

tres birds

Date: 09.22.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Major Development Permit (MDP) – R2 Submittal

Item 00: MDP R2 Submittal Summary

Town of Eagle Planning Staff,

Thank you for your review of the initial (R1) MDP submittal for the Red Mountain Ranch (RMR) – Parcel 1 development. We've reviewed your comments, written responses, and updated submittal items where necessary.

This submittal includes items that have been updated or revised based on comments received on the R1 submittal. For our responses to R1 comments, please see the **"R1 Comment Responses"** folder included in this submittal.

The table on the following page summarizes the second (R2) MDP submittal. This submittal includes all the R1 items that have been updated or revised to address comments received from various referral agencies. Items from R1 that did not require any update or revision have been omitted from this resubmittal.

Some notes on the following table:

- The column **"XX – Item Name"** corresponds to name of the file published within this submittal.
- The column **"R1"** is checked if an item was included in the original (01.13.25) MDP Submittal
- The column **"R2"** is checked if an item was updated or added as a result of comments received on the R1 submittal

Please feel free to reach out to me directly with any questions or concerns regarding this submittal.

Thank You,



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MDP R2 SUBMITTAL SUMMARY

## - Item Name	Description	R1	R2
00 - R2 Submittal Summary (MDP)	<i>This document. Describes the contents of the submittal.</i>	•	•
01 - Land Use Application	<i>Application form for MDP submittal</i>	•	
02 - Project Narrative	<i>Written description of the proposed development. Includes sections for project overview, statement of compatibility, utility narrative, park dedication, and variations to zone district regulations.</i>	•	
03 - Subdivision Plat	<i>Final plat establishing Parcel 1</i>	•	
04 - Development Plan Set			
04a - General (G-Series)		•	•
04b - Architectural Site (AS-Series)		•	•
04c - Civil (C-Series)		•	•
04d - Landscape (L-Series)		•	•
04e - Irrigation (I-Series)		•	•
04f - Lighting (PH-Series)		•	•
04g - Architecture (A-Series)		•	•
06 - Cost Estimate	<i>Preliminary cost estimate for site related improvements</i>	•	•
07 - Water Demand Study	<i>Evaluation of anticipated water demand generated by the project</i>	•	
08 - Geologic Hazard Study	<i>Evaluation of potential geologic hazards on site</i>	•	
09 - Traffic Study	<i>Evaluation of anticipated traffic impacts generated by the project. This report analyzes both Parcel 1 (scope of this submittal) and Parcel 2 (scope of future submittal)</i>	•	•
10 - Development Impact Checklist	<i>Town of Eagle provided impact checklist</i>	•	•
11 - PFIR	<i>Public Facilities Information Report. Summary of proposed development's impact on public facilities</i>	•	•
12 - LERP	<i>Local Employee Residency Plan. Written notice that this requirement has been met prior to this submittal</i>	•	
13 - Surrounding Property Owners			
13a - Surrounding Property Map	<i>Vicinity map identifying surrounding property owners</i>	•	
13b - Surrounding Property Owners	<i>Spreadsheet report identifying surrounding property owners</i>	•	
14 - Supplemental Exhibits			
14a - RAMP	<i>Latest version of the site Riparian Area Management Plan (RAMP)</i>	•	•
14b - RMR Design Guidelines	<i>Latest version of the Red Mountain Ranch design guidelines</i>	•	•
14c - Preliminary Subsoil Study	<i>Original soils report</i>	•	
14d - Supplemental Subsoil Study	<i>Additional soils report determined necessary to further evaluate geologic risks</i>	•	
14e - Red Mountain Ranch PUD	<i>Planned Unit Development for RMR. Dated 9/15/2020</i>	•	
14f - Compiled ALTA Survey	<i>Compilation of Parcel 1 Surveys. Includes aerial imagery and latest topography</i>	•	•
14g - Wildlife Impact Report			•