



**TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
Tuesday, December 9, 2025 8:00 AM
Immediately following Planning Commission**

A G E N D A

- I. Call to Order**
- II. Roll Call of BOA Members**
- III. Conflict of Interest**
- III. Approval of Minutes:** October 14, 2025
- IV. General Business:**
 - A. PUBLIC HEARING:** Setback Variance Request – 183 Idlewild Lane (PLN25-090)

Online Meeting Login Instructions – See next page

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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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Public Hearing Process

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**TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
Tuesday, October 14, 2025 8:00 AM
Immediately following Planning Commission**

MINUTES

DATE: Tuesday, October 14, 2025.

MEETING: Winter Park Board of Adjustment

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Dave Barker, Vice Chair Doug Robbins, BOA Members Shawn Cullingford, Dale McCaw and Justin Bontrager (Alternate) are present. Also present are Community Development Director James Shockey, Senior Planner Brian Kelly, Planner II Adam Springer and Town Attorney Mr. Kunal Parikh.

OTHERS

PRESENT:

I. Call to Order

Chair Barker called the meeting to order at 8:14 a.m.

II. Roll Call of BOA Members

BOA Member Thomas McDoanld is absent today.

III. Conflicts of Interest.

No one comes forward.

IV. Approval of Minutes: September 9, 2025

BOA Member Robbins moves, and BOA Member Cullingford seconds the motion approving the consent agenda. Motion carries 5,0.

IV. General Business:

A. PUBLIC HEARING: Administrative Decision Appeal – 37 Cooper Creek Way (BLD25-015) Planner Kelly gives a background of this appeal to the BOA. The applicant sent a Plan Change Request that includes a change on the railings. On August 15, 2025, Cooper Creek WP, LLC (the "Applicant") submitted an application for a Plan Change Request for Building Permit BLD25-015. BLD25-015 was originally issued as an interior remodel permit for the conversion of a commercial space into five (5) community housing units. The Plan Change Request proposed to add privacy screening between units A, B, and C, along with wood slat infills between existing exterior steel rolled balusters. As a result, these additions to the existing exterior balusters and inclusion of privacy screens triggered an Administrative Site Plan review by Town Staff. Staff assessed the Application, the Plan Change Request, and compared both to the 1982 Railing Design and the 2014 Proposal originally proposed by the Applicant. Town Staff previously determined that the proposed addition of wood slats would not align with the character,

function, or intention of the original design. The BOA must now make its own determination using the applicable criteria outlined above.

The applicant, Mark Hanna (online) and Mr. Charlie Johnson are present and have a presentation for the BOA. Mr. Johnson acknowledges that the corner is a prominent point of Cooper Creek. Having said that, Mr. Johnson supports the arguments of his applicant representative to install screening since it is more about shielding what happens behind the proposed screens from the public.

The BOA asks if the balcony area consists of individual balconies or if it is part of a common area. Mr. Johnson says that there are three dividers. The BOA then asks about the gaps between the railings. There is also a question of compromising in terms of color and material with the applicant. The Staff replies that a compromise was reached about the dividers between units.

Chair Barker opens the Public Comment period. No one comes forward. Chair Barker closes the Public Comment period.

The BOA starts discussing the arguments from both the applicant and the Staff. The BOA proposes a brick structure. There is also mention about how the Town tries to encourage people to live in Winter Park and this applicant is offering that but, at the same time, the goal is to avoid people misusing the balcony area by keeping clutter on them, for example.

The Staff and the BOA have a conversation about the possible solutions, and they also discuss how the regular pedestrian would navigate their gaze on the building from the street. Mr. Hanna adds that it is also necessary to consider the impact on the retail tenants. Mr. Johnson also mentions that they would not want a complete base obstruction that a framed or brick “half wall” design might create since water and ice might get in them and potentially affect them. The conversation also mentions the option to install horizontal elements as opposed to vertical ones.

The BOA asks the applicant if they have an HOA or similar. Mr. Johnson says that, in practice, that they find it difficult to ensure the correct use of the balcony area. The BOA continues discussing the pros and cons of keeping the balcony area as they are or, allowing the applicant to move forward with their proposed railing design. The Staff and the BOA go over some options, and they start discussing the best wood option for the screens. There is mention of height, design, color and material.

BOA Member Cullingford moves to reverse the Administrative Decision to deny the Plan Change Request for the reasons discussed today and as set forth in the Appeal Letter, finding **the proposed design implementation has more benefit as community housing while also screening mis-use and providing privacy than being a detriment to the Cooper Creek square character**. BOA Member Robbins seconds. Motion carries 5,0.

There being no further business to discuss, Member Robbins makes motion to adjourn, Member McCaw seconds motion, by unanimous “aye”, the meeting is adjourned at 9:13 a.m.

The next scheduled meeting of the Board of Adjustment will be advertised to the BOA Members.

Irene Kilburn, Planning and Building Technician II

MEMO

TO Board of Adjustment (BOA)
FROM Brian P. Kelly, Senior Planner
THROUGH James Shockey, AICP, Community Development Director
DATE December 9, 2025
RE PUBLIC HEARING: Setback Encroachment Variance – 183 Idlewild Lane (PLN25-090)

Property Owner: Trevor Lavens and Amy Gathright

Applicant: Grady Huff, studioLEMONADE, LLC

Location: 183 Idlewild Lane – Lot 16, Idlewild Meadows (“the Property”)

Project Manager/Architect: Grady Huff, studioLEMONADE, LLC

Zoning: R-1 (Single Family Residential Zone District)

Authority:

Chapter 5. Administration, Article 5.F. Appeal, Variance, and Interpretation Decisions

§5-F-3 Variance

Generally. The variance procedure is intended to provide limited relief from the requirements of this Code where strict application of the Code would result in exceptional **practical difficulty** or undue hardship preventing the use of the land as otherwise allowed by the Code. The variance procedure is not intended to allow a use in a zoning district where it is not currently permitted, or to alleviate inconveniences or financial burdens imposed on landowners.

A practical difficulty or unnecessary physical hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon; from topographic or physical conditions on the site or in the immediate vicinity; or from other physical limitations, street locations or traffic conditions in the immediate vicinity. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance. It is not the intent of this Section to allow variances in the classification of uses of property. They are granted by the Board of Adjustment (BOA) by C.R.S., § 31-23-307 et seq., as amended.

§ 5-B-8 Public Notice Requirements:

This Variance Request application has had proper public notification pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published once in the Middle Park Times and Sky-High News no less than ten (10) days prior to the public hearing or final decision date. The publication date occurred on or before November 26, 2025, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300’ of the subject property no later than fourteen (14) days prior to the public hearing or final decision date as confirmed by the signed and notarized affidavit dated November 24, 2025 and provided by the applicant. The Property Posting (PO) was installed

on November 21, 2025 meeting the minimum fourteen (14) day requirement prior to the public hearing or final decision date.

No comments have been received prior to this writing.

Variance Request:

Applicant requests a variance from the UDC§3-A-3 *Residential Development Types* and Table 3-A-3 *Residential Lot and Building Standards* requiring an existing single family detached residence to have a front setback of a minimum of twenty-five (25) feet (FT) and the rear setback of a minimum twenty (20) FT. Due to the location of the existing single-family residence, the principal structure, was constructed encroaching the UDC required setbacks. The residence and platted lot pre-dates the Effective Date of the UDC and the incorporation of the Town. Idlewild Meadows was platted in 1960. The proposed residential structure is compliant with all other development standards, including minimum side yard setbacks from property lines.

Applicant's Reasons why the Variance Should be Granted:

See application for details.

Applicable Provisions of the Unified Development Code (UDC):

Chapter 2. Zoning Districts and Use Standards, Article 2.B. Use Standards

§2-B-3(D)(1) Accessory Dwelling Unit

- a. Any accessory dwelling unit (ADU) shall:
 1. Have a minimum size of three hundred (300) square feet not to exceed fifty percent (50%) of the gross floor area of the principal Dwelling;
 2. Include a kitchen (to include, but not be limited to, a sink, a refrigerator, and a range);
 3. Include a full bathroom (to include, but not be limited to, a sink, a toilet, and a shower or bathtub);
 4. Be provided with a separate entrance from the principal Dwelling; and
 5. Not be subdivided or/or subsequently sold as fee simple ownership. It shall remain as part of the property where the primary unit is located.

And,

- d. Use of Principal and Accessory Dwelling Units: Either the accessory Dwelling unit or the principal Dwelling unit shall be restricted to long term tenancy by persons who meet the following criteria:
 1. The unit must be the primary residence of the tenant(s); and
 2. The tenant(s) must work a minimum of thirty-two (32) hours per week or one thousand (1,000) hours per year at a job in Grand County.
- e. The Town may allow exceptions to the residency requirements in a unit designated as a caretaker unit, for units designated as on-site employee Dwelling units, for persons with disabilities, or for persons who have reached retirement age.

Chapter 6. Nonconformities, Article 6.D. & Article 6.E Nonconforming Lots

§Article 6.D Nonconforming Structures

- A. In addition to the standards in [Article 6.B, nonconforming structures](#) are subject to the additional standards in this Article 6.D.
 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.

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.
3. A nonconforming structure that has been damaged or destroyed by fire or other causes may be restored to its original condition, provided that such work is commenced within one (1) year of such event and has been completed or diligently pursued within eighteen (18) months of such event. By written request from the property owner stating reasons for the delay, the Director may grant one (1) extension of either the work commencement and/or the completion of work time period.
4. Enlargements, alterations, and repairs to nonconforming structures that would otherwise be permitted by this UDC and that would result in an increase to the flood damage potential shall require floodproofing or shall be elevated to or above the regulatory flood elevation. For nonconforming residential structures, such structures shall be elevated to or above the regulatory flood elevation and floodproofing shall not be an option to comply with these standards

§Article 6.E *Nonconforming Lots*

- A. In addition to the standards in Article 6.B, nonconforming lots are subject to the additional standards in this Article 6.E.
 1. A nonconforming lot that was made nonconforming by virtue of enactment of this UDC may be used for construction of a building allowed in the applicable zoning district; provided, that all other zoning district and dimensional standards are met.
 2. In any district where single-family dwelling units are permitted, the setback requirements applicable in the zoning district shall apply, with the following exception: for single-family dwelling units on substandard width lots, an interior side setback may be reduced by half the lot width shortage provided such reduction does not exceed twenty-five percent (25%) of the required setback area width.

Chapter 5. Administration, Article 5.F Appeal, Variances, and Interpretation

§ 5-F-3(F), Approval Criteria:

The variance request shall meet all four (4) of the following criteria for approval:

1. *Undue Hardship*. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship that would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone district;
2. *Health, Safety, and Welfare*. The granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
3. *Unusual Circumstances*. The plight of the owner is due to unusual circumstances at the property that do not generally apply to other properties in the same zone district; and
4. *Character*. The granting of the variance will not alter the essential character of the locality.

Staff Comments:

The applicant is requesting a variance for construction of a second level addition and an attached two car garage to the principal structure utilizing the original structure footprint without further encroachment into the front yard setback of twenty-five (25) FT, which as-built in 1993 encroaches one (1) FT one (1) IN and with no further encroachment into the rear yard setback of twenty (20) FT, which it already encroaches a maximum of nine (9) FT two (2) IN at the south corner.

A Variance from Zoning Requirements was applied for and granted, August 5, 1993, for a rear yard setback of five (5) FT on the grounds that the subdivision and lot were platted (Reception #93161 dated 09/06/1960) prior to the incorporation of the Town, and prior to the UDC Enactment Date. The Staff at the time (1993) recommended approval to the Planning Commission due to the lots irregular shape and minimal impact to the neighborhood. The current UDC Article 6.E. declares a nonconforming lot that was made nonconforming by virtue of enactment of this UDC may be used for construction of a building allowed in the applicable zoning district; provided, that all other zoning district and dimensional standards are met. The applicant has demonstrated the intent to comply with all other zoning and dimensional standards, including the setback requirements permitted by the prior approved Variance Request. and the current UDC.

As provided by the applicant's narrative with application PLN25-090 the structure is proposed to be used in continuation as originally intended for single-family detached residence required in an R-1 zoning district. The owners would like to add an additional use of an ADU within the residence, to be in conformance with the UDC §2-B-3(D)(1) *Accessory Dwelling Unit*.

The applicant discusses in their narrative the criteria by which they desire to uphold the requirements of the UDC but as a result of changes to the code since the home was originally built, have little possibility to update the home in comparison with neighboring properties. Other residential structures in the same subdivision have received variances in the past. The lot configuration and the principal structure having been built in compliance with the previous development standards and granted 1993 Variance Request now finds itself as a non-conforming structure. Per the UDC§ 5-F-3(F), *Approval Criteria* the applicant provides the following reasoning for granting the variance request:

- a. Undue Hardship - Enactment of the UDC on June 12, 2022 created an undue hardship by limiting or preventing expansion or alteration that further increases the nonconformity of an existing structure. The irregular lot configuration per an earlier plat also limits development rights within the parcel. A list of similar variance request applications have been approved in the Idlewild Meadows Subdivision:
 - i. Lot 2 (22 Idlewild Lane) – front and side yard setback encroachment
 - ii. Lot 17 (177 Idlewild Lane) – rear yard setback encroachment
 - iii. Lot 24 (107 Idlewild Lane) – front and side yard setback encroachment
 - iv. Lot 11 (104 Idlewild Lane) – front and side yard setback encroachment
 - v. Lot 26 (45 Idlewild Lane) – front yard setback encroachment
 - vi. Lot 12 (124 Idlewild Lane) – front yard setback encroachment
 - vii. Lot 9 (76 Idlewild Lane) – rear and side yard setback encroachment and building coverage increase
 - viii. Lot 14 (184 Idlewild Lane) – rear and side yard setback encroachment and building coverage increase to 45.1% for a single-family dwelling unit
- b. Health, Safety & Welfare- This proposal should not affect or hinder the health, safety or welfare of the neighborhood or community. 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. Additionally, the property improvement and further expansion is limited by its adjacency to the railroad property boundary with no desire to build closer to the railroad easement. The Union Pacific Railroad rail bed sits approximately ten (10) FT in elevation above the proposed roofline limit of thirty-five (35) FT, preventing construction that would inhibit view corridors or sight lines of neighboring properties or future developments. The applicant also mentions wildfire hazard mitigation as a result of meeting related development standards.
- c. Unusual Circumstances - The platting of Idlewild Meadows Subdivision in 1960 prior to Town zoning formed irregular lot lines, and the Union Pacific ROW easement limits any development on the horizontal plane by the rail bed topography. The development is restricted vertically by the UDC. The owner proposes 2,176 SF expansion to the existing structure while minimizing horizontal

construction within the confines of the building envelope. The entire renovation will not be used by the owner, as the applicant states the intent to reserve the use by right and the UDC restrictions to convert 1,000 SF of the existing ground level into a Deed Restricted ADU per the UDC§2-B-3(D)(1).

- d. Character- The existing structure is significantly smaller in scale and proportion in comparison to the adjacent properties and continued development within the Idlewild Meadows Subdivision. The renovation and addition will bring the property into alignment with the character of the more modern developments of the neighborhood and reduce the utilitarian style that the structure currently represents. The attached exhibits represent a Mountain Modern architectural style for both the primary single family residence and the contained attached ADU for local workforce residents.

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-F-3 *Variance* of the UDC and conform to all applicable policies and regulations of the UDC.

By presentation of the facts and through professional analysis and interpretation, staff recommends to and recognizes the Board of Adjustment's authority to render a decision that supports the staff's conclusion:

1. An undue hardship has been identified. A nonconforming lot was made by virtue of the enactment of the UDC (effective June 12, 2022) defining standard Lot width and depth within the R-1 zoning district. Additionally, the original rear setback of five (5) FT has been revised with the enactment to a distance of twenty (20) FT thus creating a nonconforming structure. The nonconforming lot deficient in depth and a nonconforming structure being built within the rear and front setback prevents the expansion of any future development per the UDC §6-D(A.2).

The nonconformity created an exceptional practical difficulty preventing renovation and updating of the property typically allowed by the UDC, and otherwise depriving the owner of privileges enjoyed by owners of other properties in the same zone district.

2. There is no obvious effect to the public health, safety, and welfare by granting a variance to this location, and will be further reviewed by the East Grand Fire Protection District at building permit.
3. An unusual circumstance exists by the nature of the prior construction of the principal structure inhibiting any substantial expansion to the horizontal plane to the front and rear, and being further confined by the building envelope created by the conforming side lot setbacks. The UDC having been adopted after the initial construction prevented the foresight to site plan for future development activity.
4. Considering the provided renderings and similar variances granted followed by permits issued to construct "Modern Mountain architecture" in the neighborhood, the proposed character and quality of expanding the residence vertically and within the confines of the existing building envelope, character appears to be similar and maintained to those surrounding properties.

Sample Motion for Approval:

I move to approve the variance request for reasons discussed today and as set forth in the staff report, finding Applicant meets all four (4) criteria required by the UDC, § 5-F-3 in that:

1. The Applicant has shown that the condition in question creates an undue hardship; and
2. The granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and
3. The plight of the owner is due to unusual circumstances; and
4. The variance, if granted, will not alter the essential character of the locality.

Sample Motion for Denial:

I move to deny the variance request for the reasons discussed today and as set forth in the staff report, finding Applicant has failed to meet one or more of the four (4) criteria required by the UDC, § 5-F-3 in that:

1. The Applicant has not shown that the property in question creates an undue hardship in development if permitted to be used only under the conditions allowed by the regulations for the municipality because **[insert explanation supported by the evidence here]**; and
2. The granting of the variance is detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity because **[insert explanation supported by the evidence here]**; and
3. The plight of the owner is not due to unusual circumstances because **[insert explanation supported by the evidence here]**; and
4. The variance, if granted, will alter the essential character of the locality because **[insert explanation supported by the evidence here]**.



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

TREVOR R LAVENS & AMY GATHRIGHT - LAVENS

Company

Phone #

Email Address

N/A

Mailing Address

City

State

Zip

CO

Billing Contact (where invoices should be directed)

GRADY HUFF

Company

Phone #

Email Address

STUDIOLEMONADE LLC

Mailing Address

City

State

Zip

WINTER PARK

CO

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

GRADY HUFF

Company

Phone #

Email Address

STUDIOLEMONADE LLC

Mailing Address

City

State

Zip

WINTER PARK

CO

80482

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.

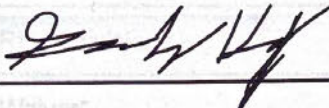
Certifications

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:

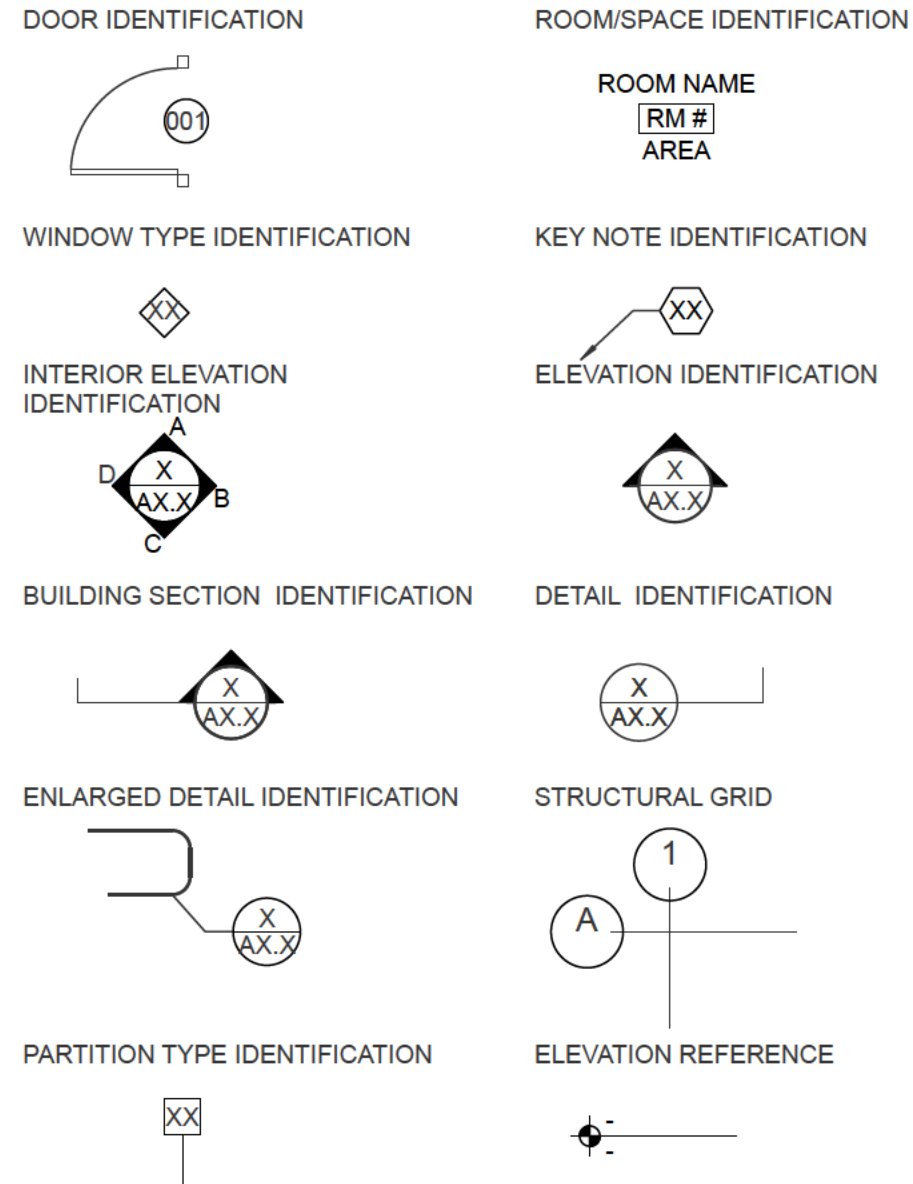
Parcel Number 158733301014
Tax Area 034 - WINTER PARK RES
Site Address 83 IDLEWILD LN (a.k.a. 183 IDLEWILD LN)
Legal Summary Subd: IDLEWILD MEADOWS Lot: 16

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

LAVERNS, 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

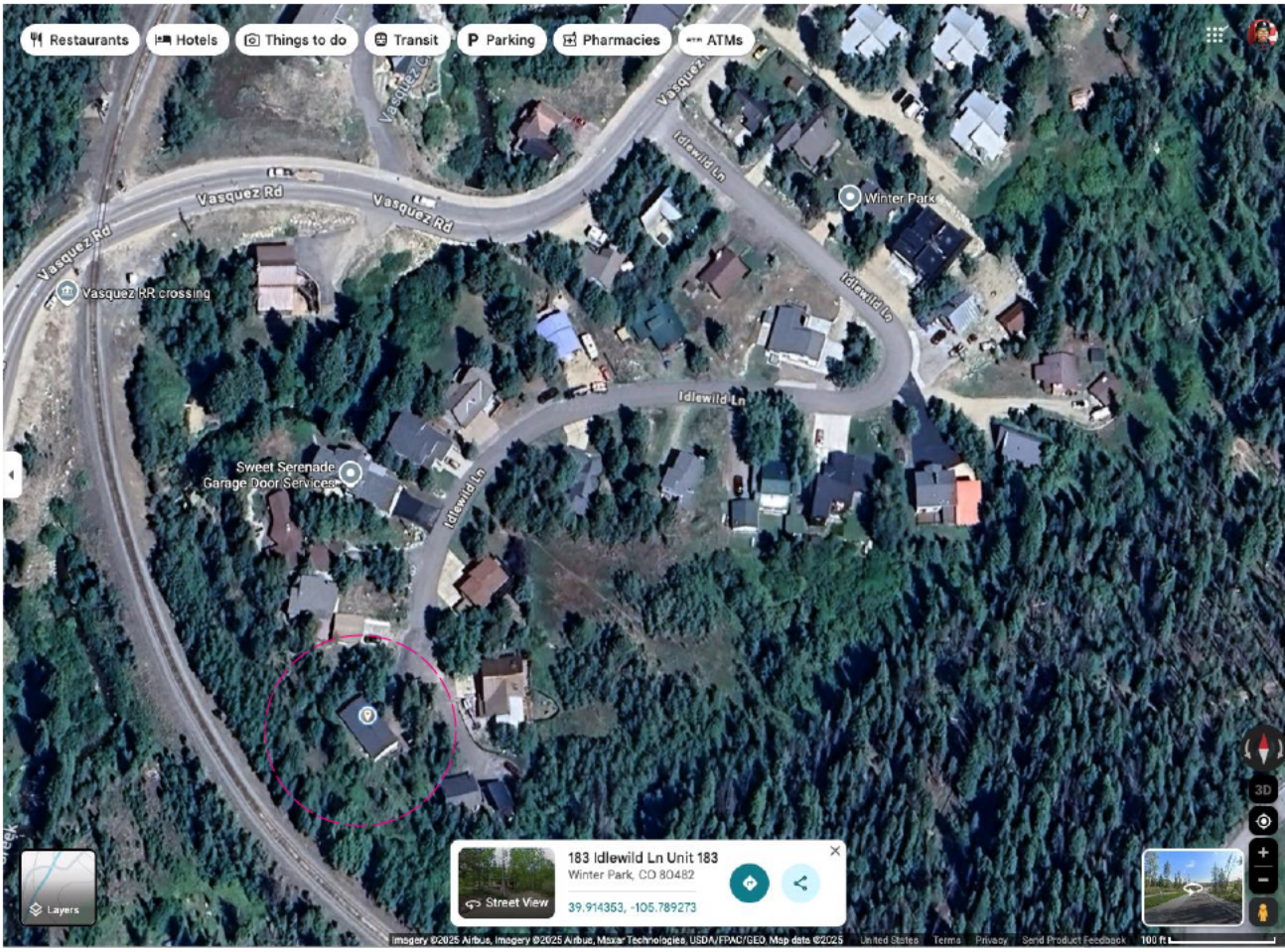
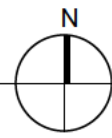
SCALE: N/A

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



STUDIOLEMONADE

420 Moose Trail
Winter Park, Colorado 80401
p. (303)901-0038

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NOTICE: DUTY OF COOPERATION
Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from his responsibility for the consequences. Changes made from the plans without consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes.

183 Idlewild Lane
Winter Park Colorado 80482

REVISIONS:

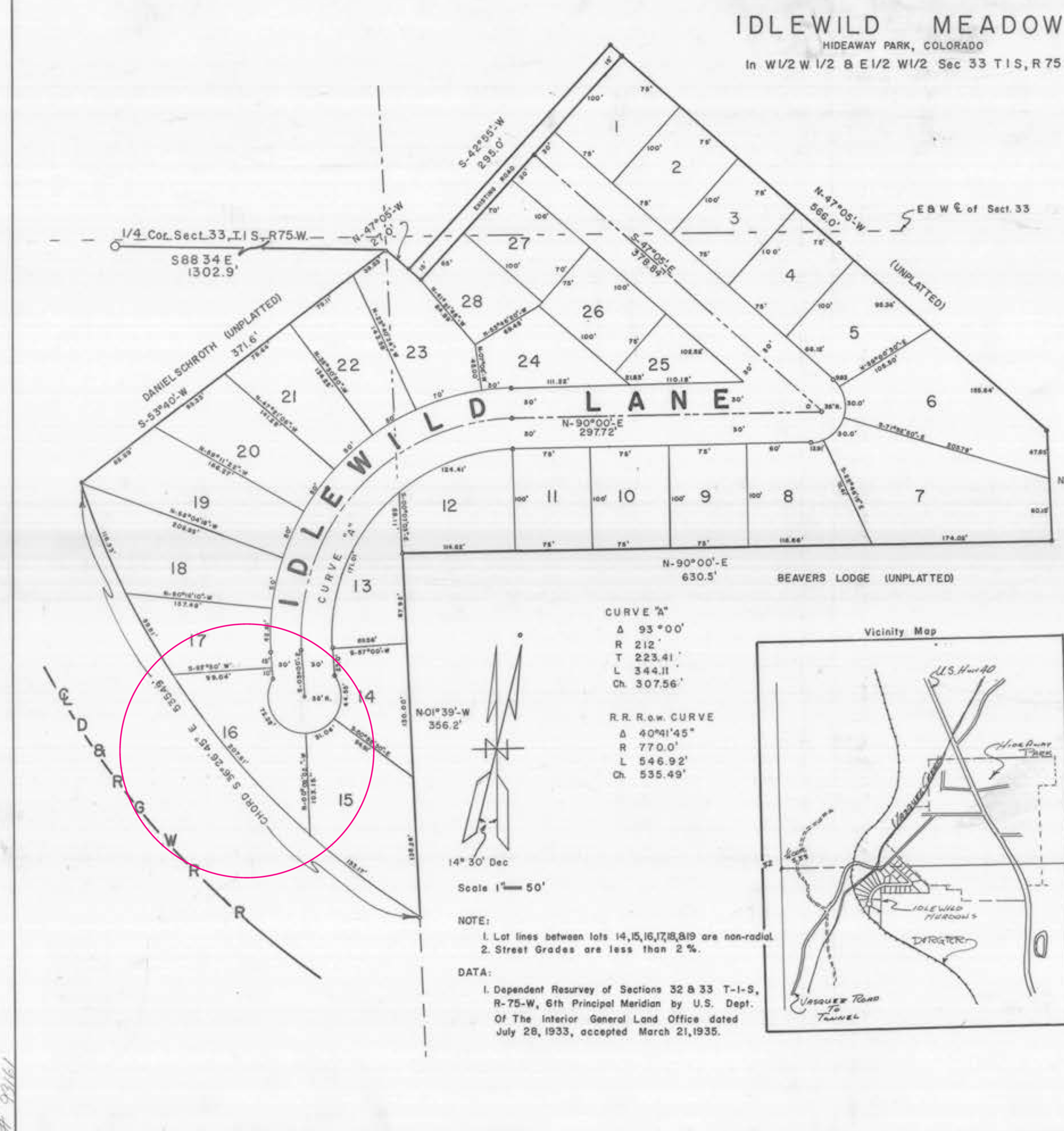
Note:

Project #: 600

IDLEWILD MEADOWS

COVER PAGE

10 31 2025



IDLEWILD MEADOWS
HIDEAWAY PARK, COLORADO
In W 1/2 W 1/2 & E 1/2 W 1/2 Sec 33 T 1 S, R 75 W

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Elwood E. Miller, being the sole owner of all the land in Idlewild Meadows, as shown, has caused the foregoing land to be surveyed and plotted, and has designated hereon certain easements for public utilities.

All easements for public utilities are hereby dedicated to the public use in perpetuity.

In Witness Whereof, ELWOOD E. MILLER has executed these presents this 30 day of Aug, 1960.

Elwood E. Miller

Commencing at the 1/4 corner common to sections 32 & 33 T-1-S, R-75-W, 6th PM bear S-88-34-E a distance of 1302.9' to the true point of beginning.

Thence S-53-40-W a distance of 371.6' to the Easterly R.O.W. of the D & R G RR

Thence along the Easterly R.O.W. on a curve to the left with R=770.0' a chord distance of 535.49' bearing S-36-26-45-E

Thence N-01-39-W a distance of 356.2'

Thence N-90-00-E a distance of 630.5'

Thence N-01-46-W a distance of 108.0'

Thence N-47-05-W a distance of 566.0'

Thence S-42-55-W a distance of 295.0'

Thence N-47-05-W a distance of 27.0' to the point of beginning.

Restrictions:
Shall be specified at time of sale by ELWOOD E. MILLER or his agent.

STATE OF COLORADO S.S.
COUNTY OF GRAND

I, _____, a Notary Public in and for the County of Grand, State of Colorado, do hereby certify that Elwood E. Miller, who is personally known to me to be the person who executed the foregoing dedication, appeared before me this date in person and acknowledged the execution thereof to be his free and voluntary act for the uses and purposes therein set forth.

Witness my hand and notarial seal this 30 day of Aug, A.D. 1960.

My commission expires Feb 2, 1963

Lincoln Carl Benson
Notary Public

I, C. W. McCLELLAND, a Registered Land Surveyor, licensed to practice in the State of Colorado, do hereby certify that the attached plat and accompanying survey of Idlewild Meadows was made by me and under my direction, and that all lines and dimensions are correctly shown thereon to the best of my knowledge and belief.

M & W SURVEYORS, INC.
C. W. McClelland
Land Surveyor, Colo. L.S. 3660

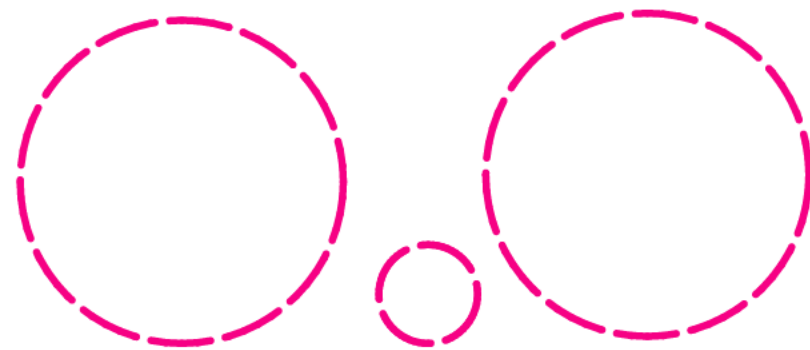
The Grand County Colorado Planning Commission, meeting in regular session this 6th day of Sept. A.D. 1960, has approved the attached plat of IDLEWILD MEADOWS, and hereby recommends acceptance of same by the Grand County Board of Commissioners.

P. O. Johnston
Chairman
Grand County Planning Commission
Accepted this 6th day of Sept 1960.
P. O. Johnston
Chairman
Grand County Commissioners

93161

STATE OF COLORADO
County of Grand
1960
1:30 A.M.
DOY. BUCKHESTER
Laura Buckhester
6.00
P.O. 36.00 P.O.

1960 IDLEWILD MEADOWS SUBDIVISION PLAN REFERENCE



1973 - 183 IDLEWILD LANE - LOT 16 PLAT SURVEY

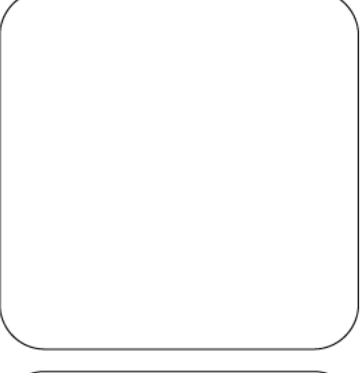
1973 - 183 IDLEWILD LANE - LOT 16 PLAT SURVEY

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420 Moose Trail
Winter Park, Colorado 80401
p. (303)901-0038

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NOTICE: DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, his contractor, and the designer. Design and construction are complex. Although the designer and his consultants have performed their services with care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from his responsibility for the consequences. Changes made from the plans without consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes.



183 Idlewild Lane
Winter Park Colorado 80482

REVISIONS:

Note:

Project #: 600

IDLEWILD MEADOWS

EXHIBIT
B

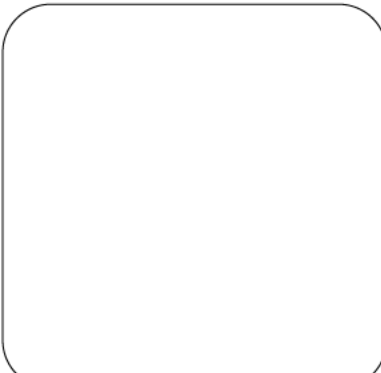
10 31 2025

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183 Idlewild Lane
Winter Park Colorado 80482

REVISIONS:

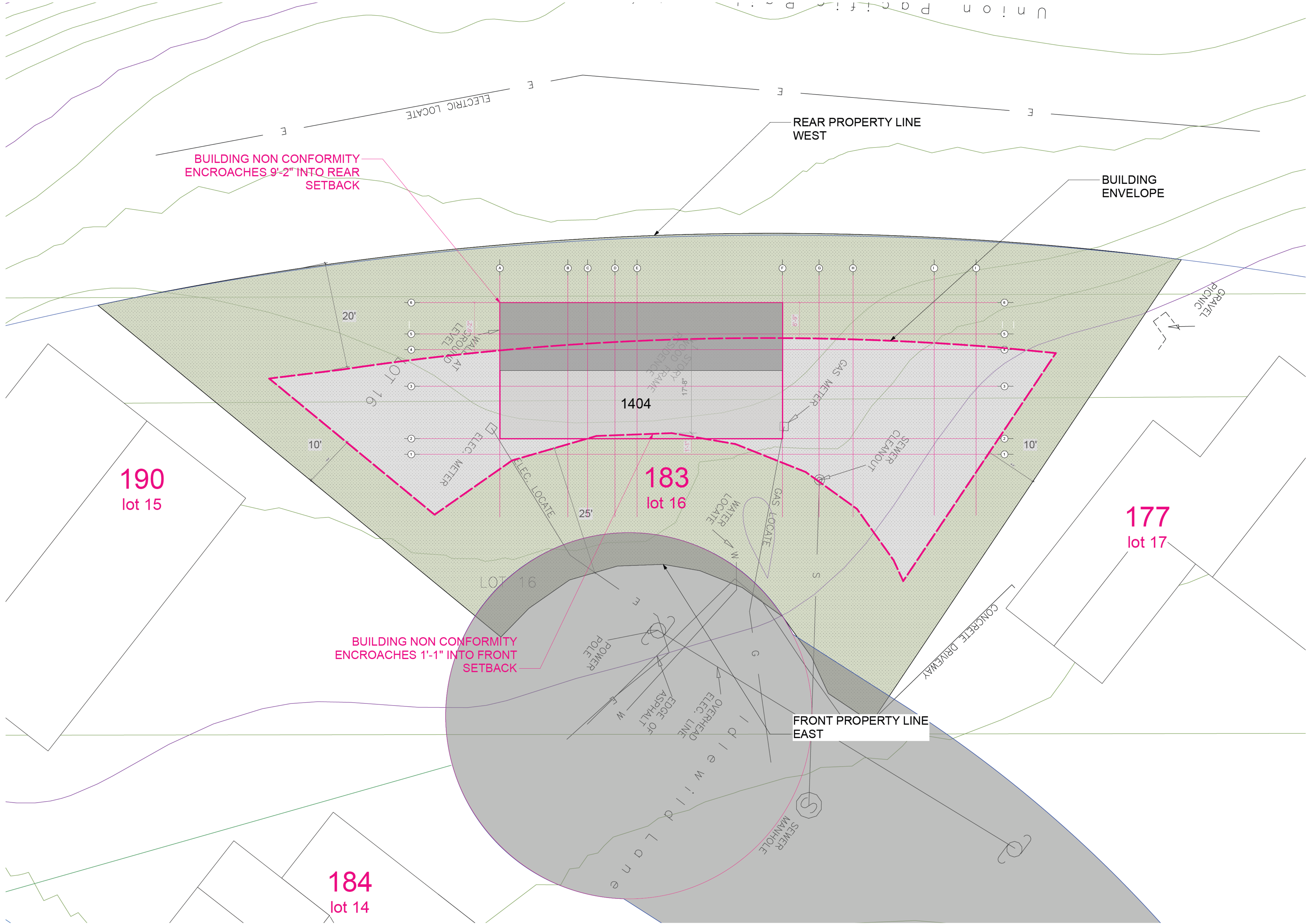
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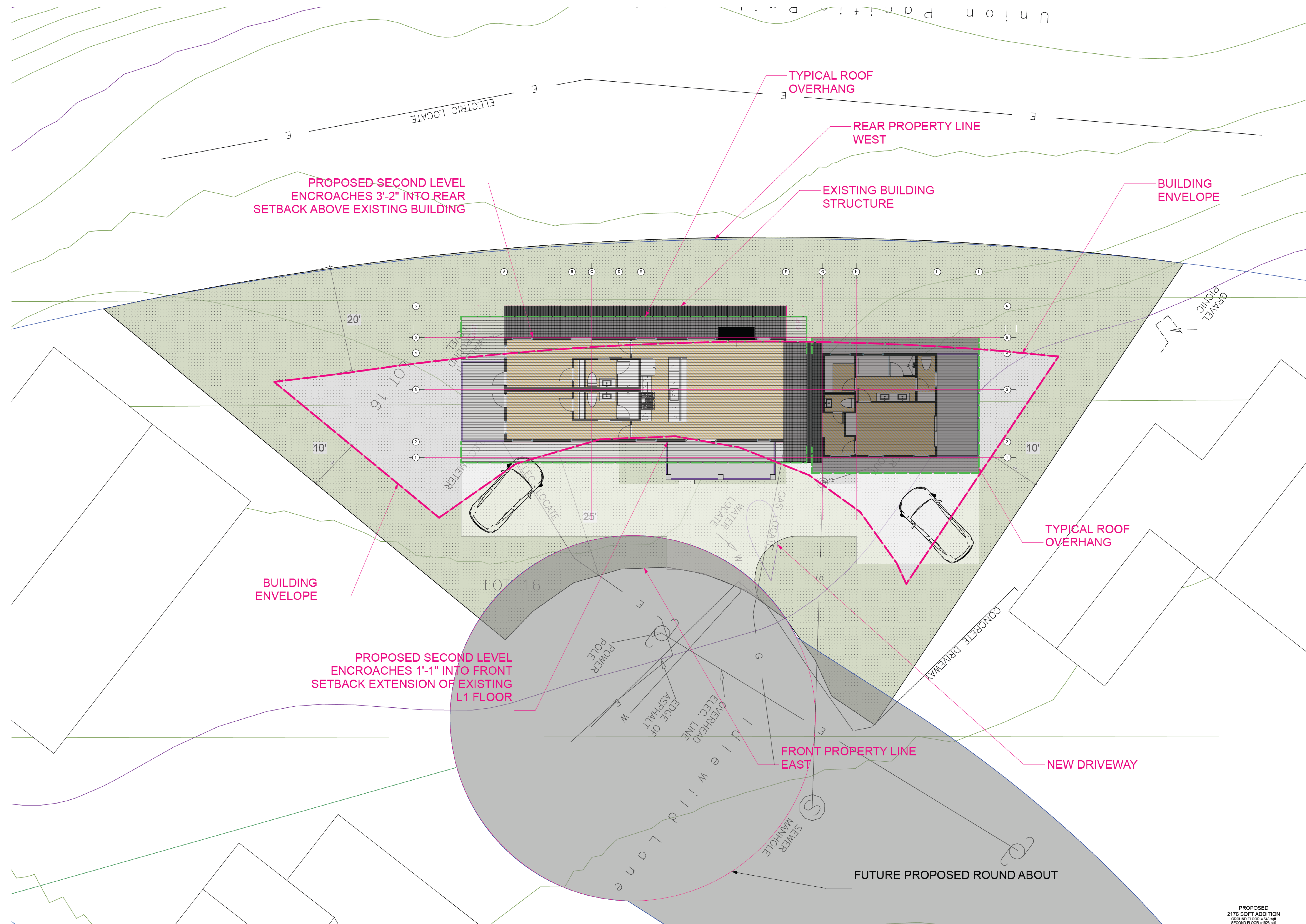
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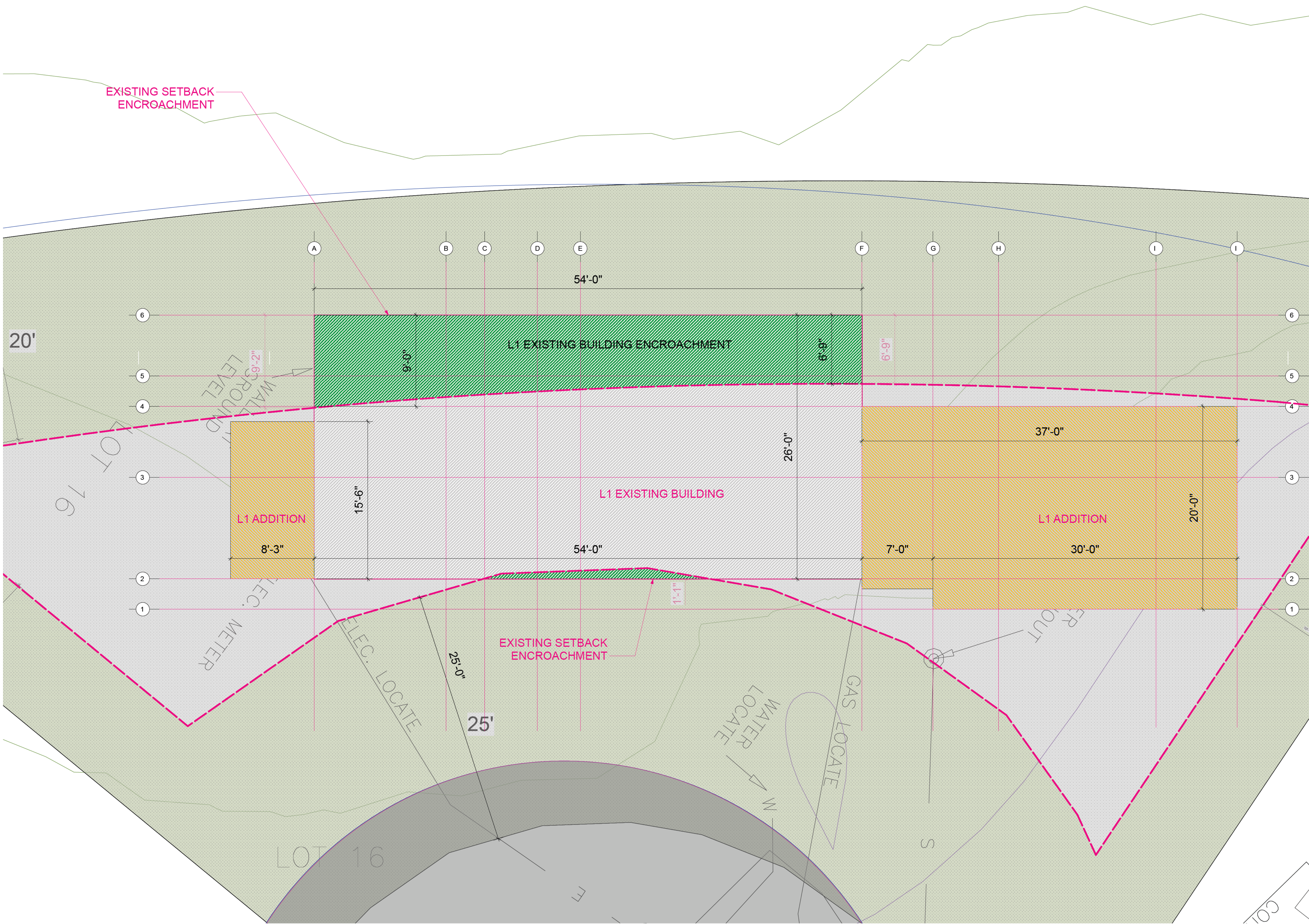
IDLEWILD MEADOWS

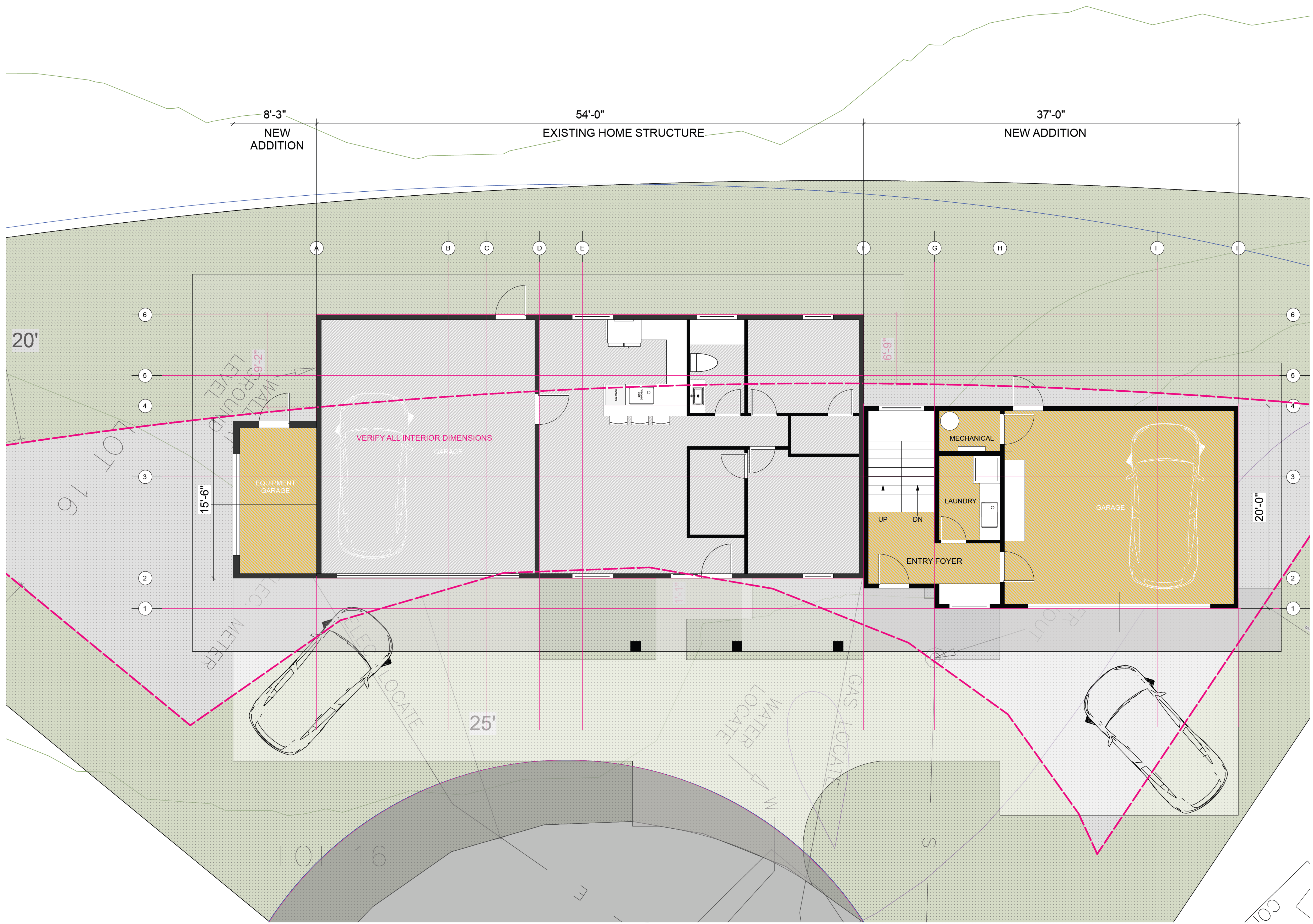
EXHIBIT
B

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183 Idlewild Lane
Winter Park Colorado 80482

REVISIONS:

Note:

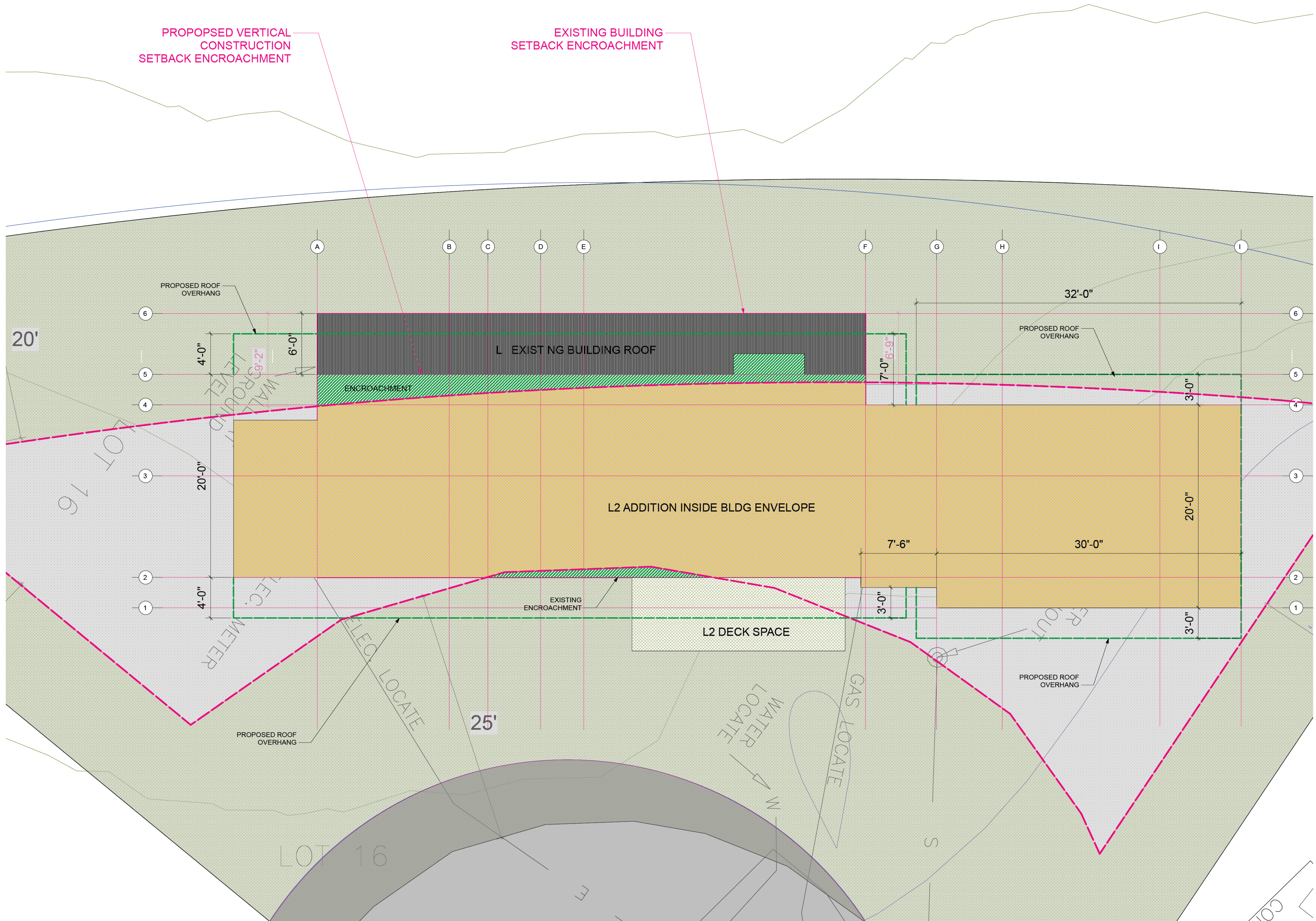
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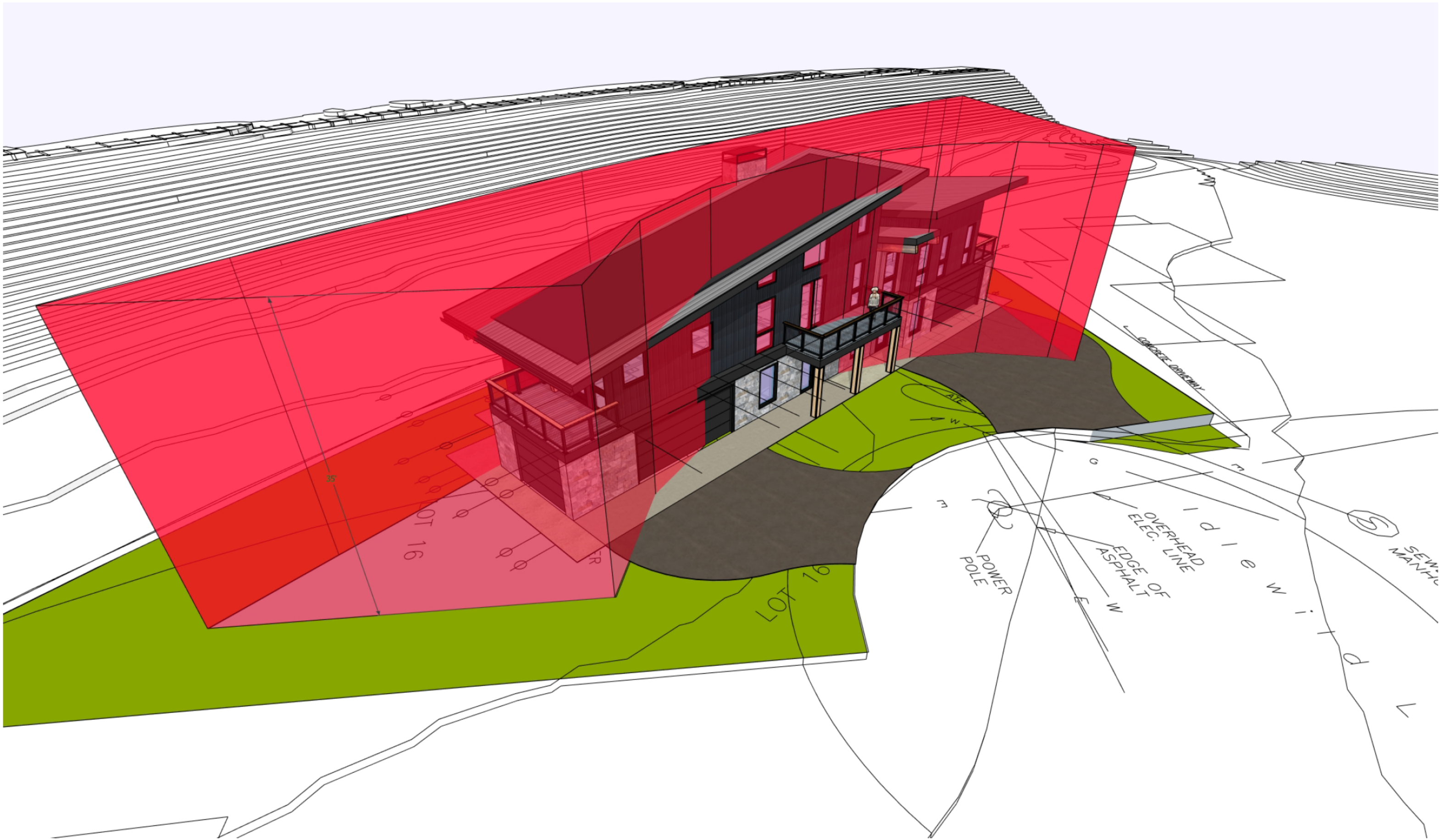
IDLEWILD MEADOWS

EXHIBIT
F

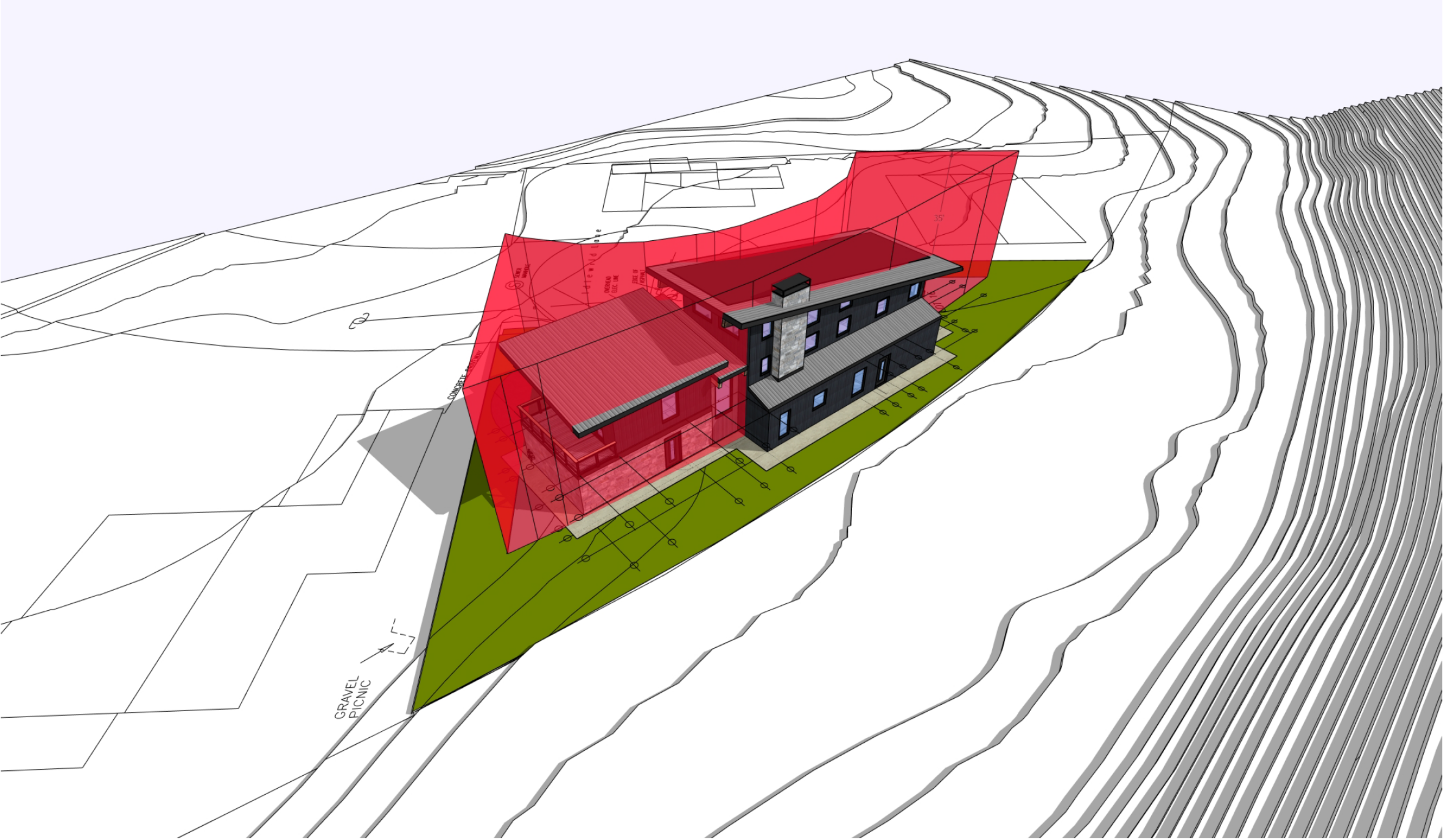
10 31 2025



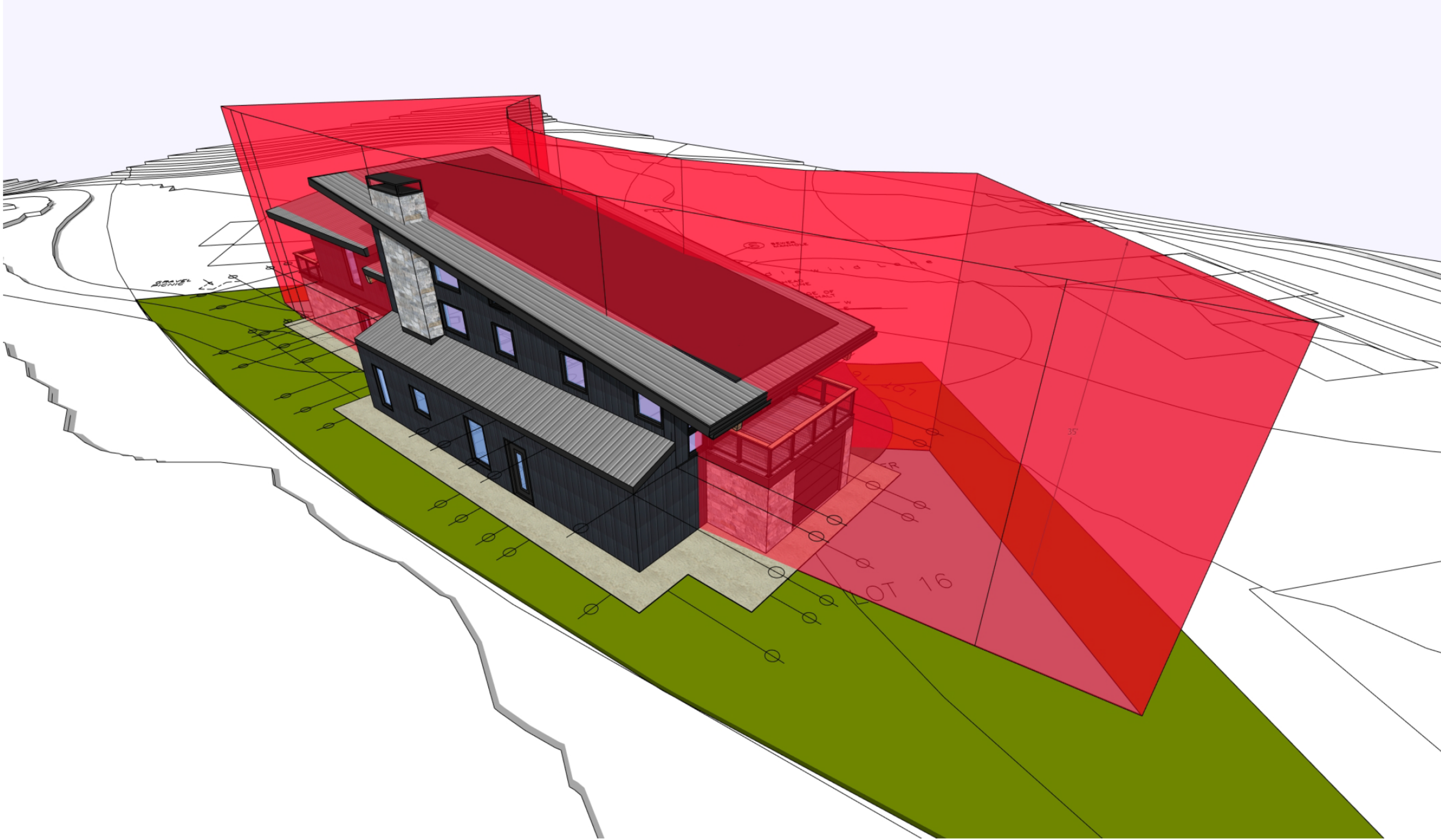




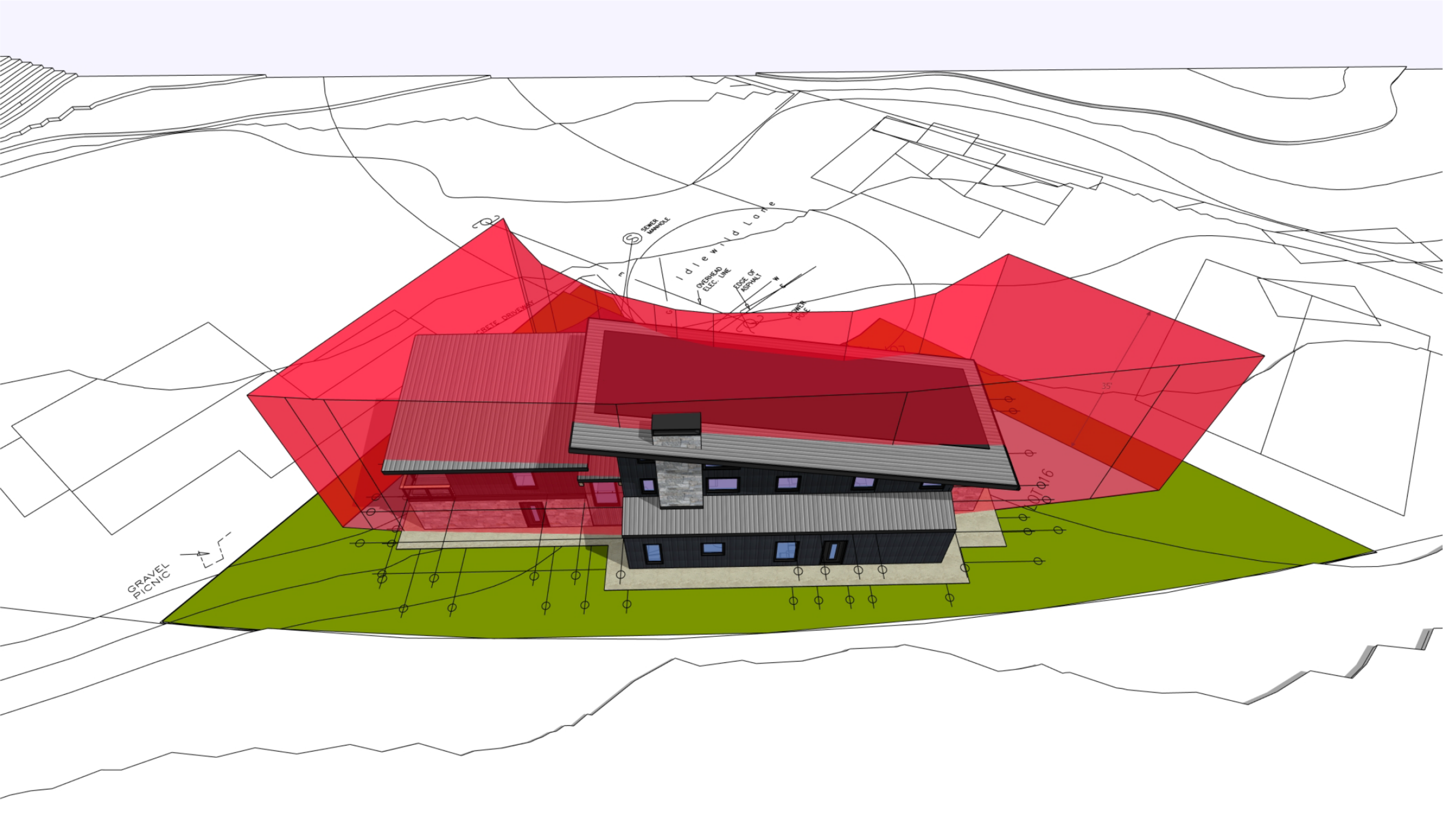
SKETCH 1 EAST ENCROACHMENT DIAGRAM



SKETCH 2 WEST ENCROACHMENT DIAGRAM



SKETCH 3 WEST ENCROACHMENT DIAGRAM



SKETCH 4 WEST ENCROACHMENT DIAGRAM

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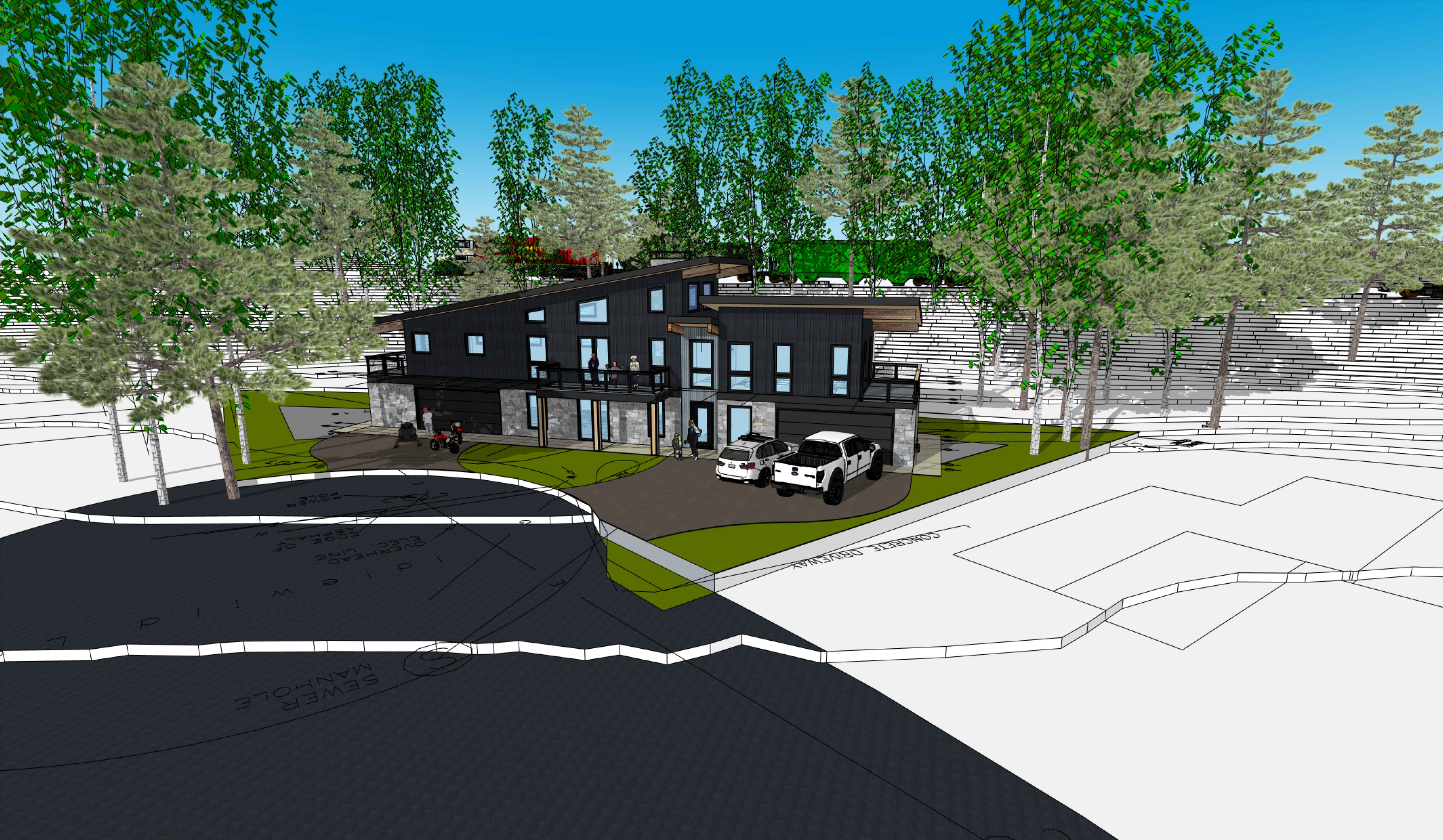
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Project #: 600

IDLEWILD MEADOWS

EXHIBIT
J

10 31 2025



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:

Project #: 600

IDLEWILD MEADOWS

EXHIBIT
K

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