



www.mybrokers.com

Neighbors. Friends. Realtors.

stagecoach

HISTORY OF STAGECOACH

The area has a rich cultural history, beginning with the Ute and Shoshone Tribes using the area for hunting, gathering and making stone tools. French trappers and traders began using the valley in the 1700's and paved the way for mining and cattle and sheep ranching, which continues today. The park was also a stop on a Stagecoach Line running from Toponas to Steamboat Springs that went out of service around 1907.

In the early 1970's, Woodmoor Corporation acquired land and began to plan a large new community named Stagecoach. Woodmoor envisioned Stagecoach Reservoir (lake area), ski mountain, golf course, and thousands of single family lots and multi-family units. Woodmoor received County zoning and approval of subdivision plats covering 1,938 single family lots and the potential for thousands of additional condominium and townhouse units (over 4,500 family dwellings). In 1974 Woodmoor experienced hard times and filed for bankruptcy.

Morrison Creek Water and Sanitation District was formed in 1972 as the vehicle to provide water and sanitation service for the Woodmoor Corporation's Stagecoach Development.

MCWD also filed for bankruptcy in 1975, but successfully completed performance of it's bankruptcy plan in August 2000 and is now debt free with a reasonable level of reserves.

PLANNING, ZONING & DEVELOPMENT

In 1980, Routt County adopted its first Master Plan, which provides guidance to future development throughout the county - and identified Stagecoach as a potential for future growth area. The plan can be viewed at <http://www.co.routt.co.us/planning/plans/stagecoach.pdf>. The county is currently working on an updated plan, but it has not yet been adopted.



REAL ESTATE STATISTICAL INFORMATION

Land Sales	2007	2008
High	\$450,000	\$175,000
Low	\$12,000	\$32,000
Average	\$92,061	\$79,800
Number of Sales	141	14

Condo Sales	2007	2008
High	\$305,000	\$300,000
Low	\$155,000	\$195,000
Average	\$220,968	\$267,000
Number of Sales	25	10

Residential Sales	2007	2008
High	\$876,000	\$495,000
Low	\$223,750	\$345,000
Average	\$478,150	\$413,800
Number of Sales	49	6

GOVERNMENT

Routt County Commissioners
13 6th St.
Steamboat Springs, CO 80477
970-879-0108

Stagecoach Property Owners Association
P.O. Box 778485
Steamboat Springs, CO 80477
800-862-0606 . 970-736-8541
www.stage-coach.com



www.mybrokers.com

Neighbors. Friends. Realtors.

stagecoach

CENTRAL WATER & SEWER

The Morrison Creek Water and Sanitation District encompasses 11,500 acres in South Routt County, Colorado and has a capacity to serve up to 2,000 dwelling units.

Currently the district serves 359 single family living units via central water and sewer lines and another 75 homes which are on individual wells and vaults.

Subdivisions served include Eagleswatch, Meadowgreen, Blackhorse II, Middlecreek Village, Coyote Run, Red Hawk Village, Neighborhood at Youngs Peak and Blacktail.

General Information

Central water and sewer has been brought into certain subdivisions. The other subdivisions use wells and vaults or septic systems

Wells:

Cost of the property owner

MCWD could ask you to share a well with an adjacent owner. Partial cost of the well would be reimbursed, maintenance moving forward would be shared.

MCWD requires property owner to sign over ownership of the well to MCWD before they will sign off on building permit

Vaults:

Generally needed for lots without central sewer and <5 acres

There are a certain number of vaults that will be allowed, approximately 600, currently 89 in use

Required to be pumped when 85% full or at least 2x per year

MCWD monitors all vaults

Septic Systems

Lots that are >5 acres have the potential to put in a septic system and leech field

Morrison Creek Metropolitan Water and Sanitation District

24490 Uncompahgre Road

Oak Creek, CO 80467

970-736-8250

District Manager: Steve Colby

www.mcwater.org . info@mcwater.org

ELECTRIC

Electricity has been brought into certain subdivisions. If electricity is not in a subdivision or to a particular lot, contact YVEA. The property owner may be required to pay for upgrades for the surrounding property owners in addition to bringing power to the next closest box (for their property.)

Yampa Valley Electric Association

32 10th Street

Steamboat Springs, CO 80487

970-879-1160

www.yvea.com

SCHOOLS

The South Routt School District consists of an elementary school in Yampa (approximately 200 students) and the Junior (70 students) and Senior High Schools (130 students) in Oak Creek. 10.16 acres has been set aside in Stagecoach as a future school site. This site next to Young's Peak has been specifically slated to be an elementary school.

MEDICAL RESOURCES

South Routt Medical Center

300 Oak Street

Oak Creek, CO 80467

970-879-1322



www.mybrokers.com

Neighbors. Friends. Realtors.

RECREATION

Stagecoach State Park is a year round destination, and a great base to explore a variety of sports and attractions in the area. An array of activities await with biking, boating, camping, cross country skiing, fishing, hiking, horseback riding, hunting, ice fishing, jet skiing, picnicking, sailboarding, snowmobiling, swimming, volleyball, water skiing, winter camping.

Stagecoach Lake State Park

Mailing

P.O. Box 98

Oak Creek, CO 80467

970-736-2436

Park Location

25500 Routt County Road 14

Oak Creek, CO 80467

<http://parks.state.co.us/Parks/stagecoach>

stagecoach.park@state.co.us

Directions - from Steamboat Springs, travel 4 miles east on US 40, then south on Colorado 131 for 5 miles to Routt County Road 14. Drive seven miles south on Routt County Road 14 to the park entrance

Medicine Bow-Routt National Forest

<http://www.fs.fed.us/r2/mbr/>

Hahns Peak-Bears Ears Ranger District

<http://www.fs.fed.us/r2/mbr/about/districts/hahnspeak.shtml>

925 Weiss Drive

Steamboat Springs, CO 80487

970-870-2299

COMMERCIAL DEVELOPMENT

A small convenience store/retail development has been approved by county planning but construction on the project has not yet begun.

stagecoach

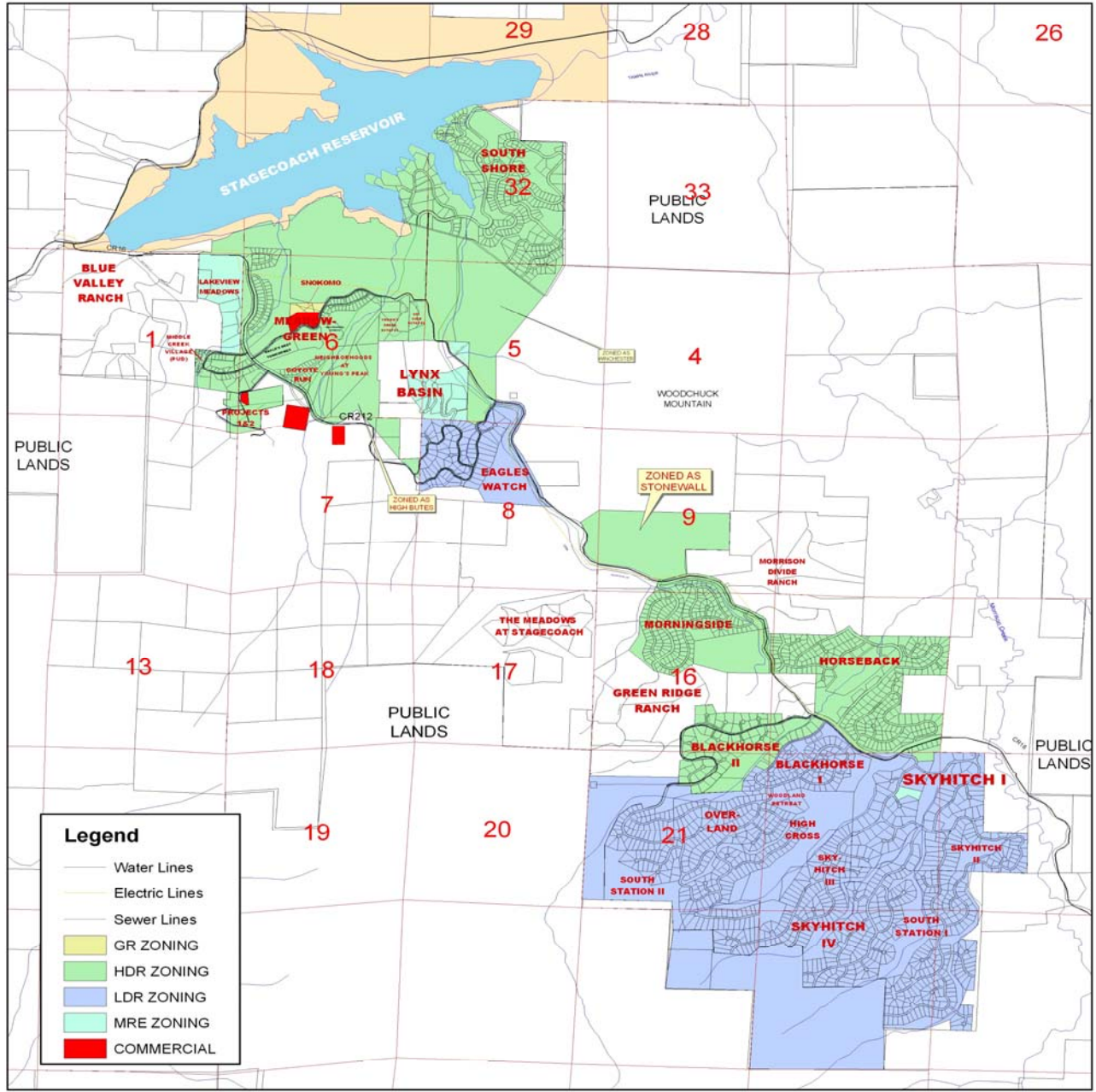


www.mybrokers.com

Neighbors. Friends. Realtors.

STAGECOACH

SUMMER 2005



Legend

- Water Lines
- Electric Lines
- Sewer Lines
- GR ZONING
- HDR ZONING
- LDR ZONING
- MRE ZONING
- COMMERCIAL



©PROJECTS/DEPTSP/PLANNING/STAGECOACH/STAGE_MASTER2

This map is for planning purposes only. It was prepared from publicly available information. Any other use or recompilation of the information is the sole responsibility of the user. This map should not be used to establish legal title. bo



www.mybrokers.com

Neighbors. Friends. Realtors.

Stagecoach Subdivisions

SUBDIVISIONS	LOT SIZE	ELECTRIC	WATER/SEWER	AVAILABLE	REMARKS
Black Horse	Small Res	Check	Check	Yes	At the end of Stagecoach, nicely wooded, check on roads and utilities
Blue Valley	35 Acre	Yes	Yes	No	Small 35 acre subdivision at the entrance to Stagecoach
Coyote Run	Small Res	Yes	Yes	Yes	Lots are rolling sage
Eagles Watch	.5+Acre	Yes	Yes	Yes	Nice subdivision, watch for county maintained roads
Green Ridge Ranch	35 Acre	Yes	No	Yes	Small 35 acre subdivision midway to Stagecoach
High Cross	Small Res	Check	Check	Yes	At the end of Stagecoach, nicely wooded, check on roads and utilities
Horseback	Small Res	Check	Check	Yes	At the end of Stagecoach, nicely wooded, check on roads and utilities
Lake View Meadows	5+Acre	Yes	No	No	Small 5 acre subdivision at the entrance to Stagecoach
Lynx Basin	2+Acre	Yes	Yes	No	Nice development with larger lots
Meadow Green	Small Res	Yes	Yes	Yes	Lots are rolling sage
Meadows at Stagecoach	6+Acre	Yes	No	Yes	Nicely treed and private, midway into Stagecoach
Middle Creek	Small Res	Yes	Yes	Yes	Nice development, two lots left, tap fees paid, at the entrance to Stagecoach
Morningside	Small Res	Check	Check	No	At the end of Stagecoach, nicely wooded, check on roads and utilities
Morrison Divide Ranch	6+Acre	Yes	No	Yes	Nicely treed and private, midway into Stagecoach
Overland	Small Res	Check	Check	Yes	At the end of Stagecoach, nicely wooded, check on roads and utilities
Red Hawk Village	Small Res	Yes	Yes	Yes	New subdivision of built single family homes
Sky Hitch Village	Small Res	Check	Check	Yes	At the end of Stagecoach, nicely wooded, check on roads and utilities
South Shore	Small Res	No	No	Yes	Off the grid, putting together 5 acres parcels or self contained homes
South Station	Small Res	Check	Check	yes	At the end of Stagecoach, nicely wooded, check on roads and utilities
Young's Peak	Small Res	Yes	Yes	Yes	New subdivision, more phases to come