

January 14, 2026

Town of Winter Park
50 Vasquez Road
Winter Park, CO 80482
Attn: Planning Department
Re: **Alpine Timbers Lot Replat**

To Whom It May Concern,

Please use this letter as our **Narrative** outlining the purpose of combining three lots into two in the Alpine Timbers Subdivision. Both are included in the Winter Park Zoning District R-1.

PARTIES

KING CROSSING 227, LLC, a Colorado limited liability company, owner of Lots 1 and 2, Alpine Timbers, Town of Winter Park, Grand County, Colorado. Lot 1, Alpine Timbers, County of Grand, State of Colorado also known as 227 Kings Crossing Road and 793 Forest Trail, respectively

Mr. Dan Eckles-Manager

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

Thomas N. and Lisa F. McLagan, owners of Lot 3, Alpine Timbers, Town of Winter Park, Grand County, Colorado, also known as 777 Forest Trail

Tom McLagan

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

Surveyor

Azimuth Survey Company
P.O. Box 653
Fraser, CO 80442
Warren Ward
970-531-1120

HOA

Alpine Timbers HOA
c/o BVM, LLC

[REDACTED]
[REDACTED]

PURPOSE

KING CROSSING 227, LLC, a Colorado limited liability company is the fee owner of Lots 1 (1.16 acres) and 2 (0.66 acres) and associated improvements within the Alpine Timbers Subdivision.

Thomas N. and Lisa F. McLagan own Lot 3 (.66 acres) and associated improvements, which directly adjoins Seller's Lot 2.

The parties desire to adjust the lot boundaries so that Lot 2 is divided approximately equally, with one-half added to Lot 1 and the other half added to Lot 3, resulting in two reconfigured platted lots of 1.49 and 0.99 acres respectively.

We believe this proposed re-plat qualifies for an exemption pursuant to Section 5-D-1 (B)

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

1. Any lot or parcel created shall conform to the minimum requirements for area or dimension as established by this UDC;

2. If the lots of the original recorded plat were nonconforming, lots or parcels created shall not increase the existing nonconformity; and

3. Applicable law relating to amendment of recorded plats is complied with.

We appreciate your consideration and look forward to any questions/comments you have.

SIGNATURES

KING CROSSING 227, LLC, a Colorado limited liability company

By: _____

Name: Dan Eckles

Title: _Manager

Date:

Thomas N. McLagan and Lisa F. McLagan

By: _____

Thomas N. McLagan

Lisa F. McLagan

Date: