



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

Applicant: Tom Rowe, Terrex Real Estate Services, LLC

Property Owner: Doyle Rogers, JR, Winter Park Enterprises, LLC

Case Number: PLN25-094 47 Village Drive, Preliminary Plat

Physical Address of Property for Which the Application Approval is Requested:

Located west of and adjacent to HWY 40, north of and adjacent to Village Drive, 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 Preliminary Plat on 4.16 acres. The proposed plat includes the fifty-three (53) townhome lots and associated common open space, walking paths, and roadways.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-D-4. Preliminary 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, October 27, 2026, at 8:00 A.M.

Town Council, Tuesday, November 17, 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 TJ Dlubac, AICP, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or TDlubac@planstrategize.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 comment 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

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF BEAVER VILLAGE-FILING NO. 2 AT WINTER PARK; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF LOT 15, BLOCK 2 OF HIDE-AWAY PARK A DISTANCE OF 393.64 FEET TO A POINT ON A CURVE THE CENTER OF WHICH BEARS SOUTH 71°38'48" WEST, SAID POINT ON CURVE BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 40; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY:

- 1) SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°38'01", A RADIUS OF 3371.59 FEET, THE LONG CHORD BEARING SOUTH 18°01'53" EAST A DISTANCE OF 37.28 FEET;
- 2) SOUTH 16°55'26" WEST A DISTANCE OF 170.72 FEET;
- 3) SOUTH 14°00'24" EAST A DISTANCE OF 236.10 FEET;
- 4) SOUTH 14°50'54" EAST A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY LINE OF BEAVER VILLAGE-FILING NO. 2 AT WINTER PARK.

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY LINE:

- 1) NORTH 87°47'49" WEST A DISTANCE 16.92 FEET TO A POINT OF CURVE;
- 2) NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°20'49", A RADIUS OF 354.04 FEET, THE LONG CHORD BEARING NORTH 79°37'24" WEST A DISTANCE OF 100.67 FEET TO A POINT OF TANGENCY;
- 3) NORTH 71°27'00" WEST A DISTANCE 172.90 FEET TO A POINT OF CURVE;
- 4) WESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°02'06", A RADIUS OF 262.18 FEET, THE LONG CHORD BEARING SOUTH 88°31'57" WEST A DISTANCE OF 179.49 FEET TO AN ANGLE POINT ON THE EASTERLY-MOST BOUNDARY OF SAID FILING NO. 2; THENCE NORTH 03°25'57" EAST ALONG SAID EASTERLY-MOST BOUNDARY A DISTANCE OF 436.79 FEET TO THE POINT OF BEGINNING, COUNTY OF GRAND, STATE OF COLORADO.

EXCEPT ANY PORTION OF THE FOREGOING DESCRIPTION WHICH LIES WITH THE LAND DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 5, 1972 IN BOOK 191 AT PAGE 135.

PARCEL B:

A TRACT OF LAND LOCATED IN THE NW1/4SE1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

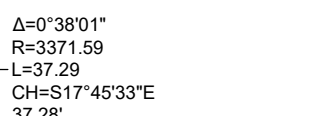
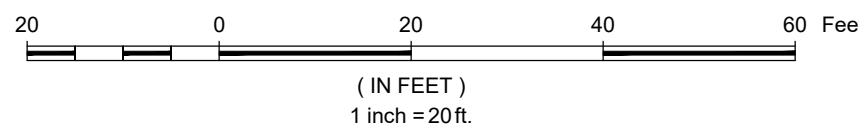
BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT WHENCE THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, HIDEAWAY PARK, COLORADO, BEARS NORTH 45°32' WEST A DISTANCE OF 303.31 FEET; THENCE SOUTH 03°28' WEST A DISTANCE OF 220.00 FEET; THENCE SOUTH 71°27' EAST A DISTANCE OF 172.90 FEET; THENCE NORTH 16°31' EAST A DISTANCE OF 222.00 FEET; THENCE NORTH 73°53' WEST A DISTANCE OF 222.47 FEET TO THE POINT OF BEGINNING, COUNTY OF GRAND, STATE OF COLORADO.



LOCATED IN THE S1/2 SECTION 33, T1S, R75W, 6TH P.M.;
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 4.16 ACRES

Of 3 Sheets

LOCATED IN THE S1/2 SECTION 33, T1S, R75W, 6TH P.M.;
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 4.16 ACRES



BOUNDARY
PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EASEMENT
SECTION LINE
CENTERLINE
RECOVERED PROPERTY MONUMENT
AS NOTED
RECOVERED NO. 5 REBAR W/ ALUMINUM
CAP STAMPED "LANDMARK LS 29039"
FOUND SECTION CORNER
IMPROVEMENTS
BUILDING
ROOF LINE/OVERHANG
DECK
WALL
FENCE
MAJOR CONTOUR
MINOR CONTOUR
ASPHALT
CONCRETE
GRAVEL
SNOW STORAGE
SIGN
SANITARY SEWER LINE MARKER
MANHOLE AND CLEANOUT
SEPTIC TANK LID AND VENT PIPE
WATER LINE MAKER, FIRE HYDRANT
GATE VALVE, CURB STOP & BLOWOFF
FIRE DEPT. CONNECTION, YARD HYDRANT,
VENT PIPE, WATER MANHOLE AND WELL
GAS LINE MARKER, VALVE, MANHOLE/VAULT,
METER AND SHUTOFF
(BURIED) PROPANE TANK
CABLE LINE MARKER, VAULT AND PEDESTAL

FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
SATELLITE DISH
TELEPHONE LINE MARKER, VAULT,
PEDESTAL AND MANHOLE
ELECTRIC LINE MARKER, TRANSFORMER,
METER AND SECONDARY PEDESTAL
ELECTRIC MANHOLE, OUTLET,
GENERATOR AND JUNCTION BOX
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL,
TRAFFIC CONTROL VAULT AND CABINET
OVERHEAD UTILITY LINE
UTILITY POLE, GUY POLE & GUY WIRE
EDGE OF WATER
DITCH/SWALE
CULVERT W/ END SECTIONS
STORM MANHOLE, MANHOLE INLET,
GRATE INLET AND CURB INLET
AIR CONDITIONER, MAILBOX, NEWSTAND,
TRASH CAN, MISC. MANHOLE
BOLLARD, BOLLARD W/ LIGHT
FLAG POLE AND DELINEATOR

CONIFEROUS AND DECIDUOUS TREE
(SCALED TO APPROXIMATE DRIFLINE)

CONIFEROUS AND DECIDUOUS SHRUB
(SCALED TO APPROXIMATE DRIFLINE)

STUMP, BOULDER AND IRRIGATION VALVE BOX

LANDMARK
CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS

141 9th Street - P.O. Box 774943, Steamboat Springs, CO 80414
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PROJECT:	2731-002
DATE:	5/19/26
CONTACT:	AJ SUMMERS
EMAIL:	AJS@LANDMARK-CO.COM
DRAWN BY:	BC
CHECKED BY:	AJS

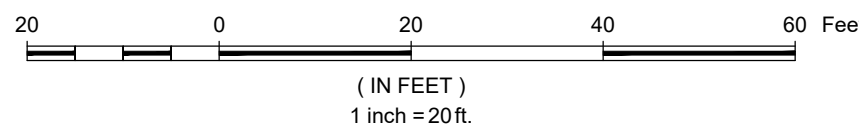
PRELIMINARY PLAT
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SHEET

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