

General Project Report

Velo Ridge

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Prepared by:



Jeffery Fleming

Colorado Land Advisor, Ltd.

300 Main Street | Suite 302

Grand Junction, CO. 81501

970.812.3288

LandAdvisor@ColoradoLandAdvisor.com

As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible.

Introduction and Summary

The purpose of this General Project Report, documents, and accompanying drawings, is intended to provide an overview of the property and proposed development utilizing the Grand Junction's Planning process. The process is intended to gather initial input from review agencies prior to approval of a detailed final development plan.

The site selected for Velo Ridge consists of a single parcel of land that is .743 acres. The site is located at 403 Ridges in Grand Junction, Colorado. The parcel of land is currently vacant. The Mesa County Assessor has given the property the following parcel number: 2945-174-24-036.

This development is named Velo Ridge.

Velo Ridge is now vacant residential land. Along the North side of the property there is a 10 foot utility, multi-use easement. There is a total of 10 feet for a sanitary sewer easement. On the south side of the property there is a 10 ft utility easement. Stormwater will be handled through drainage microbasins having the appropriate carrying and storage capacity. Microbasins built to carry stormwater off of a parcel onto another would be built within a drainage easement.

Construction will begin upon approval. All necessary utilities for the new homes: water, gas, sewer, electric, etc. are adjacent, or on-site.

There are no known site conditions which would be impacted by construction. The site has no wetlands, no surface waters, no unusual topography, and slopes 2% towards Northeast. It is well suited for development.

Site Analysis

The purpose of this section is to identify the physical and technical characteristics of the property selected for Velo Development in relationship to the surrounding area. This section also evaluates potential site development assets and constraints.

The site under consideration is one parcel of land that is irregular shaped. The parcel is vacant land. Ground cover is native landscaping: grasses, trees, and shrubs.

The site consists of one parcel of land that totals .743 acres. Located in Mesa County, Colorado. The longitude and latitude of the approximate center of the property is: Lat 39.063252 and Lon -108.609226.

Location Map:



Existing Land Use and Future Land Use Zoning

Velo Horizon plans to put 3 triplex townhomes for a total of 9 units on the parcel. It is currently Planned Development with an underlying R-8 zone. On the Future Land Use Map nearby parcels are designated as Residential Medium (RM) (4 -8 DU/Acre). According to Grand Junction's Comprehensive Plan a mix of residential development types with gross densities of 4 to 8 dwelling units per acre are anticipated in areas with this designation. Single family development will be integrated with other dwelling types, including duplexes, and low intensity attached residential development. A reproduction of part of the City's Future Land Use Map follows:



Surrounding Land Use

The surrounding land uses in the vicinity of the subject property are considered to be “low to moderate” intensity. Surrounding Land Uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Map that shows the configuration of the various properties in relationship to the subject site. The following chart describes the various land uses that adjoin the property:

| | | |
|-------------------------|-----------------------|-------------------------|
| Northwest | North | Northeast |
| Single & MF Residences | Professional Services | Vacant Land |
| West | SITE | East |
| Single & MF Residences | | Vacant Land |
| Southwest | South | Southeast |
| Single Family Residence | Vacant Land | Single Family Residence |

Psychographics

The Velo Ridge will be one of the first developments of this type within The Valley.

*Velo Ridges will be desired by the empty nesters wanting “**downsizing upscaler**”. It will provide luxury living with a small foot-print. This development will create value without taking up excessive land. It will bring home-owners into a new hassle free community will be attracted to Velo's location and upscale finishes.*

*It will be wanted by “**over-committed professional and medical staff**” who's on-call careers keep them from making large time commitments to home projects, but want to live in an upscale home/neighborhood with easy access to outdoor adventures.*

*It will be sought after by retirees who want to “**lock and leave**” so that when they head to Europe for a couple of months they know someone is taking care of the place.*

*Single parents who feel like “**time stretched parents**” divvying up their life between work, parenting, kids and everyday life will be attracted to Velo's less complex living community. Of this group Single mothers like a neighborhood being close enough to feel secure, as they tend to prefer a sense of community.*

*Young families who are fast tracking their lives will want a place that “**frees up to move up**” rather than being tied down to mow down weeds.*

*This development will be a haven for the “**Colorado centralist**”. It will provide adequate storage for all of their gear and centralized access to bike and hike trails while being surrounded by like-minded people.*

*The “**work hard, play harder**” individuals that look forward to the weekend after their work week will appreciate the minimalist effort to maintain their home and will allow them to dwell in luxury.*

Demographics

Mountain Biking

Palisade, Lunch Loops, 18 Road, Kokopelli, Rabbit Valley | **Over 1,500 miles of singletrack**

Over 80% of all Coloradoans hike, bike, run or climb on a regular basis and spend more than **\$34 billion per year** on outdoor recreation making **Colorado the #1 healthiest state in the U.S.**

The psychographic profile of the people dwelling in these homes will be someone who wants to live close to work, but still have accessibility to the outdoors. Although there are outdoor enthusiasts of all types, consumers with high household incomes make up the core demographic. These people will appreciate functional living while appreciating the land and being able to go for a pedal or hike right out their back door. Enthusiasts like to experience the outdoors as a way to connect with family and friends, enjoy nature, and escape everyday obligations, many are still interested in staying connected with the world at the same time.



(Source: The Daily Sentinel 2015 Market Study of Mesa County, Colorado, and the Colorado Outdoor Recreation Industry Office)

Demographics continued...

| | Total | % |
|-----------|--------|-------|
| 1 Person | 17,756 | 28.48 |
| 2 Person | 23,540 | 37.75 |
| 3 Person | 8,684 | 13.93 |
| 4 Person | 7,142 | 11.45 |
| 5 Person | 3,233 | 5.19 |
| 6+ Person | 1,259 | 2.02 |

With over 66% of all households in Grand Junction being 1 or two person homes, this development will work to fill a need in the housing market of the Grand Valley

Long-term Perspective - Creating Value Without Consuming Excessive Land

Urban living | *<unparalleled quality>* |

ENERGY STAR RATED | **Community Recycling** |

| **Indoor Storage** | *outdoor common areas*

Luxury Living a three minute ride to LunchLoop |

Sense of Community | *Paved Trails \ Dirt Trails*

6 minutes downtown shopping | Sustainable Sophistication

COPMOBA MEMBERSHIP - 1st year

Transportation and Emergency Services

Access is gained off of Ridges Blvd. Which connects to Broadway. Ridges Blvd. is well maintained and is in good condition with no curb, gutter, or sidewalks.

The property is located in : Fire Area "F" as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 5 located at 2155 Broadway, which is around 3.5 miles away from the project site.

The Grand Junction Fire Department currently employs over 80 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City; the Grand Junction Fire Department has made numerous upgrades to it's service including a new 911 Call Center.

Other emergency services are available from the City of Grand Junction Police Department; in 2011 the Uniform Patrol section was comprised of 101 sworn officers, four non-sworn police service technicians, eight sergeants and three lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all the Grand Junction Police Department has 192 full time law enforcement employees.

Area Schools

Schools designated to and around the project site are as follows:

Scenic Elementary School: 451 W. Scenic Dr.

Redlands Middle School: 2200 Broadway

Fruita 8 and 9 School: 1835 J Rd.

Fruita Monument High School: 1102 Wildcat Ave



Fruita Monument
High School

Soils and Geology

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA Report is available from Colorado Land Advisor)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 87 | Persayo-Blackston complex, 6 to 45 percent slopes | 0.6 | 91.6% |
| Rs | Oxyaquic Torrifluvents, 0 to 2 percent slopes | 0.1 | 8.4% |
| Totals for Area of Interest | | 0.6 | 100.0% |

Mesa County Area, Colorado

87—Persayo-Blackston complex, 6 to 45 percent slopes

Map Unit Setting

National map unit symbol: k0bh
Elevation: 4,500 to 6,000 feet
Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Persayo and similar soils: 65 percent
Blackston and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Persayo

Setting

Landform: Pediments
Landform position (two-dimensional): Backslope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Cretaceous source residuum weathered from calcareous shale

Typical profile

Ap - 0 to 4 inches: silty clay loam
C - 4 to 15 inches: silty clay loam
Cr - 15 to 60 inches: bedrock

Properties and qualities

Slope: 6 to 45 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.28 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 40 percent
Gypsum, maximum in profile: 10 percent
Salinity, maximum in profile: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 5.0
Available water storage in profile: Very low (about 2.5 inches)

Proposed Land Use

INTRODUCTION – This Major Site Plan application is intended to gather input from public review agencies before an administrative approval by the Director. The reader is encouraged to review the information contained within the Site Analysis, prior to examination of this section. Information gained as a result of the public review process will be utilized in determining administrative approval and recording of the Plat.

SITE DEVELOPMENT – Preparation of the accompanying Site Development Plan Map is directly related to the site conditions described in this narrative statement. The map depicts the relationship of the building sites to the property boundary, roadway access and adjacent properties. The plan calls for the ultimate development of 3 triplexes on .74 acres.

Land Use Summary

Utility Services

DOMESTIC WATER – All dwellings within the subdivision will be served by a publicly owned domestic water distribution system. New water services will be extended to each new dwelling from the 8" inch watermain owned and operated by Ute Water Conservancy District. No fire hydrant. There are fire hydrants that cover the property in existence. Water meters will be on the right of way and ¾" water lines will be extended to each unit, individually.

SANITARY SEWER – is located within the 201/Persigo Boundary. Therefore, sewage connections will be made to that system via individual 4" lines that will connect to an 8" sewer line within a sewer easement. The sewer line will run south, out to the existing sewer line.

NATURAL GAS – XCEL Energy has a line in Ridge Dr. that each lot will connect to.

DRY UTILITIES – Electric and communication lines are available along the rear (South) of the property and will be extended into the development from existing lines. Lines will be underground on-site.

IRRIGATION WATER – The existing irrigation water facilities currently servicing the property will be utilized to provide water to 403 Ridges. An irrigation management plan will be managed by the Velo Ridge Home Owners, and will be adequate to maintain all landscaped areas.

DRAINAGE – Historic drainage patterns have been addressed by the project engineer and will discharge at less than historic rates. The site is less than one acre and does not require detention. However, waer quality is being addressed through micro-basins.

Development Schedule and Evaluation of the Request

DEVELOPMENT SCHEDULE – It is anticipated that site development will begin immediately upon the City of Grand Junction's approval of the final construction documents. Occupancy of the first dwelling is expected to occur sometime during 2020. It is expected that development of the site will occur in 1 phase.

GENERAL – The development of the subject property is a response to the existing, and future housing demands, of the Grand Junction area as projected in the Comprehensive Plan.

Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically, socially and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

By utilizing the "performance standards" concept, negative impacts created by the proposal can be minimized. In addition to the performance standards, a review of the proposal by the general population and various governmental agencies will also occur.

Evaluation of the request is accomplished by using criteria contained within Zoning and Development Code for approval of Site Plans. The following response to each of the applicable criteria illustrates compliance:

Response to ZDC Criteria

21.02.150 (c) (2)

(c) Final Development Plan (FDP).

(2) Approval Criteria. A final development plan application shall demonstrate conformance with all of the following:

(i) The approved ODP, if applicable;

The ODP for the development was approved by City Council on May 17th 2017 and consists of one parcel of land that total 0.743 acres +/- . The parcel is located at 403 Ridges Blvd. Mesa County has assigned the parcel number 2945-174-24-036.

(ii) The approved PD rezoning ordinance, Bulk standards; up to 10 lots on this parcel

| | Parcel 1 (south) | Parcel 2 (north) |
|--|------------------|------------------|
| Max. height | 35' | 35' |
| Max. stories | 3 | 3 |
| Max. bldg. size | 10,000 s.f. | 10,000 s.f. |
| Front Setback— Ridges Blvd | 10' | 10' |
| Front Setback— Ridge Circle Dr. | 15' | 15' |
| Side setback (west property lines) | 10' | 10' |
| Rear setback (Parcel 1—south prop. line; Parcel 2—north prop. line) | 5' | 10' |

3) Building heights are limited to 35 feet, or 3 stories.

4) Maximum building size will be 10,000 square feet.

5) Access shall be obtained from Ridge Circle Drive unless through the site plan review process for a commercial/business application, interconnectivity from Parcel 2, to the office complex to the north may be considered.

(iii) The Submittal Standards for Improvements and Development (GJMC Title 22), All forms and submittal documents submitted with this Application meet the electronic submittal standards. Transportation Engineering Design Standards (GJMC Title 24), and Stormwater Management Manual (GJMC Title 26) manuals and all other applicable development and construction codes, ordinances and policies;

(iv) The applicable site plan review criteria in GJMC 21.02.070(g)

(g) Major Site Plan. The Director reviews site plans to determine compliance with this code, the Comprehensive Plan, adopted corridor guidelines and other applicable regulations.

the development is in compliance with the Comp Plan and the Approved ODP.

Response to ZDC Criteria



(1) Applicability.



(i) No person shall begin any development, pour any structure foundation or move earth in preparation for construction without receipt of the Director's approval of a site plan. Construction plans, based upon the approved final site plan and consisting of detailed specifications and diagrams



illustrating the location, design and composition of all improvements identified in the final site plan and required by this code, shall be submitted to the City for any project that necessitates the construction, reconstruction or modification of new or existing improvements. These documents shall include complete plans and specifications of all required improvements identified and approved as part of the final site plan phase. The City shall keep the plans as permanent record of the required improvements.



the development by virtue of the complexity of the ODP is required to submit for Final Plan approval. As evidenced by this submittal the development has undergone an extensive plan development process by multiple engineers, the surveyor, landscape architect and planning consultants. Through this process the development has achieved more effective infrastructure; reduced traffic demands; A greater quality and quantity of public and/or private open space; Other recreational amenities; and needed housing types and/or mix.



21.02.070 Administrative development permits

(s) Final Plat.



(1) Applicability. The final plat provides detailed graphic information and associated text indicating property boundaries, easements, streets, utilities, drainage, and other information required for the maintenance of public records of the subdivision of land. A final plat shall be required for all subdivisions. The final plat shall conform to the approved preliminary subdivision plan. If a minor revision of a preliminary subdivision plan is required, the review of the revised preliminary subdivision plan may, at the discretion of the Director, proceed concurrently with final plat review.



the development has been through extensive design as evidenced by the Final Plan Set completed by Colorado Land Advisor. This graphic information is intended to help understand the proposed development of infrastructure and housing.



The ODP Final Plat has been completed by Polaris Surveying and shows the building envelopes for the proposed homes as well as easements and dedicated right-of-way. This Plat is more complex than the typical subdivision plat as there are building envelopes in lieu of building lots. This will require more survey work as the project is built out.

Response to ZDC Criteria



(2) Approval Criteria. The final plat shall demonstrate compliance with all of the following:



(i) The same criteria as the preliminary subdivision plan in subsection (r) of this section;



the development's final design follows the ODP. Additional details have been added for clarification of construction. More off site information is supplied in this Final Plan submittal as it relates to utilities and stormwater management.



(ii) The development is proposed to be platted at one time and then the triplexes will be built individually.



21.02.070 Administrative development permits



(s) Final Plat.



(4) Additional Application and Review Procedures.



(i) If the subdivision is not required to be a "common interest community" as defined in § 38-33.3-103(8) C.R.S., CCIOA but the following shall apply:



(A) The applicant shall include a declaration



the development is not required to be a CIOAA community but as a part that declaration the project submittal includes a set of Covenants, Conditions and Restrictions designed by a land use attorney. The development will be included in The Ridges with an additional set of CCR's to address the specific issues of the ODP.



(B) The applicant shall address the exercise of development rights pursuant to Section 38-33.3-210, C.R.S.;

Response to ZDC Criteria

- (C) *The applicant shall include the association bylaws pursuant to § 38-33.3-306 C.R.S. if applicable;*
- the development will be controlled by the Master Declaration of The Legends and thus those Bylaws are in place.
- (D) *An association shall be formed and filed with the Colorado Secretary of State.*
- *The Velo Ridge Homeowners Association will be registered with the Colorado Secretary of State.*
- (ii) *A title commitment no older than five days shall be provided before the filing of the final plat for all of the platted property.*
- A title company will provide the document at the appropriate time.

Response to ZDC Criteria

Reduced traffic demands; The trail system will encourage more walking throughout the project, especially to places like the mailbox. Due to the development's proximity to Patterson Road commuting to important medical and shopping destinations is very efficient

(c) *A greater quality and quantity of public and/or private open space;* Accessible trails, park benches with views of the Grand Mesa and Mount Garfield as well as a recreational structure in Phase 3 will add to the quality of living in the development. Although the development will be developed at urban densities it will retain 47% of the development as Open Space. This significant feature will create more of a community feel within the development.

(d) *Other recreational amenities;* Trails will connect throughout the development. These trails can be used for walking, dog walking, hiking and jogging. An event structure and park benches will be installed along these trails as well.

Needed housing types and/or mix; the development provides three distinct housing choices within a single development. First, it provides single family residences. Unlike typical single family developments the development, through it's HOA will provide a high level of maintenance to the future homeowners. The HOA will also maintain the landscaping and handle snow removal services. These services will be desired by aging homeowners and young professionals who have trouble finding time to do basic homeowner duties.

The housing choice the development provides is single family attached. This housing type shares one common wall with one other unit. Each unit is separately owned. This helps make the unit more compact and affordable while maintaining the same square footage. High quality finishes within the units as well as on the exterior of the unit will be used

Response to ZDC Criteria

21.050.010 continued



These units share either one or two common walls. Each of these units are 3 story and highly efficient. This unit type will be the most affordable. It will likely be the choice of Outdoorsy homebuyers and energy conscience individuals. This meets several goals and objectives of the adopted Comprehensive Plan.



(f) *Innovative designs*; The variable floor plans will be built within the project. Each floor plan can be modified to fit each homebuyers unique tastes.



(g) *Protection and/or preservation of natural resources, habitat areas and natural features*; the development is well suited for development at a higher density than is typical in the Grand Valley. By developing more housing that is closer to the core of the city, pressure on outlying areas is reduced. This protects natural resources typically found at the edge of the urban boundary. It is these resources that the development protects by reducing pressure to develop in and around them. the development will provide wonderful views of the Bookcliffs, the National Monument, and Grand Mesa.



(h) *Public art*. Public art is a possibility within the Open Space areas of the development. It is being considered.



21.05.020 Default standards.



The use, bulk, development, improvement and other standards for this planned development shall be derived from the underlying zoning of R-8, as defined in the ZDC 21.03, and defined earlier in this narrative. In a planned development context, those standards shall be referred to as default standards or default zone. The Director will see that the character of the proposed planned development is consistent with the default zone upon which the planned development is based.

Response to Criteria

21.02.150 Planned development (PD).

(a) **Purpose.** The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

- (1) More efficient infrastructure;
- (2) Reduced traffic demands;
- (3) More usable public and/or private open space;
- (4) Recreational amenities; and/or
- (5) Needed housing choices.

Velo Ridge accomplishes each of these goals.

The financial impacts to the community will include:

- * Creating short terms jobs through the design and construction of the site.
- * Creating several long term job opportunities for the management of the property.
- * Increase in real estate tax base by \$3.5MM through the redevelopment of the site.
- * Increase in sales tax revenue through the sale of building materials.
- * More efficient use of existing city infrastructure with no new items to be maintained.
- * Increased inventory of affordable housing near the City's core and shopping districts.