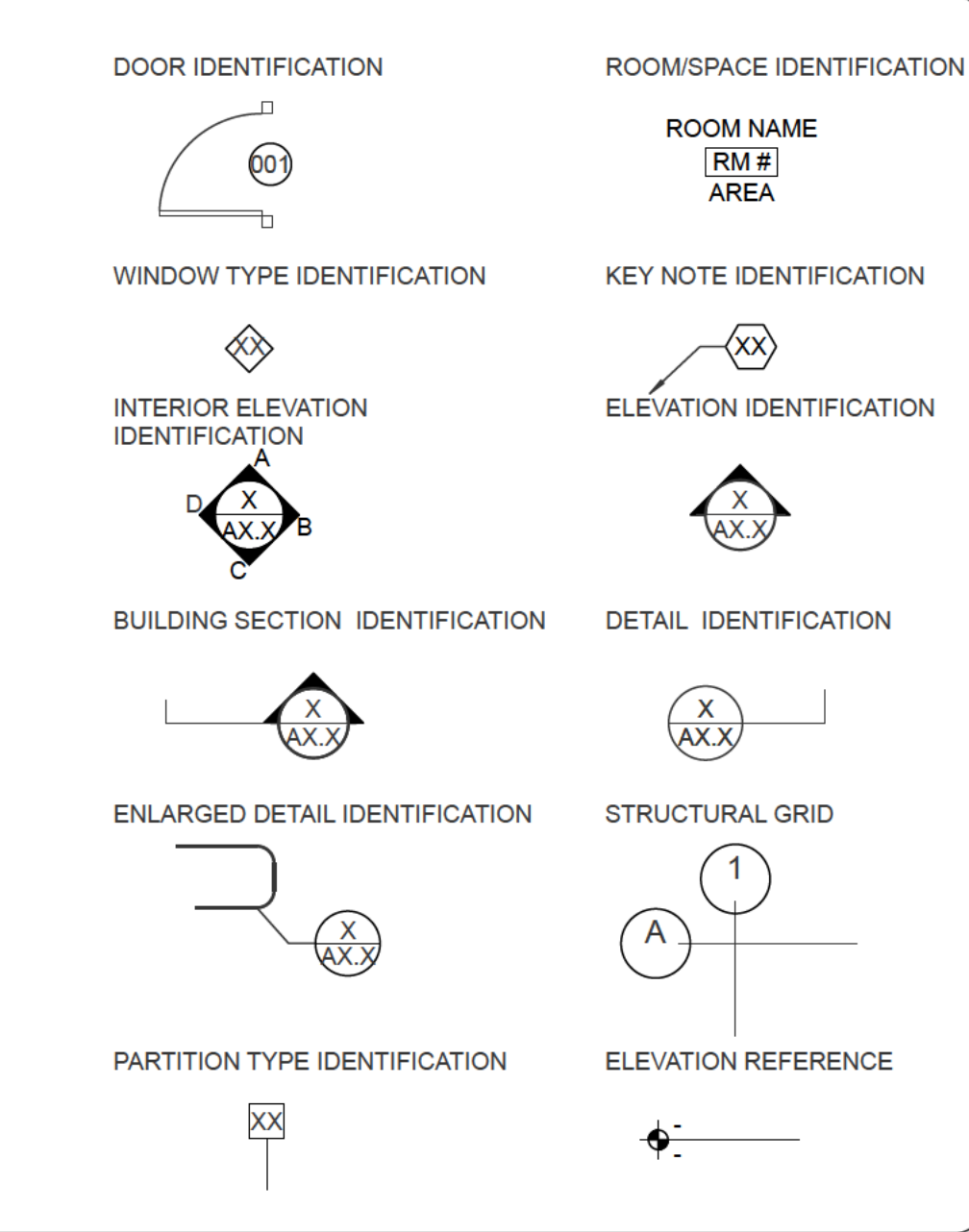
Parcel Number 158733301014
Tax Area 034 - WINTER PARK RES
Site Address 83 IDLEWILD LN (a.k.a. 183 IDLEWILD LN)
Legal Summary Subd: IDLEWILD MEADOWS Lot: 16

ZONING: R-1

Description of Property:

The property is zoned R-1, Single-Family Residential, with the following entitlements:
Acreage: .26 or 11325.6sqft
Existing Building Structure: 1404 sqft
Proposed Additional Building: 2176 sqft
Total proposed renovation and addition: 3580 sqft
Density/Dwelling Units per acre: 3.164 dwelling units/acre
Setbacks - 25' Front / 20' Rear / 10' Side
Building Coverage - 40% maximum
Building Height - 35' midpoint

GRAPHIC STANDARDS:



GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. ANY QUESTIONS OR CONFLICTS CONCERNING COMPLIANCE WITH THESE SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS PRIOR TO SUBMITTING REQUESTS FOR INFORMATION, SHOP DRAWINGS, PRODUCT INFORMATION, ETC.
- ALL MATERIALS FURNISHED SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE (1) YEAR OR AS SPECIFIED, WHICHEVER IS GREATER. AFTER THE DATE OF SUBSTANTIAL COMPLETION OR FINAL ACCEPTANCE OF THE WORK.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICES INTENDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, COLLAPSE AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND STANDARD CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL PROVIDE UPDATED RECORD DOCUMENTS OF AS-BUILT CONDITIONS OF SITE UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE, FIREPROOFING, AND FIRE RATING OF THE ENTIRE BUILDING.
- ALL DIMENSIONS GIVEN ARE FROM FACE OF EXISTING FINISH TO FACE OF NEW FINISH UNLESS OTHERWISE NOTED.
- ALL WALLS ARE EITHER PARALLEL OR PERPENDICULAR TO EXISTING WALLS U.N.O.
- WHERE "CLEAR" IS CALLED OUT IN A DIMENSION, THE D MENSION NOTED SHALL BE MAINTAINED FROM FINISHED FACE TO FINISHED FACE. PROVIDE SELECTIVE DEMOLITION AS INDICATED IN DRAWINGS BY BOLD DASHED LINE WORK. CONTRACTOR TO PROTECT CONDITION OF ADJACENT ITEMS NOTED AS EXISTING TO REMAIN. CONTRACTOR TO PATCH AND REPAIR ALL WALLS, CEILINGS AND FLOORS DAMAGED BY DEMOLITION WITH LIKE MATERIALS AND FINISHES AS NOTED.
- WHERE THE TERM "REMOVE" IS USED, THE CONTRACTOR SHALL REMOVE FROM THE SITE AND PERFORM LEGAL DISPOSAL.
- WHERE TERM "SALVAGE" IS USED, THE CONTRACTOR SHALL REUSE THE ITEM OR RETURN TO THE OWNER.
- WHERE THE TERM "REMOVE AND REINSTALL" IS USED, THE CONTRACTOR IS TO REMOVE ITEMS FROM EXISTING CONSTRUCTION, PREPARE OR REPAIR THEM FOR REUSE, STORE ITEMS SAFELY AND REINSTALL WHERE INDICATED.
- STORE SALVAGEABLE MATERIALS IN A LOCATION AS DIRECTED BY THE OWNER. ALL OTHER MATERIALS AND DEBRIS SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.
- SEE ENGINEERING DRAWINGS FOR DEMOLITION OF ASSOCIATED SYSTEMS. WHERE MECHANICAL, ELECTRICAL, OR PLUMBING DEVICES ARE REMOVED, ALL PIPING AND/OR CONDUITS THAT ARE ABANDONED SHALL BE CAPPED OFF BELOW THE FLOOR, INSIDE WALLS, OR ABOVE CEILINGS EXCEPT WHERE NOTED OTHERWISE. ELECTRICAL AND MECHANICAL CONTRACTORS TO REMOVE ALL UNUSED WIRING TO PANEL BOXES. PATCH AND REPAIR FINISH TO MATCH ADJACENT SURFACES.
- UPON DISCOVERY OF HAZARDOUS MATERIALS ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY FOR FURTHER INSTRUCTIONS FOR THE AFFECTED AREA. THE WORK AREA AFFECTED SHALL BE COMPLETELY SEALED OFF DURING ABATEMENT.

183 IDLEWILD RESIDENTIAL REMODEL LOT 16

10.31.2025

PROJECT DIRECTORY:

OWNER

LAVENS, TREVOR R & AMY GATHRIGHT.

ARCHITECT

StudioEmonade

Grady Huff

420 Moose Trail

Winter Park Colorado

POB 941

303.901.0038

grady@studioemonade.com

STRUCTURAL

IDLEWILD MEADOWS

SURVEYOR(BUILDING LOCATE)

Rocky Mountain Surveys,inc

PO Box 552,

Winter Park CO, 80482

970.726.7166



3 SKETCH ILLUSTRATION

SCALE: N/A



2 SKETCH ILLUSTRATION

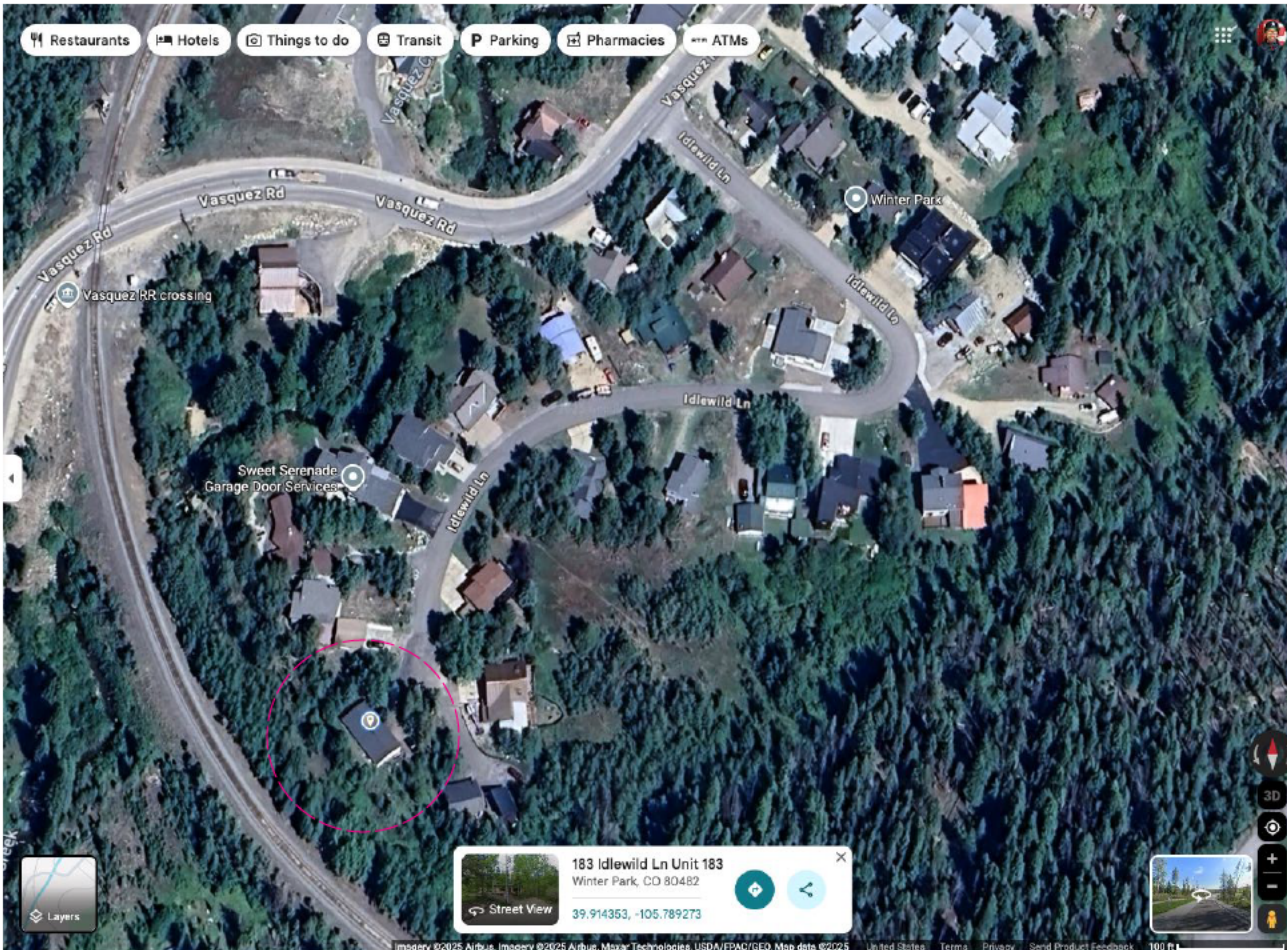
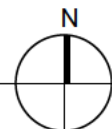
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SUMMARY OF WORK:

EXTERIOR MATERIAL FINISH, NEW ROOFING , INTERIOR WALL ROOM KITCHEN AND BATHROOMS, MATERIAL FINISH, ELECTRICAL & LIGHTING, MECHANICAL AND PLUMBING, NEW EXTERIOR WINDOW AND DOORS, NEW NORTH AND SOUTH PORCHES/DECK AND PAVED DRIVEWAY

1 LOCATION MAP

SCALE: N/A



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NOTICE: DUTY OF COOPERATION
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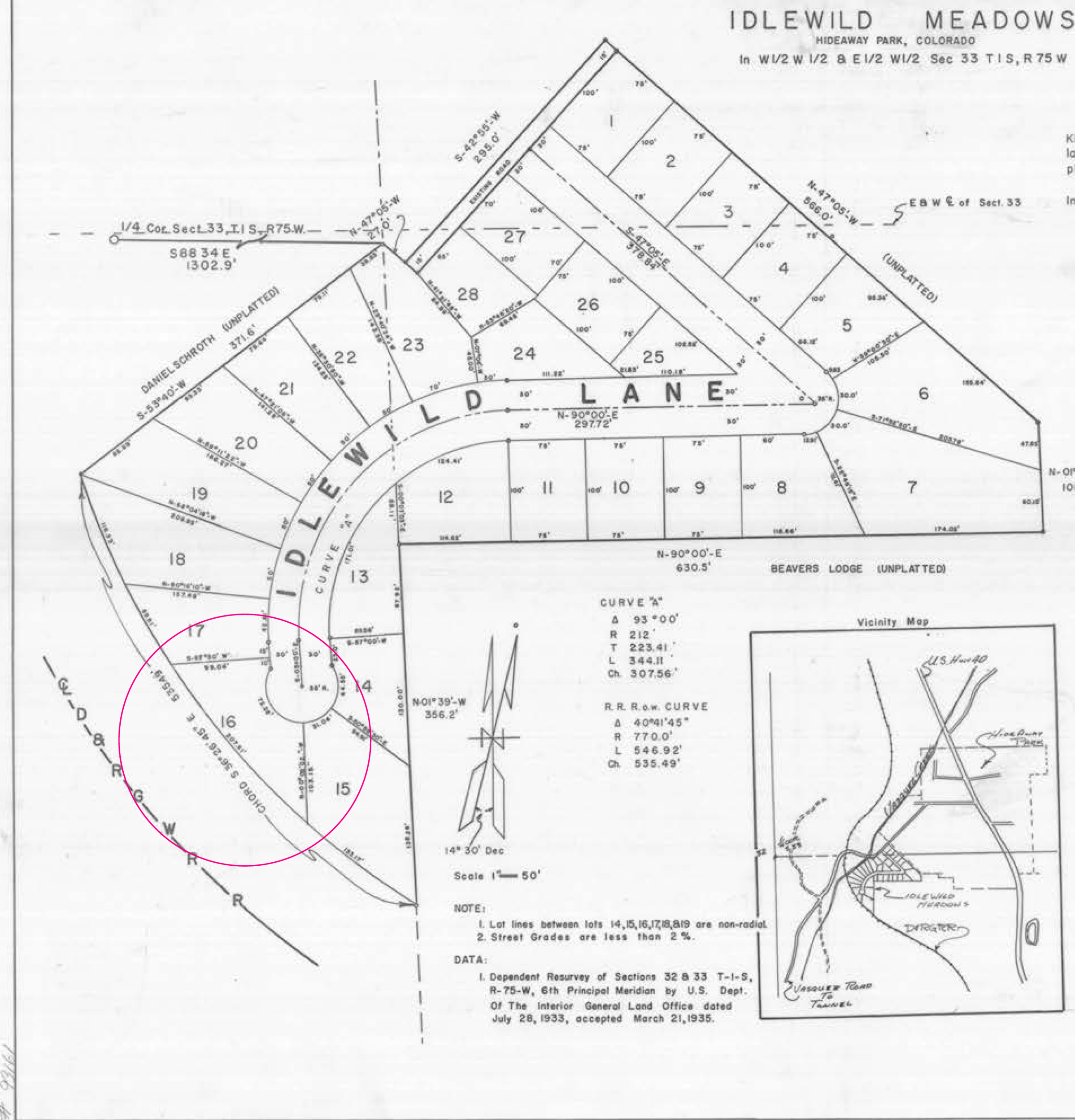
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Project #: 600

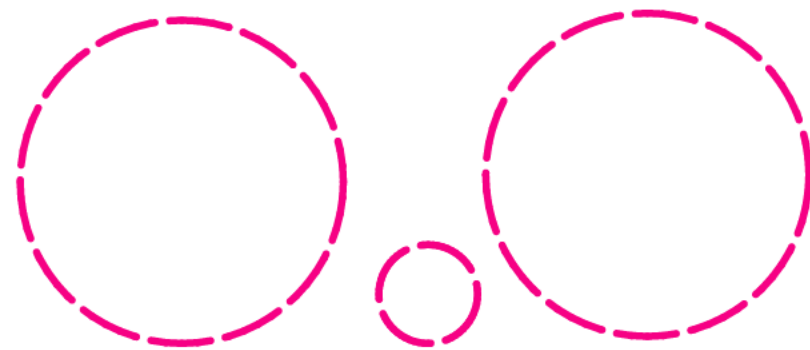
IDLEWILD MEADOWS

COVER PAGE

10 31 2025



1960 IDLEWILD MEADOWS SUBDIVISION PLAN REFERENCE



1973 - 183 IDLEWILD LANE - LOT 16 PLAT SURVEY

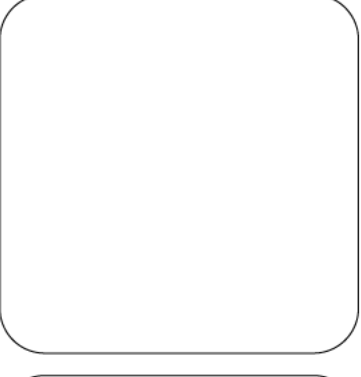
1973 - 183 IDLEWILD LANE - LOT 16 PLAT SURVEY

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Note:

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IDLEWILD MEADOWS

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183 Idlewild Lane
Winter Park Colorado 80482

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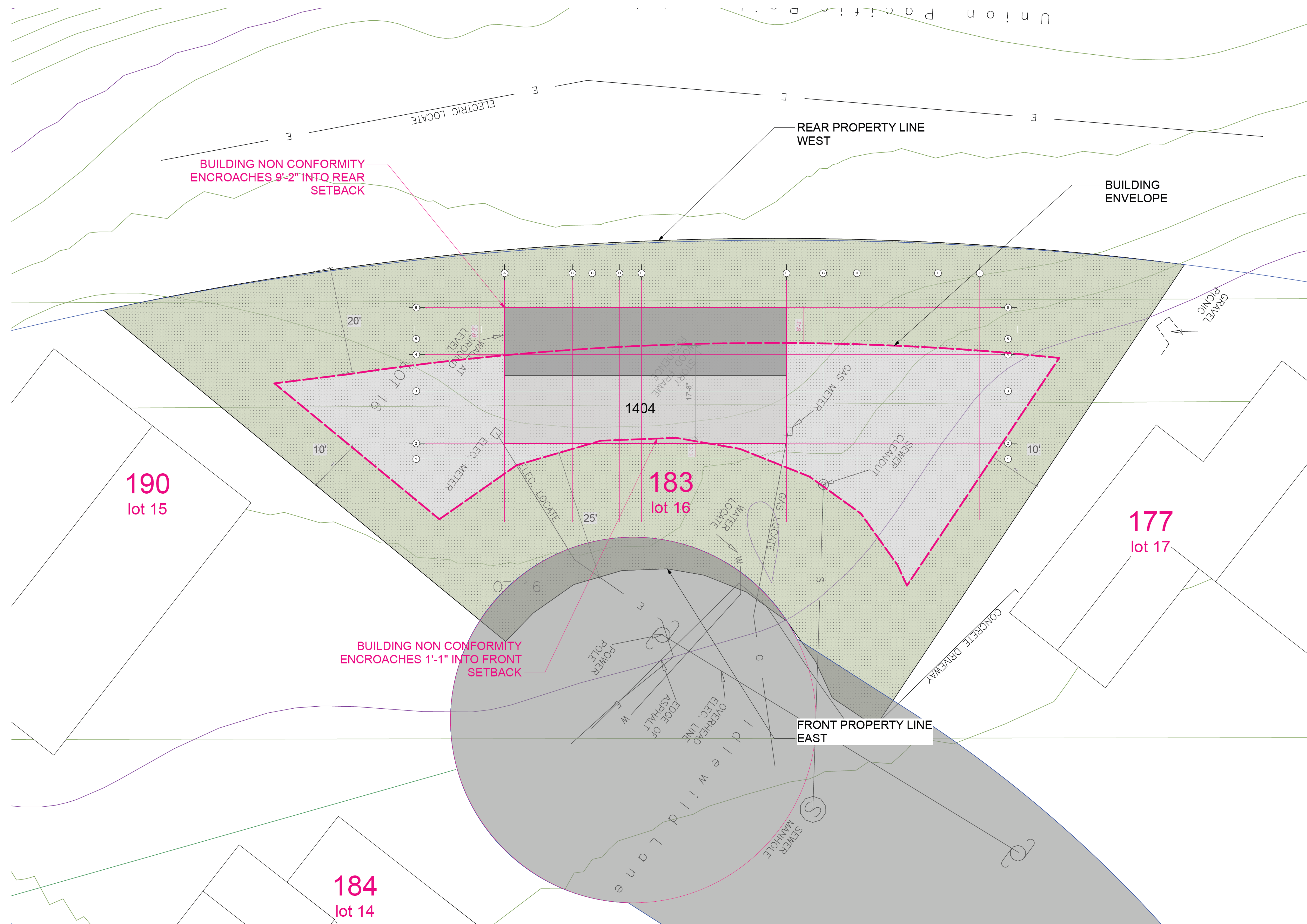
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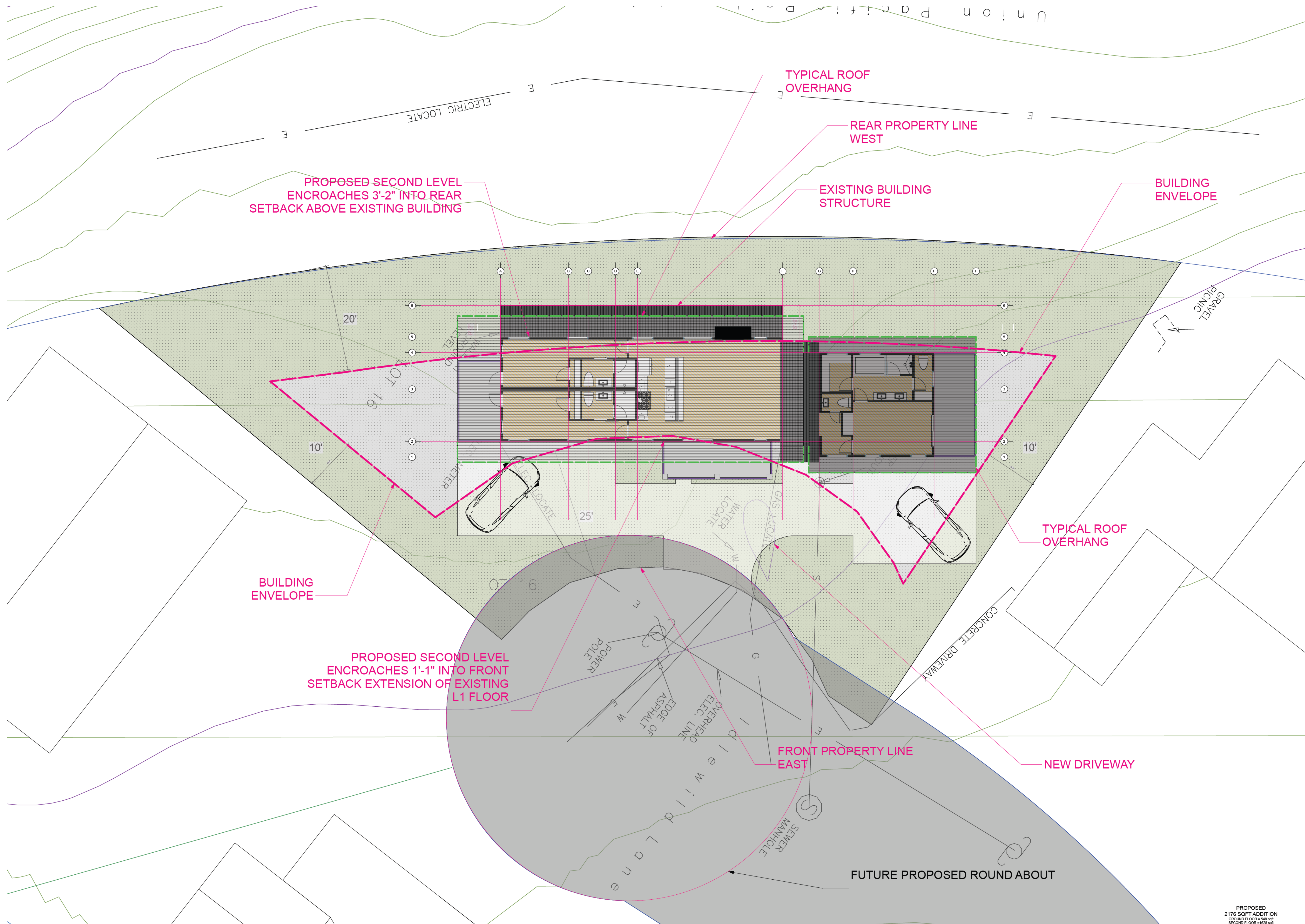
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B

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PROPOSED
2176 SQFT ADDITION
GROUND FLOOR = 148 sqft
SECOND FLOOR = 1628 sqft

REVISIONS:

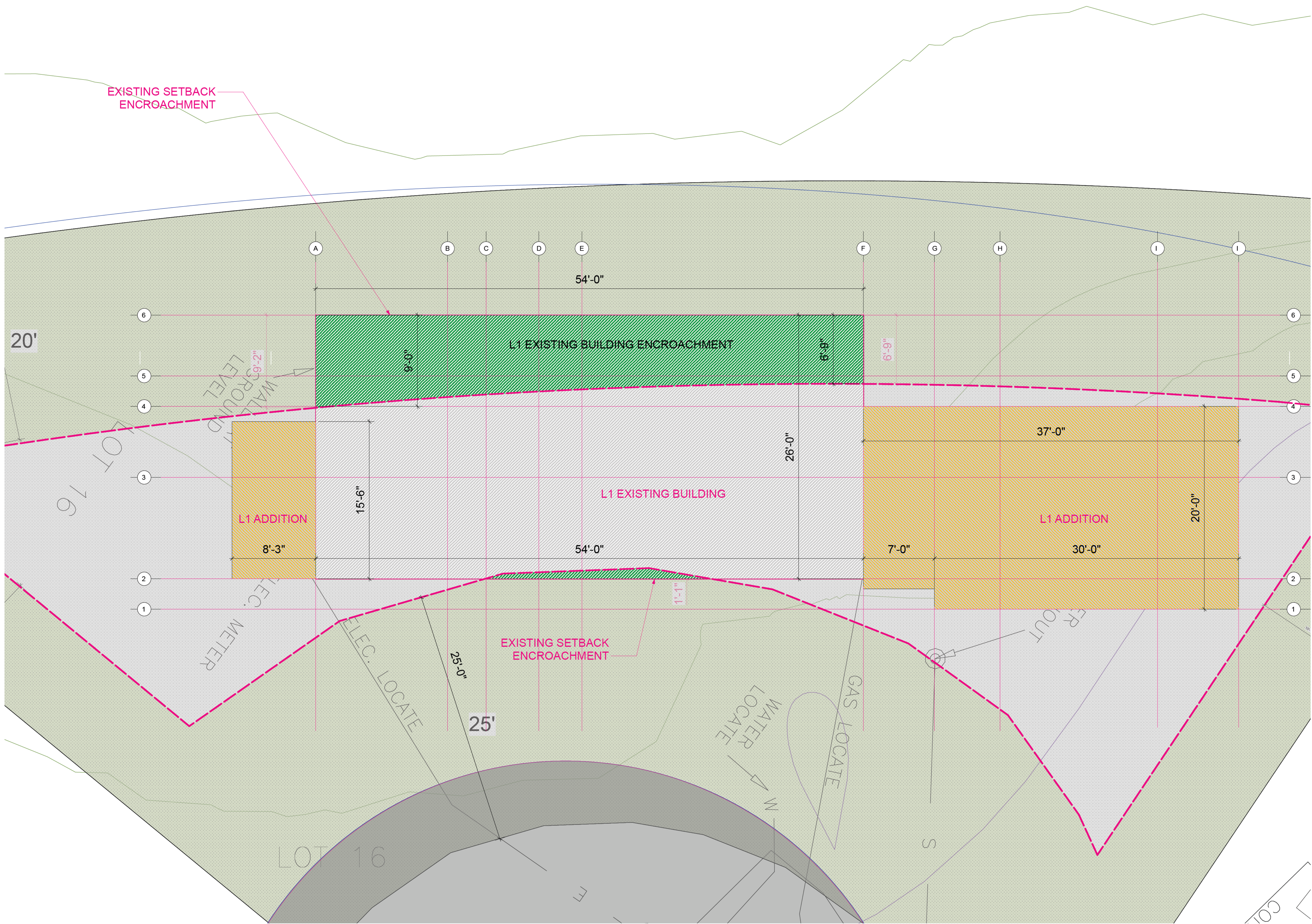
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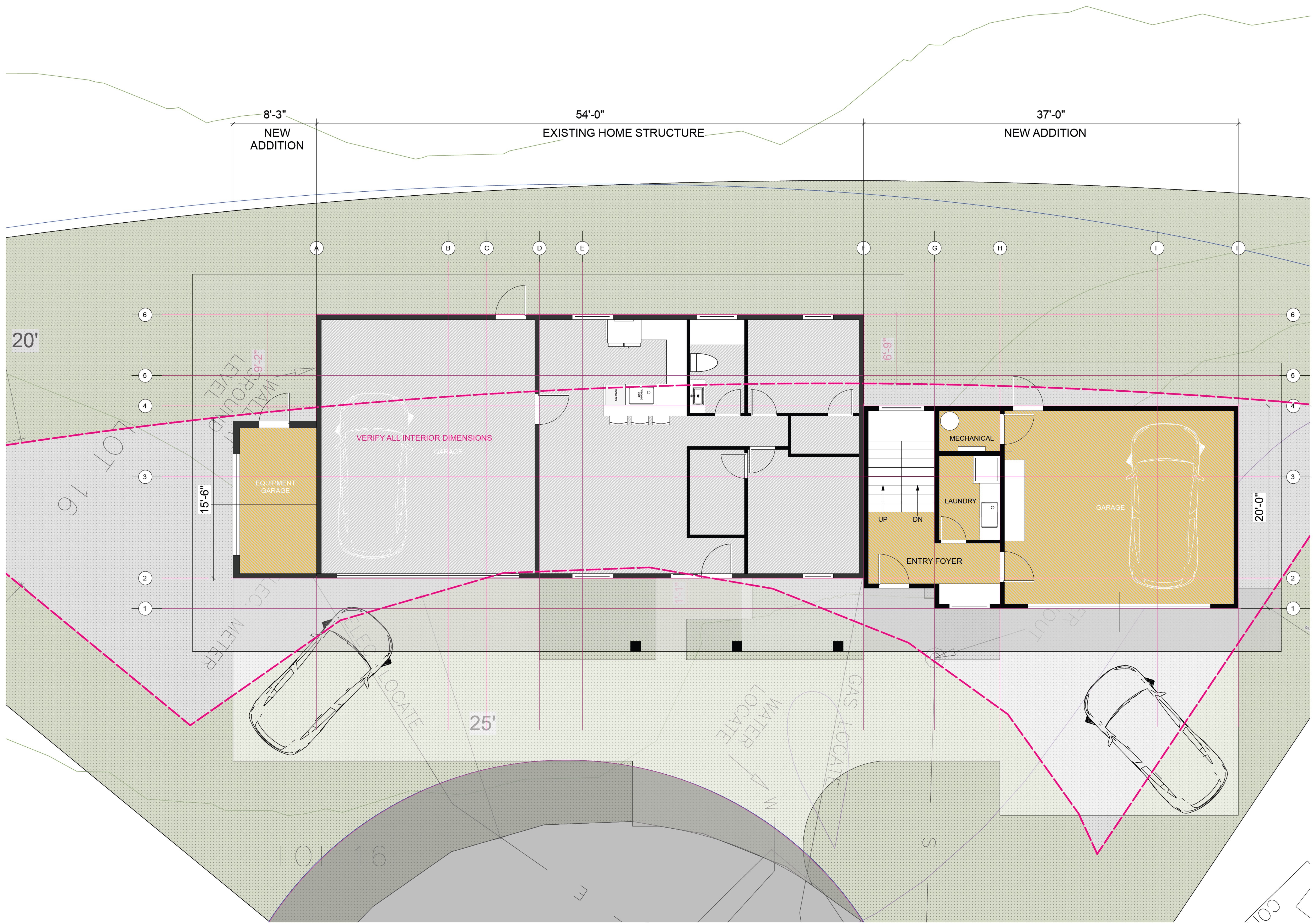
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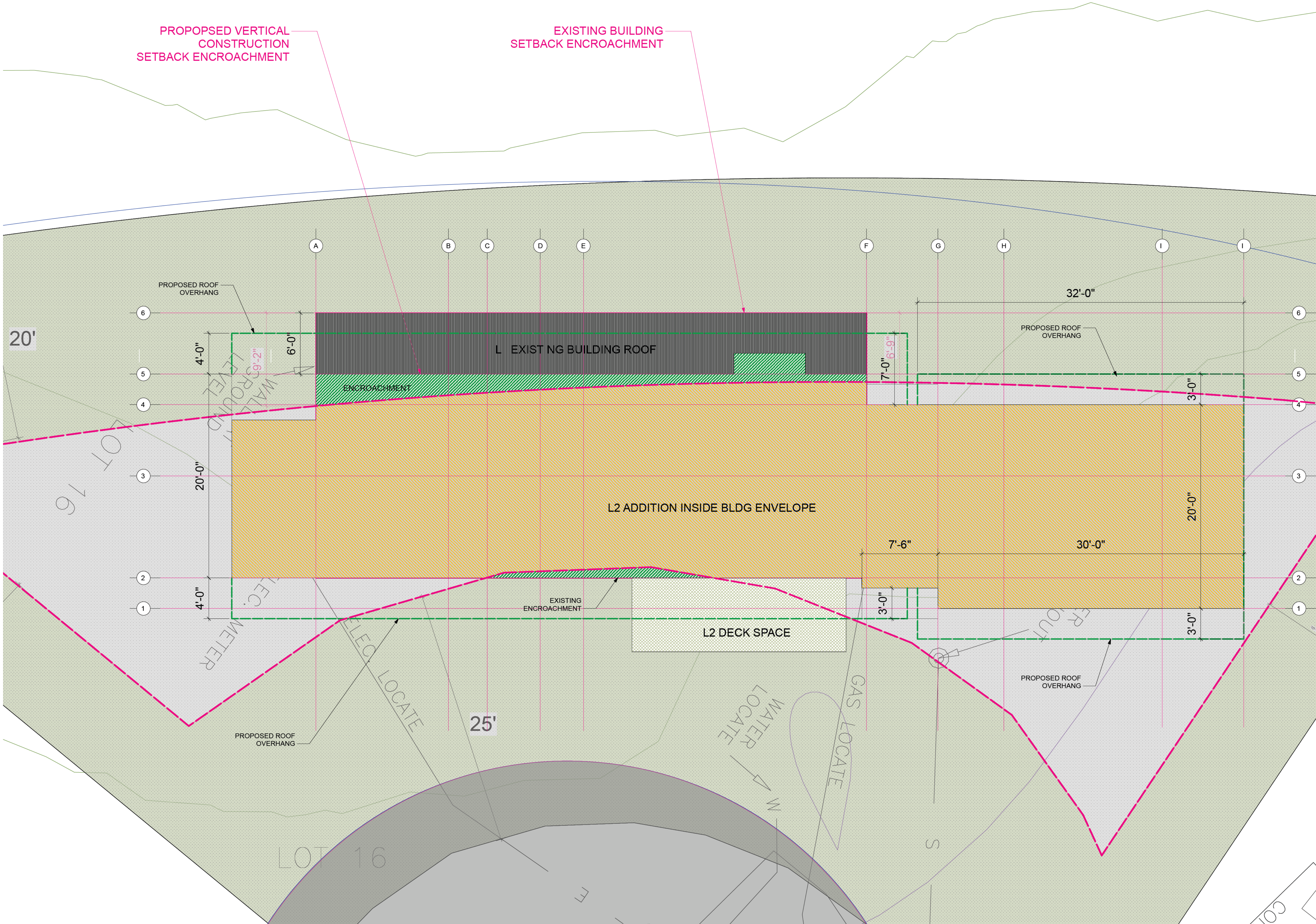
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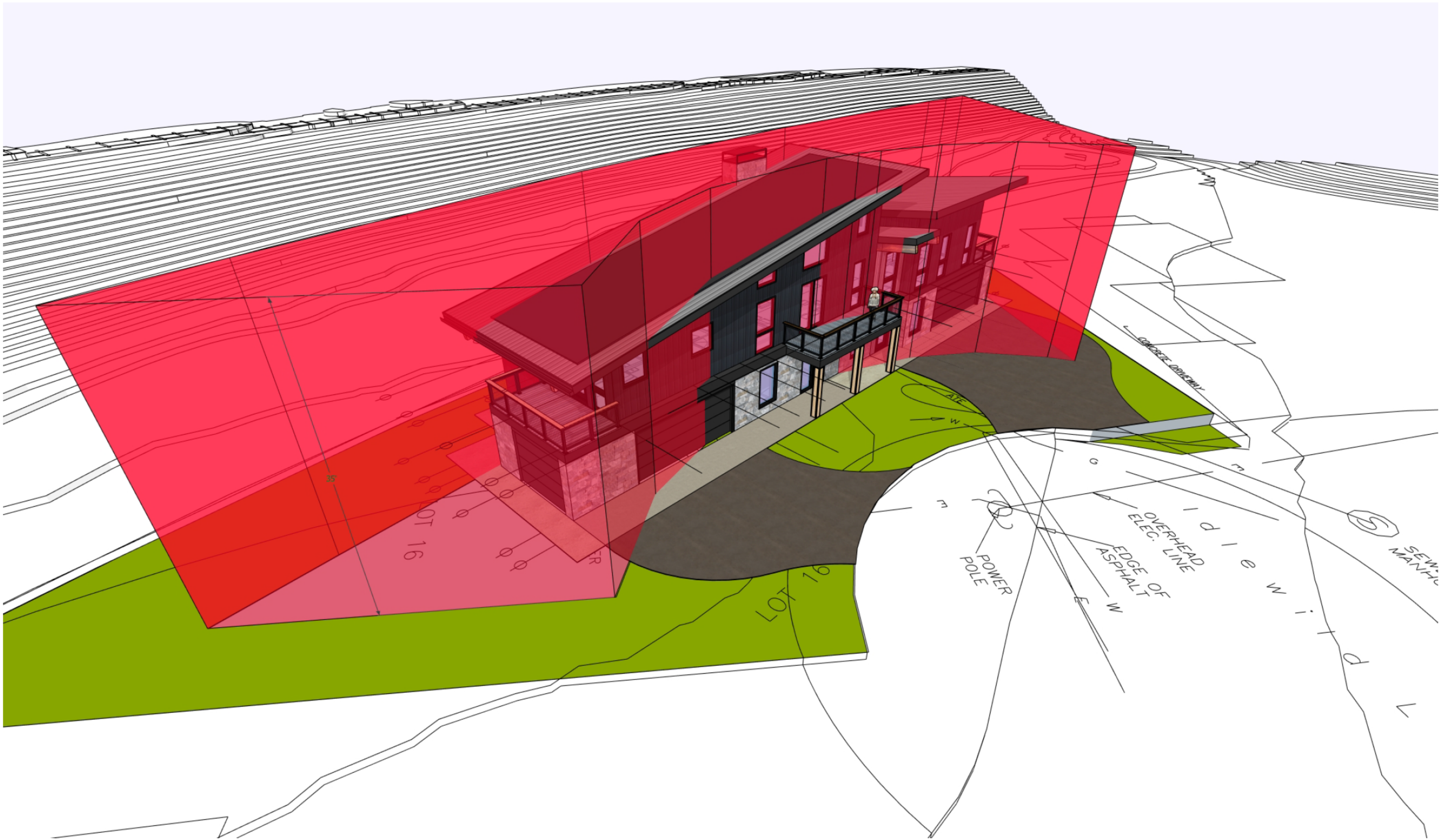
Project #: 600
IDLEWILD MEADOWS

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F

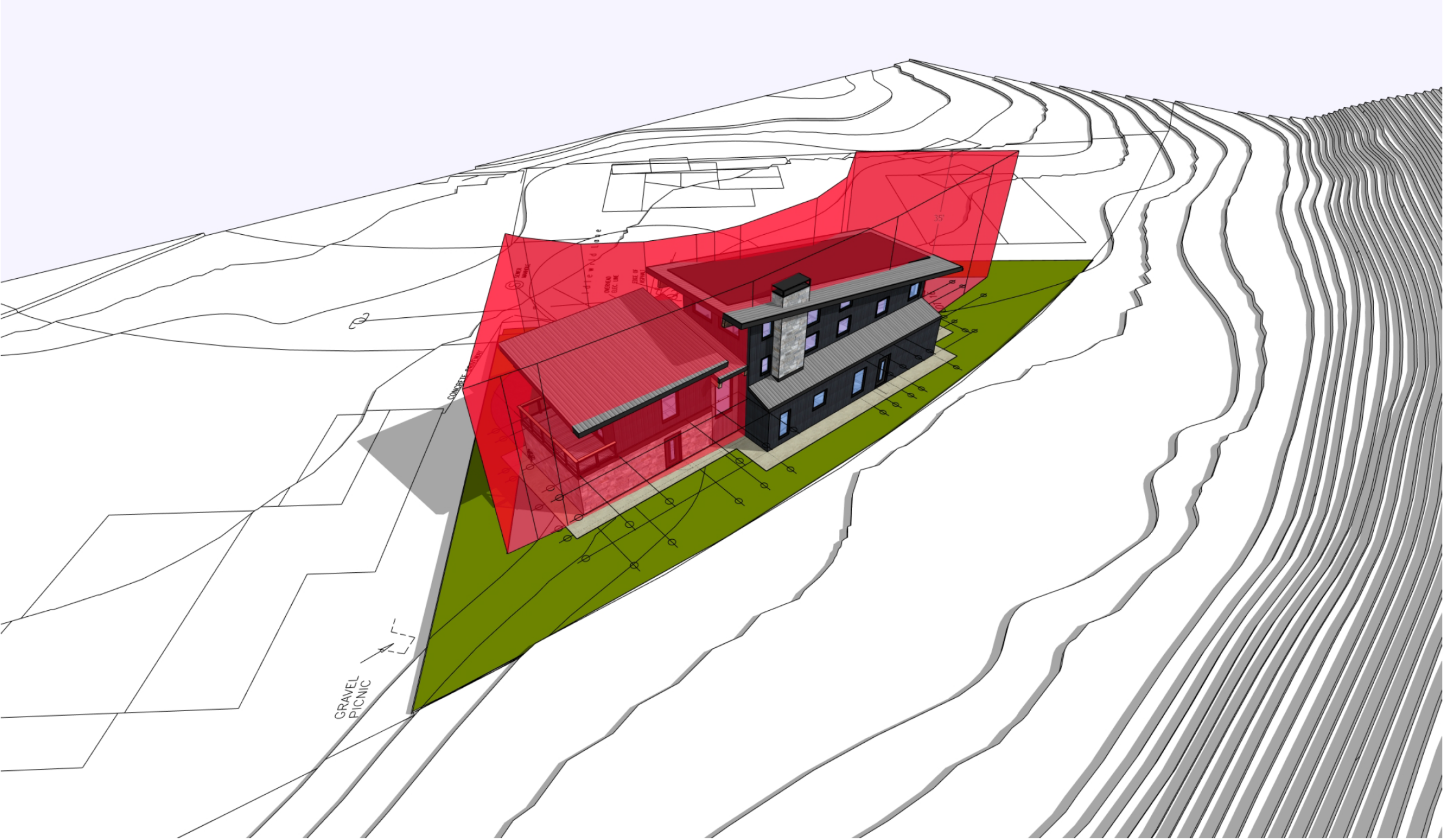
10 31 2025



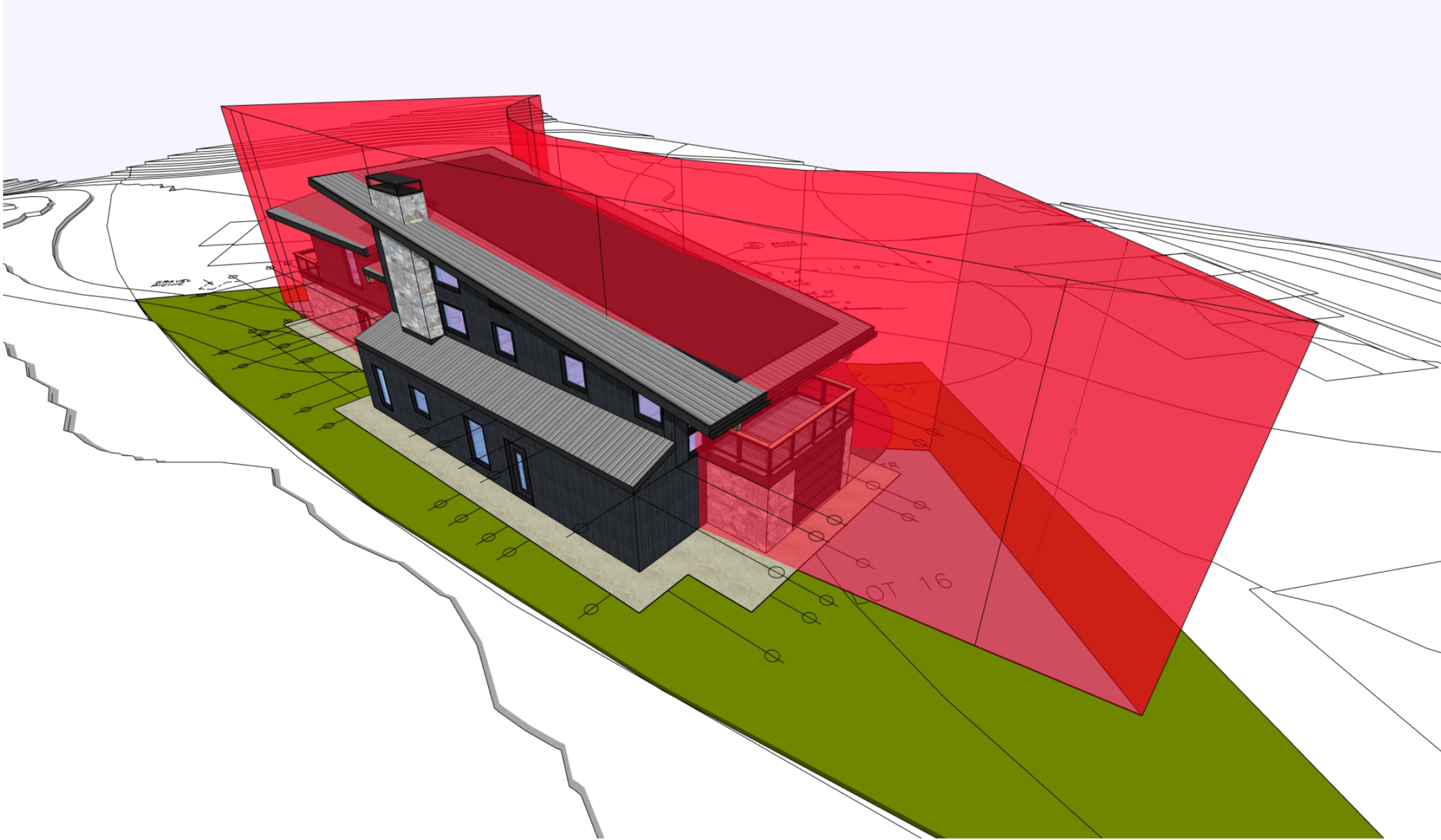




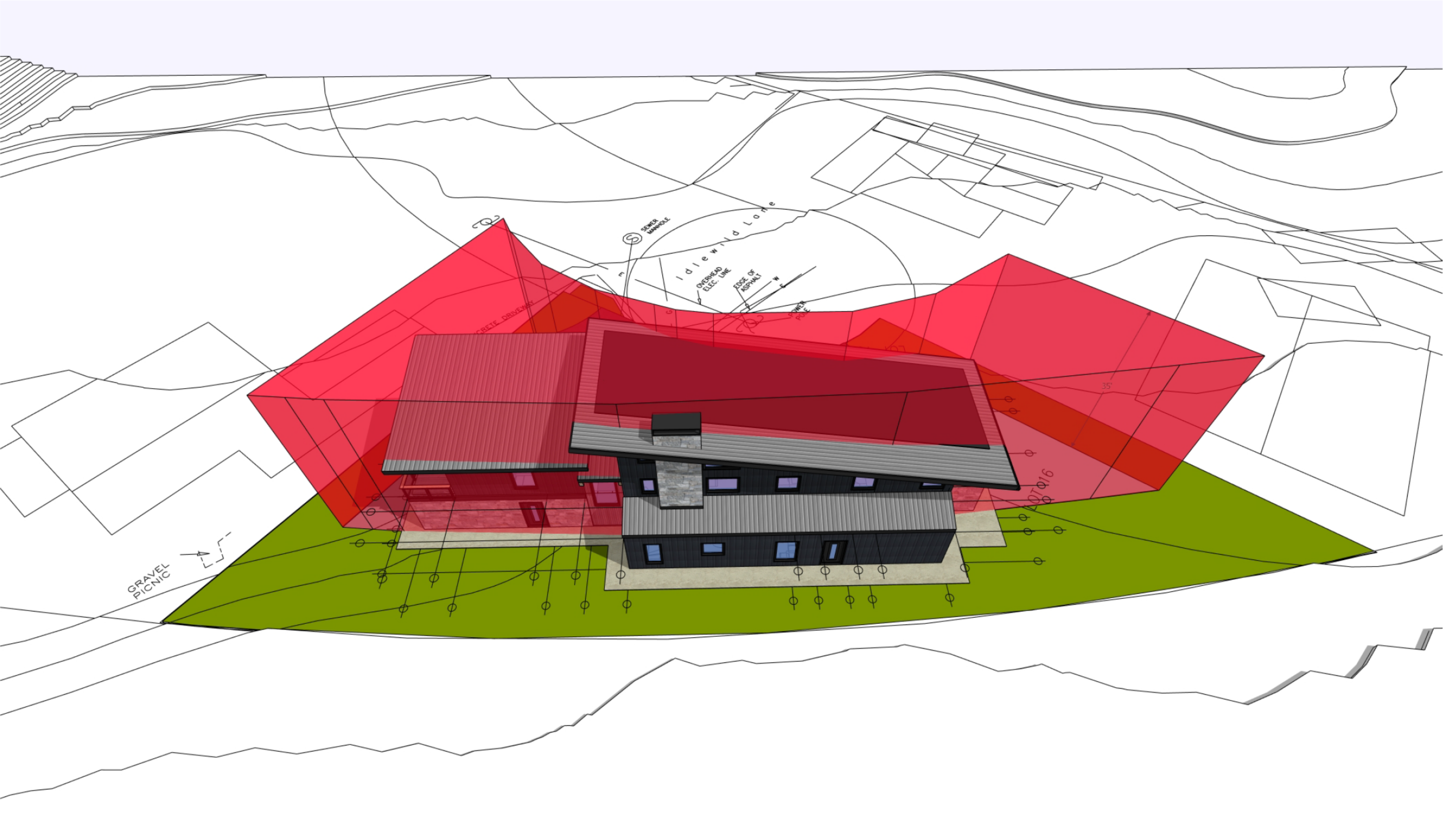
SKETCH 1 EAST ENCROACHMENT DIAGRAM



SKETCH 2 WEST ENCROACHMENT DIAGRAM



SKETCH 3 WEST ENCROACHMENT DIAGRAM



SKETCH 4 WEST ENCROACHMENT DIAGRAM

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Winter Park Colorado 80482

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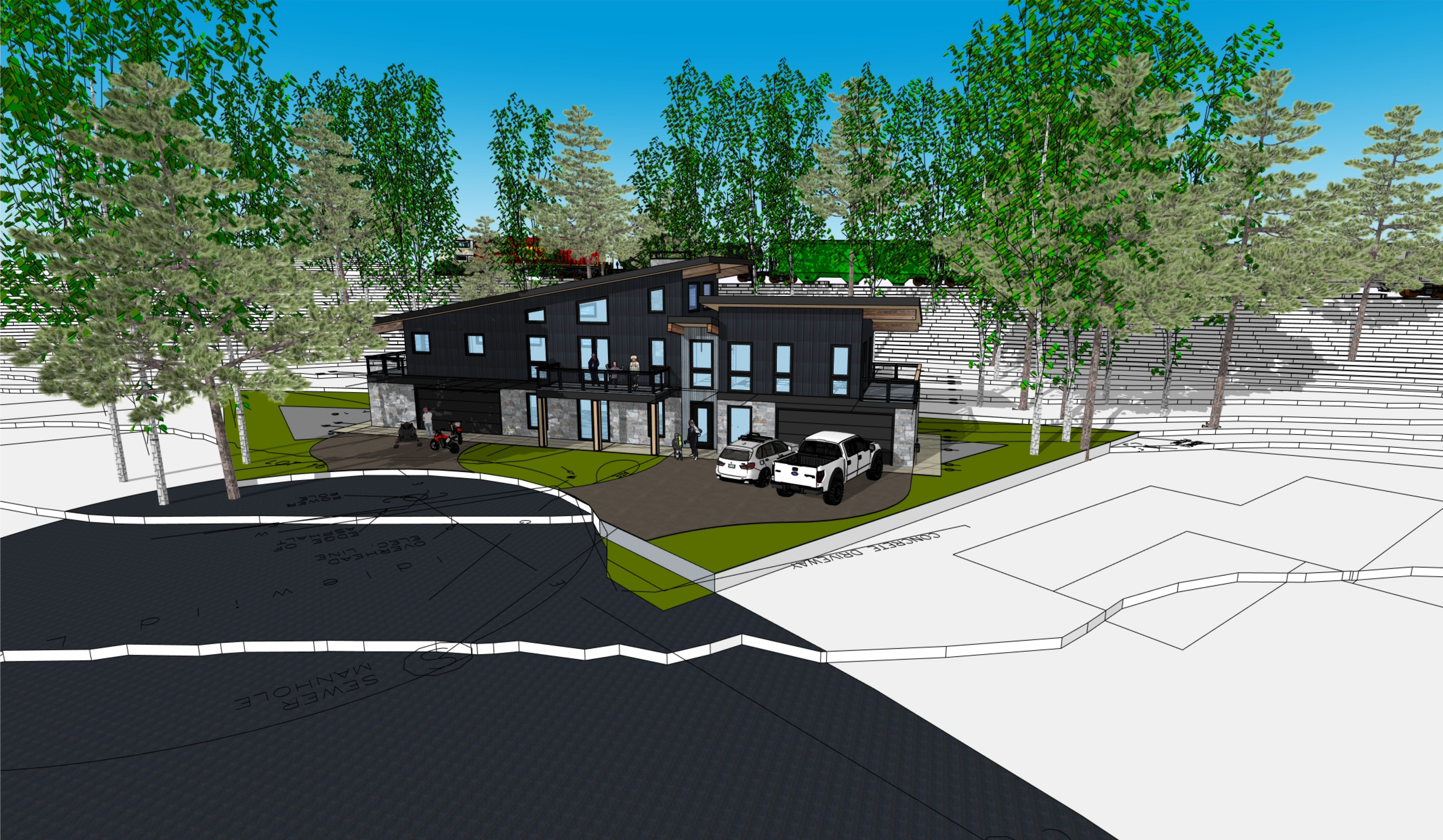
Note:

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SKETCH 1 EAST PERSPECTIVE



SKETCH 4 NORTH WEST PERSPECTIVE



SKETCH 2 AXON EAST



SKETCH 3 SOUTH EAST PERSPECTIVE



SKETCH 1 EAST PERSPECTIVE

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Note:

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