



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION & TOWN COUNCIL
FINAL PLAT**

Applicant: Nathan Laudick, PE, Laudick & Laudick Engineering

Property Owner: 579 Lake Trail, LLC

Case Number: PLN26-049 Final Plat, Bear Trail Homesites Subdivision

Physical Address of Property for Which the Application Approval is Requested: Located 579 Lake Trail, Winter Park, CO

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

Description of Request: An application for a Final Plat on 1.39 acres in an R-2 Zoning District to develop seven (7) Single-Family Detached (SFD) residential lots, an open space tract and a water quality detention basin.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-D-5 Final Plat.

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:

Planning Commission, Tuesday, July 14, 2026 at 8:00 A.M.

Town Council, Tuesday, July 21, 2026 at 5:30 P.M.

Members of the public wishing to make comment regarding the application may do so at the scheduled meeting, or write to Brian Kelly, Senior Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or bkelly@wpgov.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

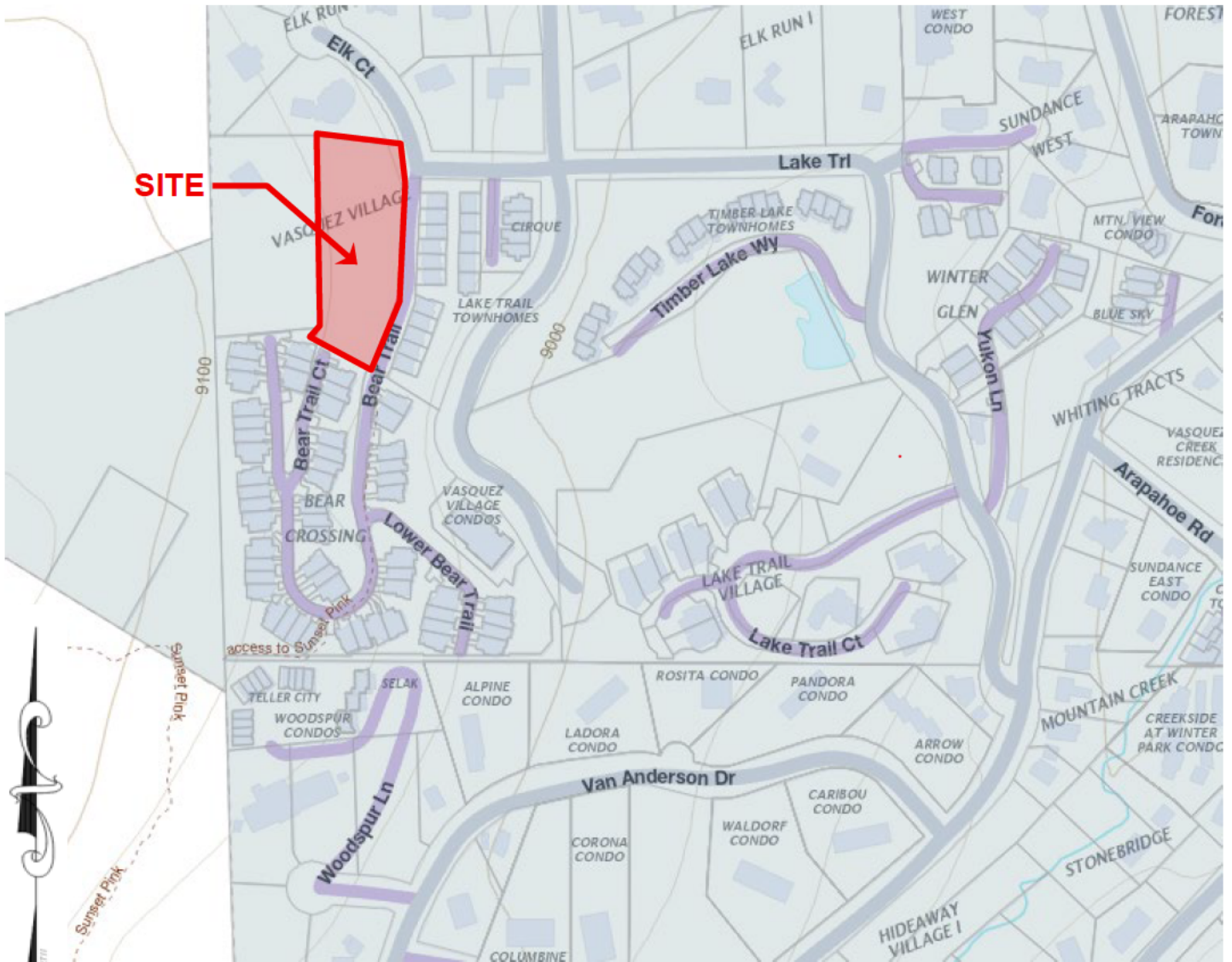
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

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

The meeting will be broadcast via Zoom and public comments can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

Exhibit A – Legal Description and Location Map

BEING A PLAT OF LOT 6, VASQUEZ VILLAGE, PART OF THE N.W. 1 / 4 OF THE S.E. 1 / 4 OF SECTION 32
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., WINTER PARK, GRAND COUNTY, COLORADO



1" = 300 FT

12/05/2025

Brian P. Kelly, MLA, LEED® AP
Senior Planner | Planning Division
Town of Winter Park
50 Vasquez Rd. | P.O. Box 3327
Winter Park, CO 80482

RE: Preliminary Plat Narrative –Lake Trail Homes Development

A. Project Name

Lake Trail Homes

B. Street Address

579 Lake Trail, Winter Park, CO

C. Project Contacts

Owner / Applicant / Project Manager / Engineer / Land Planner:
579 Lake Trail, LLC
Nathan Laudick, PE

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Architect:
MUES Architecture
Anthony Mues

[REDACTED]
[REDACTED]

Surveyor:
Warren Ward
Rocky Mountain Surveys, Inc.

[REDACTED]
[REDACTED]

D. Legal Description

Lot 6, Vasquez Village, Winter Park, Grand County, Colorado

E. Zoning District

R-2 – Residential District

F. Lot Size

Total Site Area: 1.39 acres

G. Proposed Uses

Seven single-family residential lots located along the existing private roadway Bear Trail.

Each lot will include:

- A two-car garage
- A 25' x 20' driveway providing two additional off-street parking spaces

The project includes a detention and water-quality pond.

H. Comprehensive Plan Compliance

The project is consistent with the Town of Winter Park Comprehensive Plan. It supports infill housing, complements the surrounding residential character, and provides architecturally compatible mountain homes that utilize existing infrastructure.

I. Summary of Street Surfacing, Drainage, Sanitary Facilities, and Water Supply

Street Surfacing:

All vehicular access will occur from the existing 26-foot-wide asphalt private road, Bear Trail. No new internal streets are proposed.

Drainage:

A proposed detention and water-quality facility will be constructed at the lower portion of the site. Overlot grading has been designed to manage steep slopes and direct flows to the drainage facility. Slopes will not exceed 30%.

Sanitary Facilities:

Sanitary sewer service will be provided by Grand County Water and Sanitation District.

Water Supply:

Potable water service and sanitary service will be provided by Grand County Water and Sanitation District.

Development Area and Lot Coverage:

The development area is approximately 1 acre, with lot coverage around 30%. Existing tree stands are retained along the western property line as a buffer.

Overlot Grading and Borrow Pit:

The site contains an existing borrow pit, which will be filled and regraded using on-site materials. The grading plan is balanced to avoid import/export and stabilized with slopes not exceeding 30%.

Tree Preservation:

Tree preservation along the west property line provides natural separation and neighborhood compatibility.

Snow Storage:

Heated driveways are proposed in lieu of on-site snow storage. Bear Trail serves multiple subdivisions and already meets snow storage requirements.

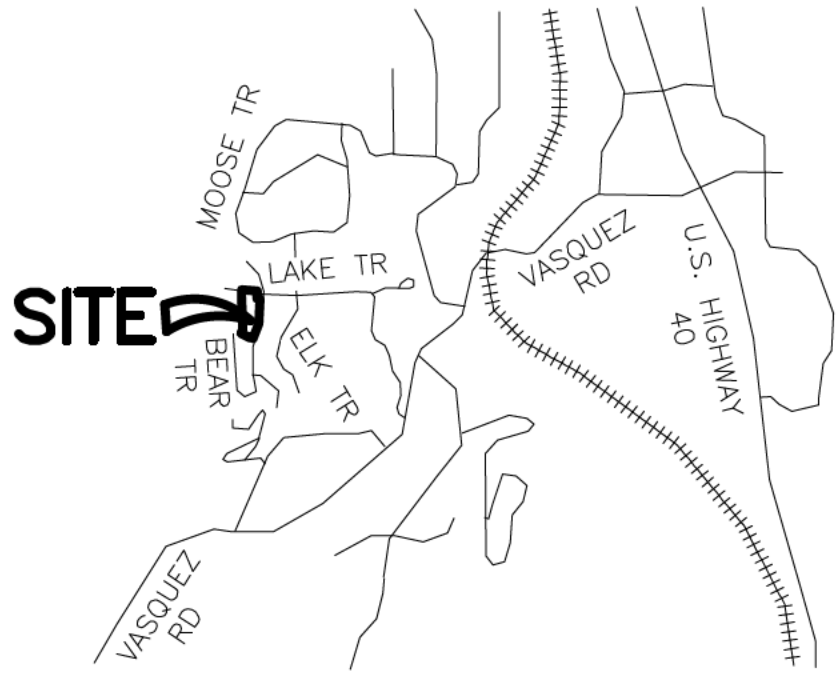
Access:

Access for all lots is via Bear Trail. A 60' access easement currently exists but will be reduced to match the as-built width consistent with previously recorded deed language. The updated easement will be formally recorded during the plat process.

Parking:

Each home will have a two-car garage plus two driveway spaces, exceeding minimum parking requirements.

VICINITY MAP



DEVELOPER:
579 LAKE TRAIL, LLC
NATHAN LAUDICK
3203 HILLSIDE DR., WHEAT RIDGE, CO 80033
419-203-5000
NATHAN@LAUDICKENG.COM

ENGINEER:
LAUDICK&LAUDICK ENGINEERING, LLC
NATHAN LAUDICK, PE
3203 HILLSIDE DR., WHEAT RIDGE, CO 80033
419-203-5000
NATHAN@LAUDICKENG.COM

ARCHITECT / DESIGNER:
MUES ARCHITECTURE
ANTHONY RIES, AIA
215 S WADSWORTH BLVD STE 300, LAKEWOOD, CO 80226
720-939-2792
ANTHONY@MUES.US

On-site electric utility easements are hereby dedicated by this plat in the locations shown hereon and are established for the purpose of ingress to and egress from, installation, repair, replacement, operation and maintenance of all mountain parks electric, inc lines and equipment across all tracts shown hereon. any construction and placement of lines, equipment, or building structures, or changes in grade shall comply with the current standards of all utility providers at the time of construction.

Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to the front and side lot lines of each lot in the subdivision or platted area identified as single-family lots, and around the perimeter of each commercial/industrial and multi-family lot in the subdivision or platted area including tracts, parcels and/or open space areas. Fifteen-foot (15') wide dry utility easements are hereby dedicated on private property adjacent to all public streets and side lot lines abutting exterior plat boundary lines. These easements are dedicated to the City/County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form. With respect to the utility easement granted hereby, no structure or foundation shall be allowed closer than five feet (5') around any underground lines. No other utility line (whether water, sewer) shall be allowed closer than ten feet (10') from any underground line. Notwithstanding the foregoing, underground communication facilities and electric shall not be allowed closer than five feet (5') to any gas lines and above ground communication facilities shall not be closer than five feet (5') to any underground facilities. No grade changes (fill or cut) in-excess of six inches (6") are permitted within ten feet (10') of any underground line without prior written authorization from PSCo. No trees or boulders may be planted over distribution or service lines and must be a minimum of 5' away.

FINAL PLAT OF
BEAR TRAIL HOMESITES
A SUBDIVISION OF LOT 6, VASQUEZ VILLAGE,
PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
WINTER PARK, GRAND COUNTY, COLORADO

DESIGN PROFESSIONAL CERTIFICATE

I, _____, being a qualified professional engineer, architect or planner, certify that this plat of BEAR TRAIL HOMESITES has been engineered, designed and planned in accordance with all applicable design standards and other requirements of the Town of Winter Park subdivision regulations.

Nathan Laudick, P.E. (CO), #51224

MAYOR'S CERTIFICATE

Approved and all public dedications accepted this day of _____, 20____, by the Town Council of the Town of Winter Park situated in Grand County, Colorado. Acceptance of this platted subdivision by the Town of Winter Park does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said Town. Until such roads and rights of way meet Town specifications and are specifically accepted for maintenance by resolution of the Town Council, the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within the subdivision. This approval does not guarantee that the size or soil conditions of any lot shown hereon are such that a building permit may be issued.

Nick Kutumbos, Mayor

ATTEST:

Danielle Jardee, Town Clerk

PLANNING COMMISSION CERTIFICATE

Approved this day of _____, 20____, by the Town of Winter Park Planning Commission, Winter Park, Colorado.

David Barker, Chairperson

Lot owners are responsible for snow removal within the private drive and on all walkways. Snow shall not be pushed or stored on public right-of-way. Although this plat meets snow storage requirements for the Town of Winter Park, during heavy snow years snow may have to be hauled off.

All snow storage easements provided for storing snow from the portion of Bear Trail driveways that serve the lots of BEAR TRAIL HOMESITES are dedicated for that purpose.

To ensure storm drainage facilities function as they are designed to, continued maintenance is required. Maintenance of drainage facilities may include clearing debris from inlets, culverts, channels, ditches, or detention facilities. Responsibility for maintenance of drainage improvements lies with the BEAR TRAIL HOMESITES homeowner's association.

The policy of the Town shall be to require that the homeowner's association shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land. Should the homeowner's association fail to adequately maintain said facilities, the Town shall have the right to enter said land for the purpose of operations and maintenance. All such costs will be assessed to the homeowner's association.

Any trash container shall be bear-proof and located in a secure enclosure.

Terradyne Engineering has prepared a geotechnical report entitled "Preliminary Report of Geotechnical Engineering Evaluation, 579 Lake Trail", dated November 24, 2025, and amended February 24, 2026. The geotechnical recommendations of that report shall be adhered to for all foundation, retaining wall and subsurface drainage designs and plans.

Prior to building permit issuance and/or street paving, a final subsurface exploration must be performed for each structure and for the proposed private drive to determine appropriate foundation types, any perimeter/area underdrain systems, geotechnical design parameters, and final pavement sections.

Wildlife shall be protected by the following measures:

- All domestic dogs shall be under control of the owner when outside of the home;
- All dogs shall be on a leash;
- All trash receptacles shall be wildlife-proof containers;
- Any fencing installed on this subdivision shall conform to the design criteria of the Colorado Division of Wildlife publication titled "Fencing with Wildlife in Mind"; and
- Hike/bike trails will be sited to avoid wildlife areas to the extent practicable.

Wetlands adjacent to snow storage locations shall be protected from damage.

Open Space Tract A and B for drainage easement for proposed detention pond and storm sewer per Section 6.2.5 XIII of the Town of Winter Park Standards and Specification for Design and Construction.

DEDICATION CERTIFICATE

Know all men by these presents: That 579 Lake Trail LLC is the owner of that real property situate in the Town of Winter Park, Grand County, Colorado, more fully described as follows:

Vasquez Village Lot 6

, that they have caused said real property to be laid out and surveyed as BEAR TRAIL HOMESITES, and do hereby dedicate and set apart all the streets, alleys and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby grant to the Town of Winter Park use of those portions of said real property which are indicated as easements on the accompanying plat as permanent public easements.

In witness whereof, _____ as authorized representative of 579 Lake Trail, LLC has caused his name to be hereunto subscribed this ____ day of _____, 20____.

BY:
For: 579 Lake Trail LLC

State of _____ }
County of _____ } SS

The foregoing instrument was acknowledged before me this ____day of _____, 20____, by _____ as authorized representative of 579 Lake Trail, LLC.

My Commission Expires: _____

NOTARY PUBLIC

ESTOPPEL CERTIFICATE

I, _____, authorized representative of 579 Lake Trail, LLC, the owner of the property included in BEAR TRAIL HOMESITES, certify that this final plat and the subdivision improvement agreement to be executed in connection with this final plat, if required, embody the entire agreement between the owner of said property and the Town with regard to the subdivision of said property, and that the owner is not relying upon any other representations, warranties, understandings, or agreements in connection with any matter encompassed by this plat or the subdivision improvement agreement if required, except as set forth on this plat or in said subdivision improvement agreement.

By:
For: 579 Lake Trail, LLC

SURVEYOR'S CERTIFICATE

I, W. D. Ward, a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of BEAR TRAIL HOMESITES truly and correctly represents the results of a survey made by me or under my direction, and that said survey complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, and that the monuments required by said Statute and by the Town of Winter Park Unified Development Code have been placed on the ground. This plat is a true and accurate representation of said survey.

WARREN D. WARD
COLORADO P.L.S. 25971

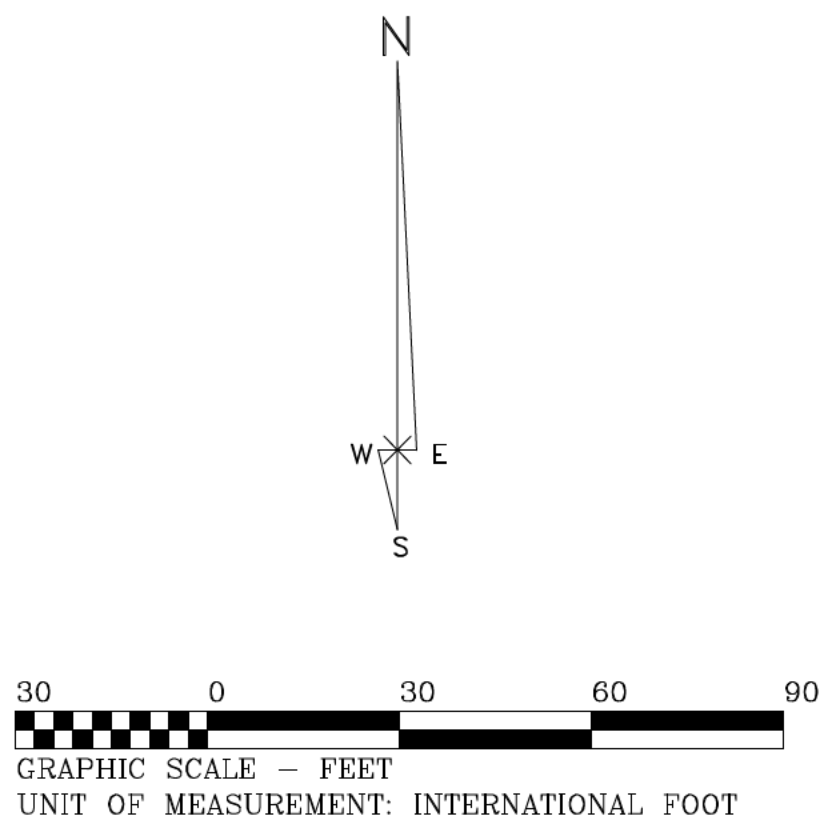
NOTICE:
According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Azimuth Survey Company
P.O.Box 653 Fraser, Colorado 80442
f800-725-2734 p970-531-1120

BEAR TRAIL HOMESITES
LOT 6, VASQUEZ VILLAGE
PART OF THE N.W. 1/4 OF THE
S.E. 1/4 OF SEC. 32, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH P.M.,
WINTER PARK, GRAND COUNTY, COLORADO

DATE: 05-15-26 1 of 2
SCALE: 1" = 30' BY: JT JOB: VASQUEZ6

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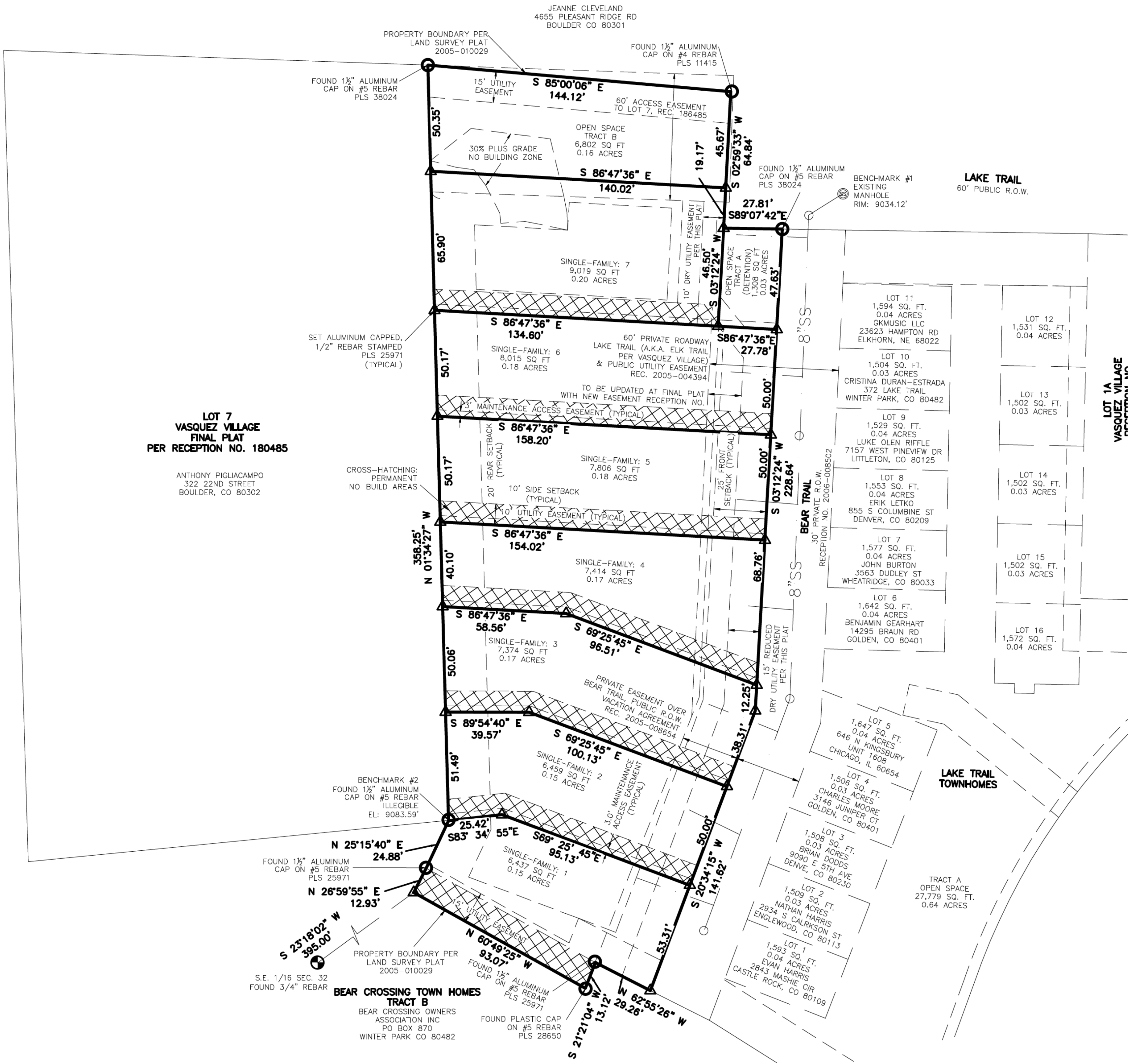
LEGEND

- Found Section Monument, as noted
- Found Monument, as noted hereon
- Set aluminum capped, 1/2" Rebar or brass tag/PK scribed is "25971"
- Sanitary Sewer Manhole
- (M) Measured Call
- (R) Denotes record data depicting the same line on the ground as retraced by this survey.

BEARINGS: A "bearing" (NE/SW, NW/SE) is a mathematical value with identical reciprocal values, which do not "go" in any direction.

- Property Boundary Line
- Platted Subdivision Line
- Line Not-To-Scale
- Centerline

- NOTES:
- The Property is currently zoned R-2, Multifamily Residential within the Town of Winter Park.
 - The Property lies within Zone "X" per FEMA Flood Maps Community No. 080280, Map No. 08049C0991C, Effective 01/02/2008.
 - The Basis of Elevation for this Survey is the Northern Sanitary Manhole, with an assumed elevation of 9034.12'. Contours are 2 foot.
 - Underlay information shown hereon was provided by Laudick & Laudick Engineering on November 3, 2025.
 - Applicant: 579 Lake Trail, LLC. 579 Lake Trail, Winter Park, CO 80482.
 - For title, reference is hereby made to Chicago Title Insurance Company Title Commitment, Policy No. CS0629978, effective November 3, 2025.
 - Vacated R.O.W. Per Reception No. 2005-006853, 2005-006854, and 2005-006856



LAND USE TABLE	
PROJECT ACREAGE	1.39 ACRES
MAXIMUM LOT SIZE:	9019 SQ.FT.
MINIMUM LOT SIZE:	6437 SQ.FT.
AVERAGE LOT SIZE	7503 SQ.FT.
LOT AREA %:	86.62%
R.O.W. AREA:	0
TOTAL OPEN SPACE TRACT %:	11.23%
PARK AREA:	0
TRAIL AREA:	0
DRAINAGE TRACT %	2.15%

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