

May 23, 2024

Timothy Babson Kirkpatrick
PO Box 302
Phippsburg, CO 80469

From: Alan Goldich

Re: PL20240034, Site Plan Review, Phippsburg Restaurant

We reviewed the application for completeness on May 23, 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:

- Statement of Authority – This is a document that allows you (Tim Kirkpatrick) to sign on behalf of Forest Street LLC.
- Written Narrative – Please add more detail to this document. At the least, it needs to include the following:
 - Guest capacity
 - Employee requirements
 - Anticipated traffic
 - All uses including the restaurant and dwelling unit. Please provide details on the size of the dwelling unit
 - Information relating to Section 8.4 of the Zoning Regulations (attached)
- Information Regarding Sewage Disposal System Proposed – This needs to be included in the narrative.
- Water Availability, Quality, and Rights Documentation - This needs to be included in the narrative.

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.

Sincerely,



Alan Goldich, Senior Planner



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