

January 17, 2024

TAILWATERS AT STAGECOACH LLC  
5 MURRAY RD UNIT B4  
EDWARDS, CO 81632

**From:** Alan Goldich

**Re:** PL20240006, Subdivision, Tailwaters at Stagecoach

We reviewed the application for completeness on January 17, 2024. The following is not a thorough review, but a list of the deficiencies we noted by which we deemed the application incomplete.

**Missing Submittal Requirements:**

- Engineered Drawings for All Utilities
  - Fire hydrants were unable to be located. Please include them and resubmit or point out where they are on the submitted drawings.
  - Drawings for the expansion of Morrison Creek's water storage capacity must be submitted.
- Wildlife Mitigation Plan – Approval from CPW is required. Please submit their approval.
- Existing Conditions – The submitted plan lacks the required information. Make sure all elements listed on the submittal checklist are shown.
- Wildfire Plan – Approval from OC Fire is required. Please submit their approval.
- Weed Management Plan – Approval from the Weed Dpt is required. Please submit their approval.
- Snow Storage Plan – Please include calculations used to determine the amount of space required for snow storage.
- Revegetation Plan – This plan was unable to be located. Please submit or point out where it is.
- Submittal Checklist & Property Owner Statement of Approval – The checklist is attached. Please have Tim McGuire, Michael Jackson, or Zach Perdue sign it.
- Traffic Study – Approval from the Road & Bridge Dpt is required. Please submit their approval.

The applications shall only be considered complete when all of the above information is submitted. The review of the application will not begin until the application is considered complete.



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[www.co.routt.co.us/Planning](http://www.co.routt.co.us/Planning)

Sincerely,

A handwritten signature in dark ink that reads 'Alan Goldich'.

Alan Goldich, Senior Planner  
Routt County Planning Department