

# STONERIDGE

PROPERTY





## STONERIDGE ESTATES

Contractually controlled by  
**Lesavoy Properties, LLC**

The following is a culmination of the most pertinent information collected as of September 2021.



For further information contact:

**Michael Lesavoy**

(610) 737-1666

Lesavoyproperties@gmail.com

[www.LESAVOYPROPERTIES.com](http://www.LESAVOYPROPERTIES.com)

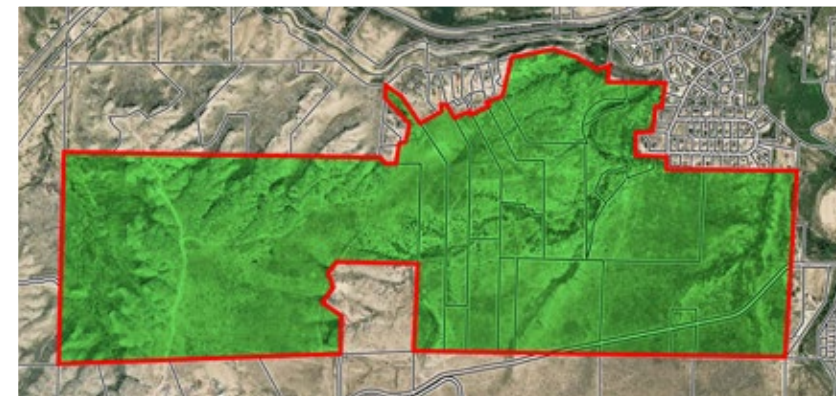
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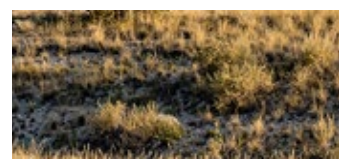
# PROPERTY OVERVIEW

The subject property is located in one of the most premium areas, suitable for high end development, and described by city officials as “smart growth.”

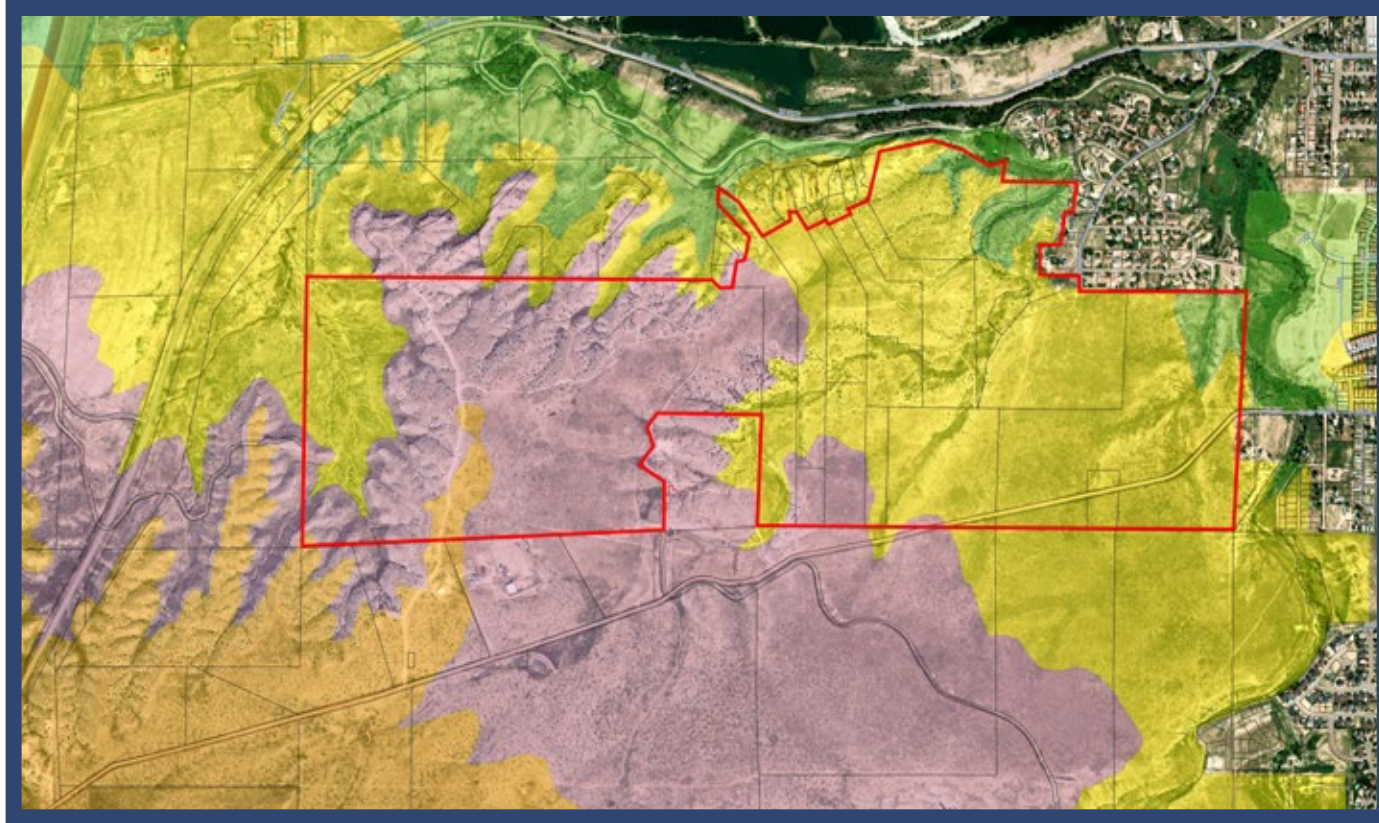


# TOTAL ACRES:

Parcels	Acerage Based on County Records
1506000013	279.64
1505000071	2.3
1505000070	26.5
1505000067	2.42
1505000069	36.2
1505022004	30.9
1505021005	13.66
1505021006	10.41
1505021007	7.09
1505020005	15.21
1505020006	15.96
1505023004	4.78
1505023003	22.16
1506001004	29.57
1505000066	43.1
1505000072	118.2
1505000073	41.8
<b>Total</b>	<b>699.9</b>




# WATER AND CITY PLAN ROADS



**E**xisting water pressure which will service the east half of the property is currently available at the east boundary. Existing water pressure which will service the west half of the property is available approximately one mile southeast.

Information Provided by:



Scot Burbidge, PE  
Division Manager, TD&E

**Board of Water Works**  
of Pueblo, Colorado

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Information Provided by:

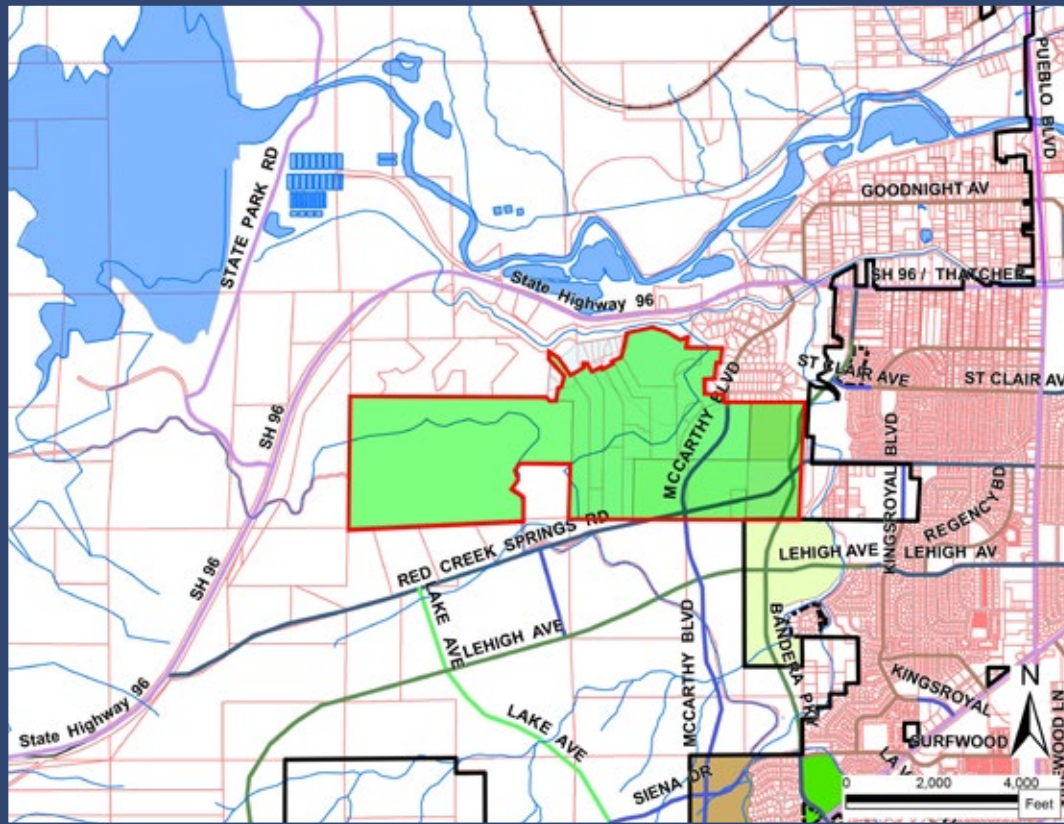


Matthew C. Trujillo, P.E.  
Director of Operations

**Board of Water Works**  
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Information Provided by:

## Scott Hobson

Acting Director of Planning & Community Development, City of Pueblo  
Planning and Community Development Department

**Address:** 211 E. D Street, Pueblo, CO 81003  
**Main:** (719) 553-2259  
**Direct:** (719) 553-2244



# SEWER

The city expects all sewage would be to gravity flow after slight topography change on the east portion of the site.

Information Provided by:

**Sonia Mondragon, PE**

Wastewater Engineering Manager  
Pueblo Water Reclamation Facility

**Address:** 1300 South Queens Avenue, Pueblo, CO 81001

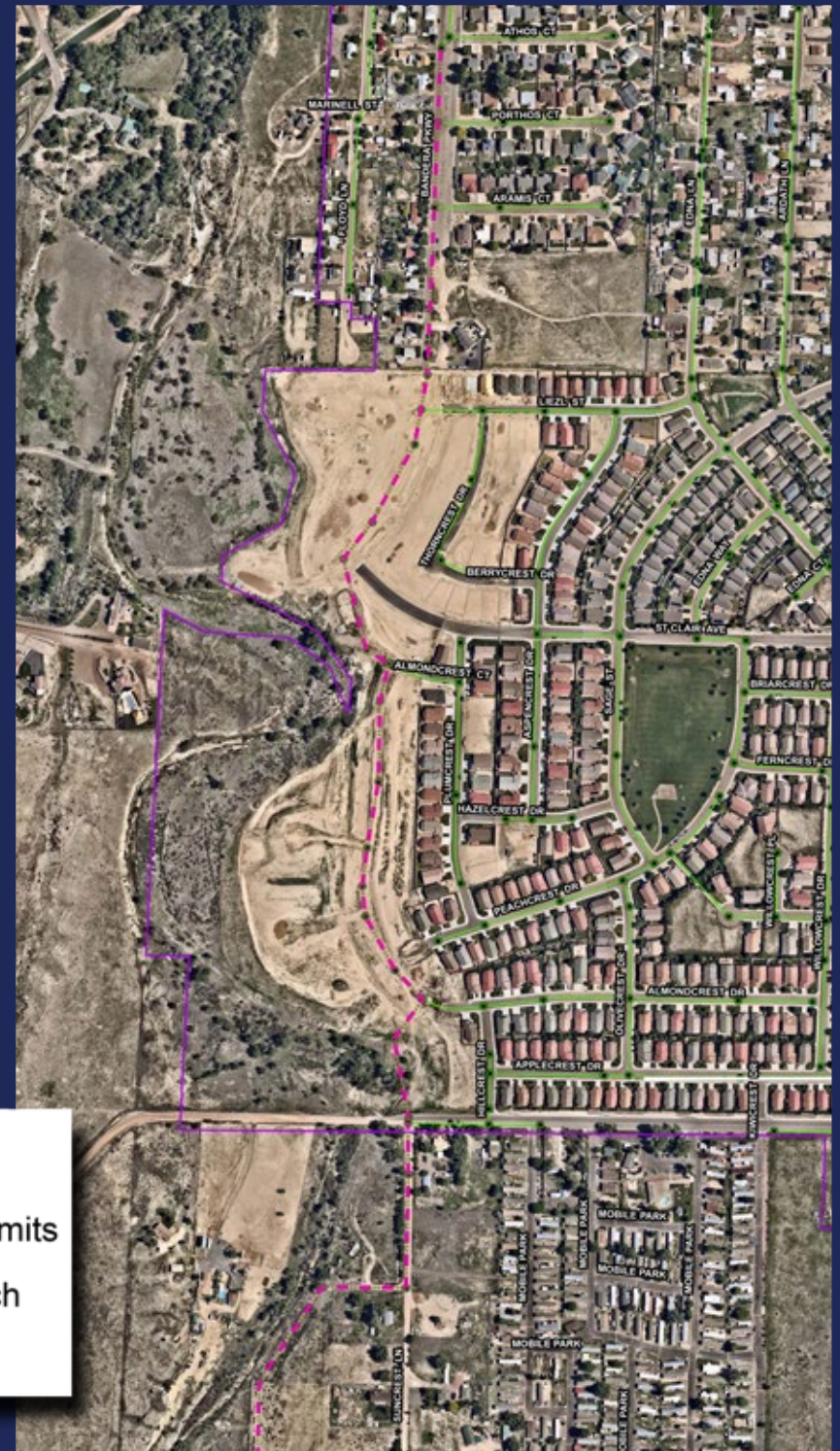
**Office:** (719) 553-2890

**Mobile:** (719) 250-6598



## Legend

-  City Limits
-  18\_inch
-  Public





# GEOLOGY AND SOIL SAMPLES



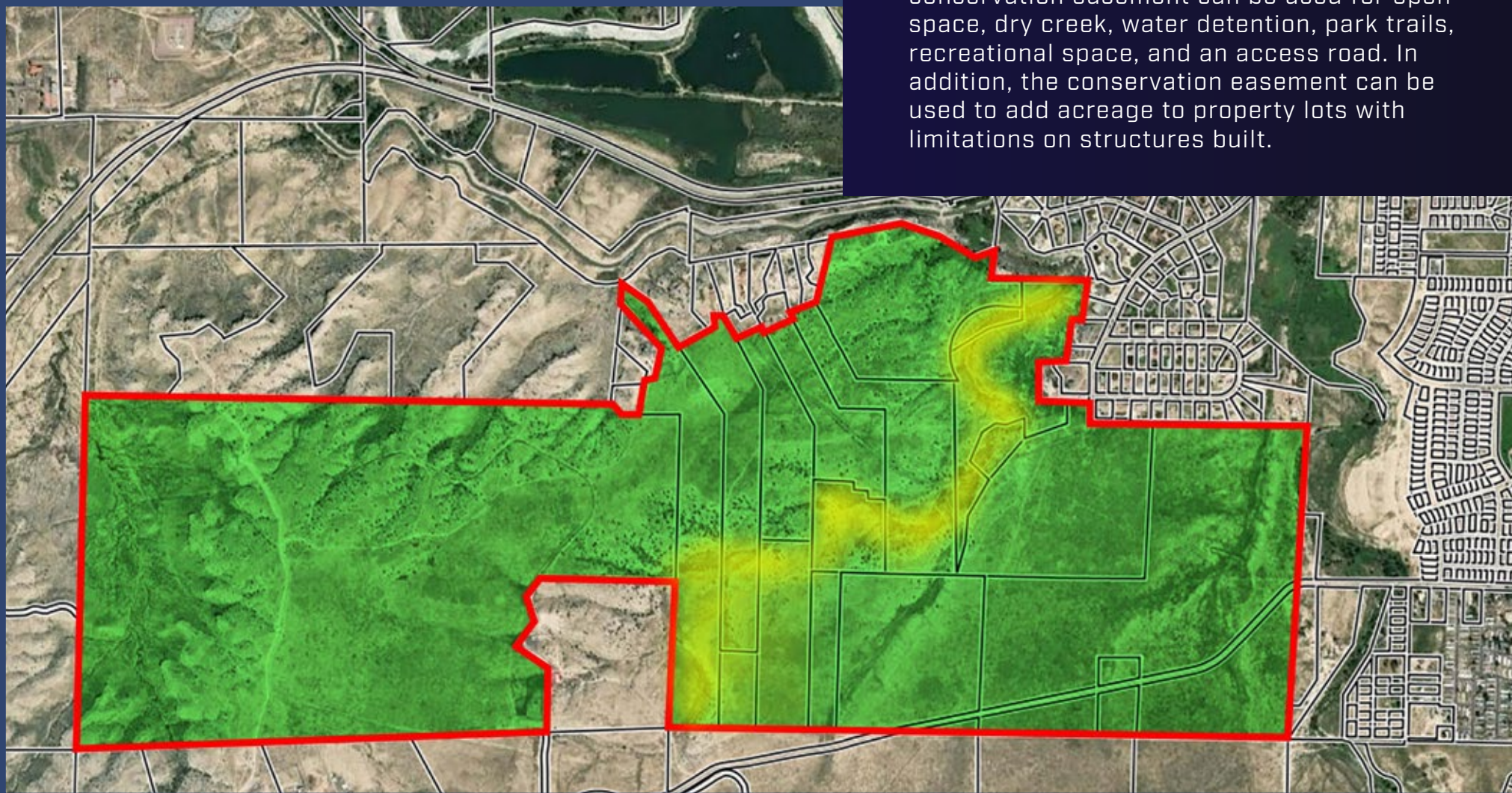
The subject property has had a preliminary soil study showing no presence of swelling or damaging soils.

**R-Nexus, LLC**



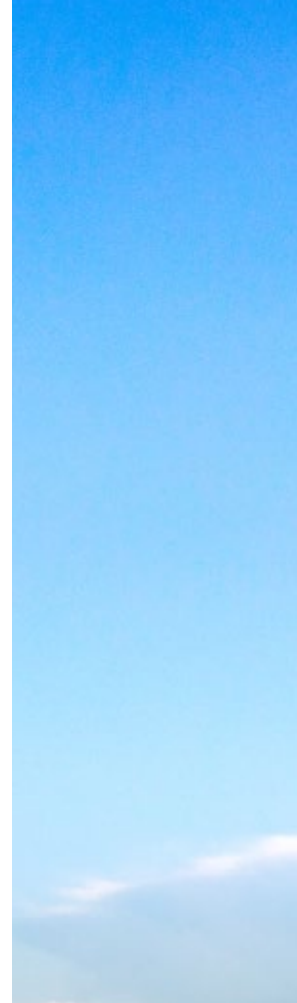
# FULL PROPERTY SUMMARY

All land is unrestricted other than normal utility easements, one cell tower easement, and a **conservation easement** of 99 acres with 13 acres possibly being returned to buildable. This conservation easement can be used for open space, dry creek, water detention, park trails, recreational space, and an access road. In addition, the conservation easement can be used to add acreage to property lots with limitations on structures built.



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1505000073	41.8
<b>Total</b>	<b>699.9</b>



**M**ayor **NICHOLAS A. GRADISAR** supports the annexation into the city and the development into a planned community. He spoke with heads of departments informing them that he would like to make it one of the few priority projects.

### **Recommendations from Water, Sewer, and Roads:**

Leave land below the West Bluff closest to the lake in Pueblo County so septic and extra territorial water is possible. Possible recommended uses include but are not limited to, residential and/or commercial uses such as boat storage or other lower water and waste consuming properties. In addition, the power line easement and west bluff would be good for commercial uses as well as providing residential homes with amazing views.

Jerry M. Pacheco said, “They would consider this property an ideal candidate for an Urban Renewal District and would support the project in any way possible.” This will give any developer the opportunity to take advantage of tax incremental financing as well as all the other benefits that come with an Urban Renewal Zone.

Information Provided by: **Urban Renewal - Jerry M. Pacheco – Executive Director**

**Office: (719) 542-2577**  
**Mobile: (719) 661-7894**

# ROADS

Information Provided by:

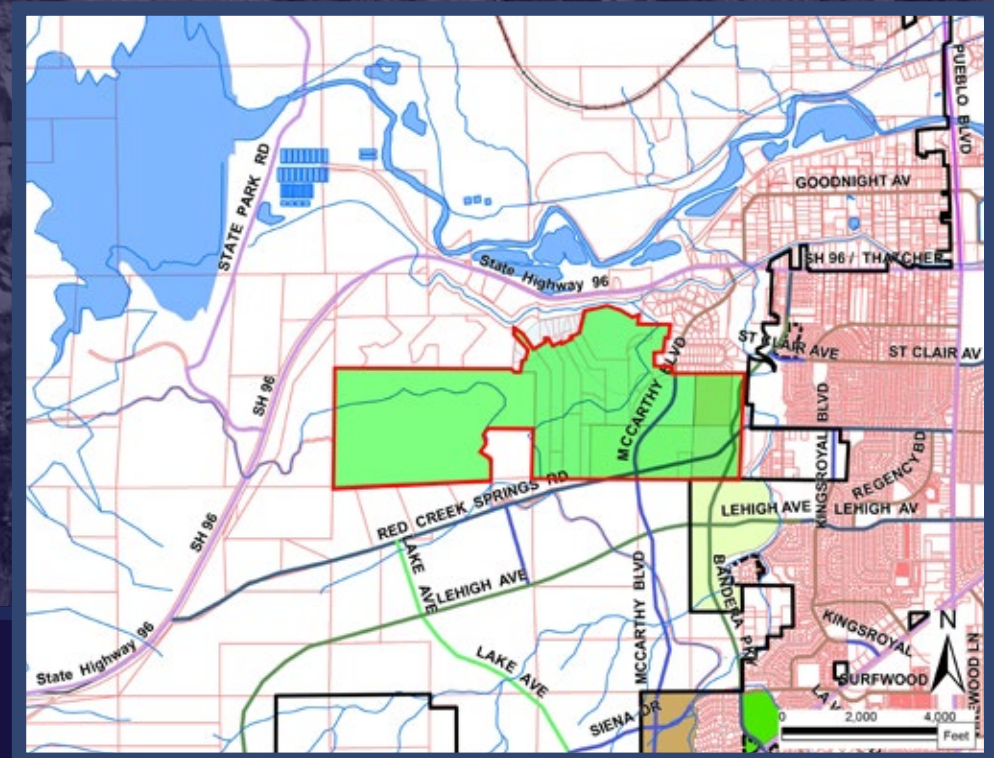
**Scott Hobson**

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City Roadway Master Plan provided by Scott Hobson

## Off-Site Roadway and Sanitary Sewer Right-of-Way Acquisition

If not already dedicated to the public or deeded to the city, it will be the Petitioner's responsibility, at its sole cost and expense, to dedicate to the public or deed to the city, by warranty deed any off-site sanitary sewer rights-of-way to connect from a point on the city's existing sanitary sewer system or off-site roadway rights-of-way to comply with primary roadway and secondary access requirements in widths and alignments acceptable to the Director of Public Works and any required rights-of-way for stormwater flow and/or detention/retention facilities.

If Petitioner, after good faith efforts, is not able to acquire from the property owners off-site sanitary sewer, off-site roadway rights-of-way and/or storm water rights-of-way in alignments acceptable to the city, the city will, to the extent legally authorized, exercise its power of eminent domain to acquire the off-site sanitary sewer and/or off-site roadway rights-of-way. Petitioner shall be responsible for and shall pay all compensation for the land taken; damages, if any, to the residue of the owner's property, relocation assistance and costs, if any, and all other costs and expenses of condemnation, including, without limitation, appraisals, title insurance, engineering, expert witness, and attorney costs and fees ("Condemnation Costs"). Petitioner shall within ten (10) days, after request by the city, deposit with the city an estimate of Condemnation Costs as determined by the city Attorney before the city will commence condemnation proceedings. Petitioner shall pay the balance of the Condemnation Costs within ten (10) days after request therefor. If Petitioner fails to exercise good faith in acquiring the off-site sanitary sewer, or off-site roadway rights-of-way and/or off-site stormwater rights-of-way or fails to timely pay the estimate of Condemnation Costs or the balance of Condemnation Costs, the city may refuse to approve the issuance of building permits to construct structures or buildings within the Property.

## **Cost Recovery - Roadways**

Petitioner will be eligible for cost recovery from adjoining property owners for off-site improvements made by petitioner to North Pueblo Boulevard, Wildhorse Road, or Industrial Boulevard (future extension) as provided in Section 12-4-12 of the Pueblo Municipal Code. “Offsite improvements” means improvements, not constructed within the property.

## **Cost Recovery – Sanitary Sewer**

Petitioner may be eligible for cost recovery under Section 16-5-5 of the Pueblo Municipal Code for all or a portion of the cost of such additional sewer lines and mains. In order to be eligible for cost recovery, petitioner must comply with and meet the requirements and conditions of said Section 16-5-5 of the Pueblo Municipal Code.

Information Provided by: **Scott Hobson**

Acting Director of Planning & Community Development, City of Pueblo  
Planning and Community Development Department

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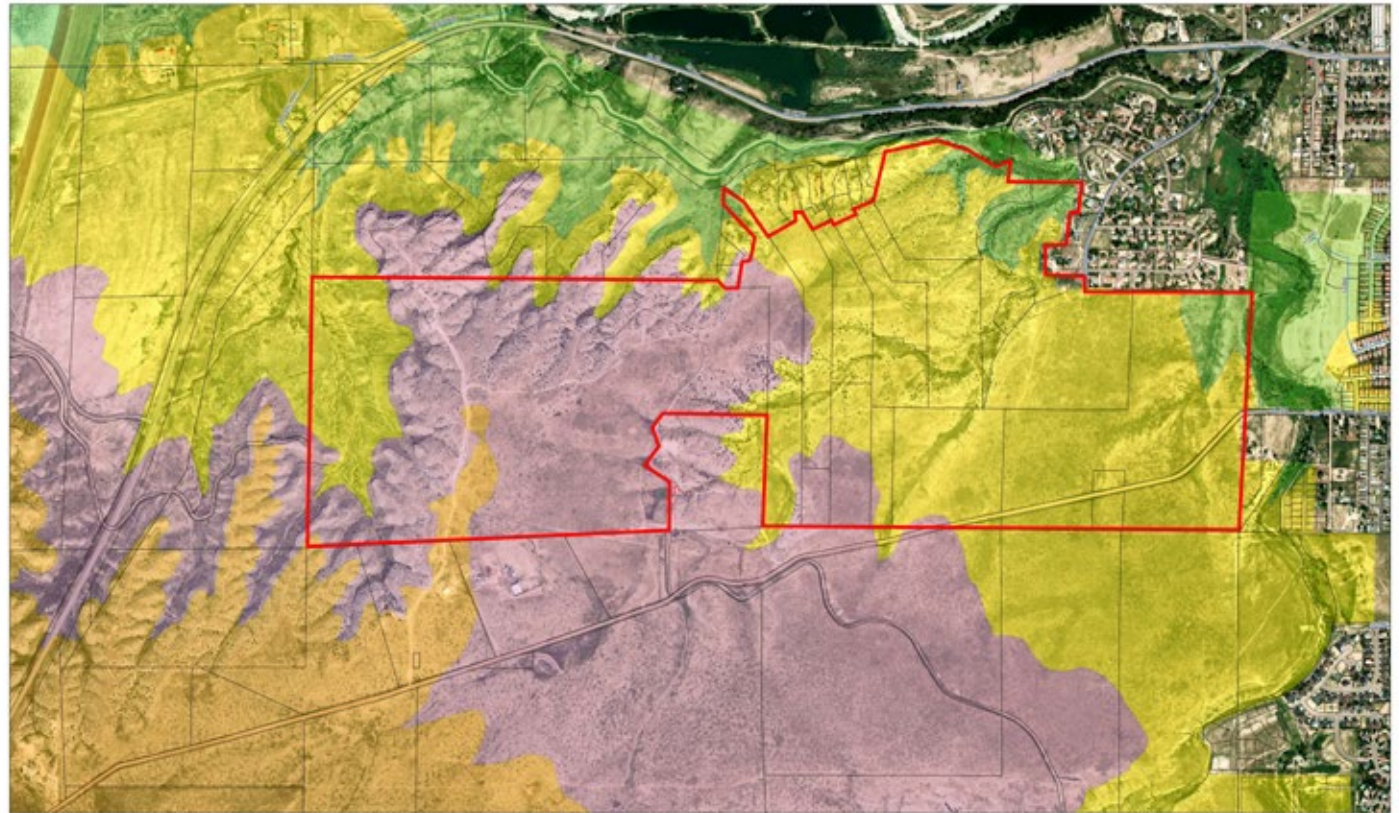
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**Scott is in favor of the project and will be invaluable in helping to avoid any delays as well as accelerate any plans.**

# WATER

Existing water pressure which will service the east half of the property is currently available at the east boundary. Existing water pressure which will service the west half of the property is available approximately one mile southeast.



Information Provided by:



**Scot Burbidge, PE**  
Division Manager, TD&E

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The map identifies the areas that would be able to be served within the current pumping and storage capacity of Pueblo Water's system. Further details and explanation provided as follows:

Green areas identified on the map as layer 4850F – Current (2000) pressure zone, which has infrastructure serving the current Stonemoor Hills development area. There is currently a 12" main to the end of McCarthy Blvd.

Yellow areas identified on the map as layer 4950F – Current (4000) pressure zone, which has infrastructure serving a majority of the Regency Crest development area. There is currently a 12" main extending in Red Creek Springs Rd., available for connection and extension to serve the undeveloped area.

Purple areas identified on the map as layer 5050F – Current (6000) pressure zone, which has infrastructure serving a majority of the El Camino and Ventanna development areas. The closest main available for extension is in Bandera Blvd. Ultimately, this main will be extended as a part of any future extension of Bandera Blvd.

Orange areas identified on the map as layer 5200F – Current (8000) pressure zone, which is served directly from a pump station at our Westmoor Site, south of Hwy. 78. This pressure zone does not have storage capability as of today. Future development of the area within the 8000 pressure zone will require that storage is provided to serve that area. It is estimated that the costs to provide infrastructure to serve these areas of your proposed development area would be prohibitive.

- **The Bandera Blvd that will ultimately be extended as a part of any future extension of Bandera Blvd has 15/20 year cost recovery and would be subsidized from tax incremental financing from the benefits that come with an Urban Renewal Zone if desired.**

# SEWER

The city expects all sewage would be to gravity flow after slight topography change on the east portion of the site.

Information Provided by:

**Sonia Mondragon, PE**

Wastewater Engineering Manager  
Pueblo Water Reclamation Facility

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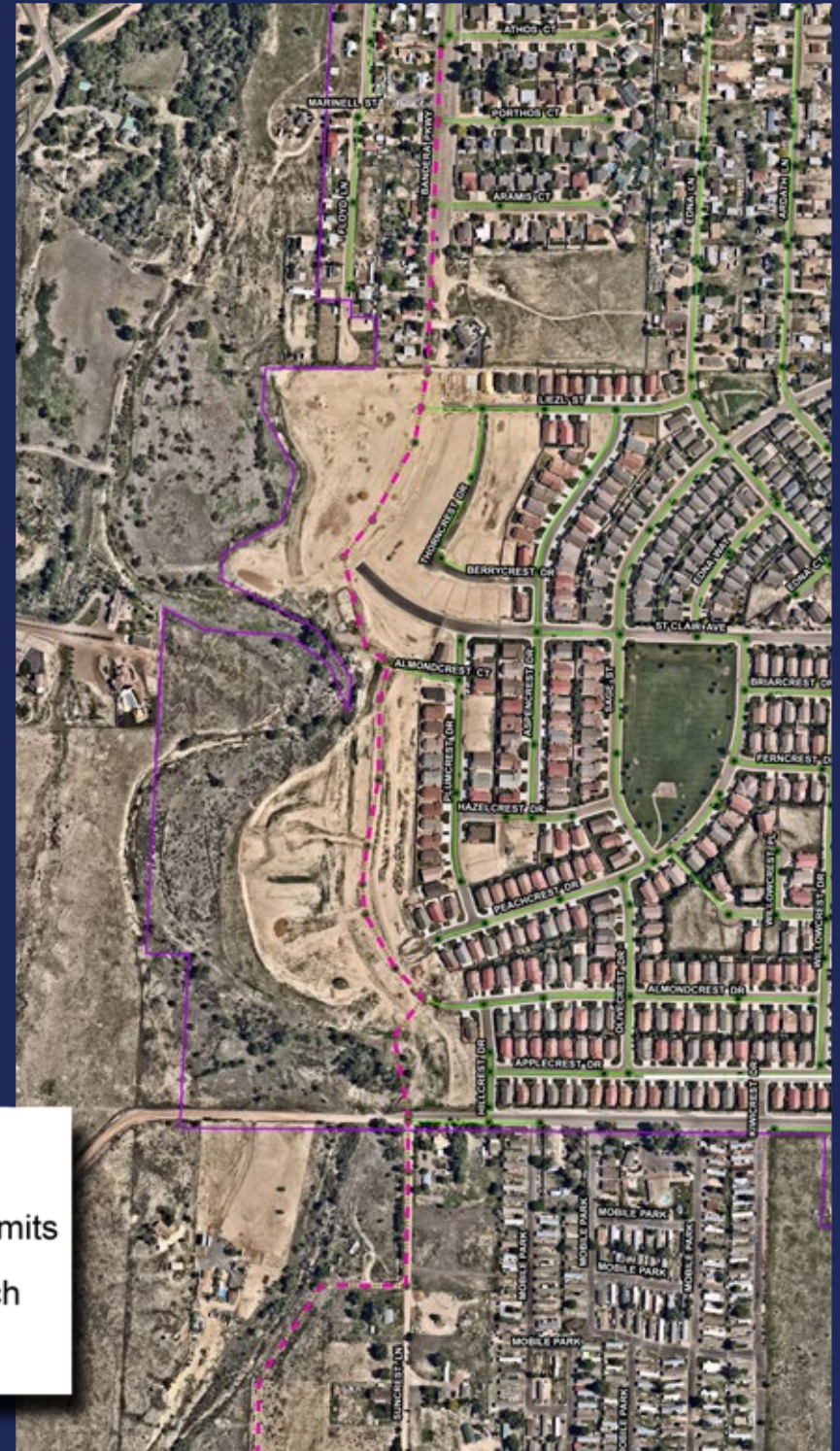
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-  City Limits
-  18\_inch
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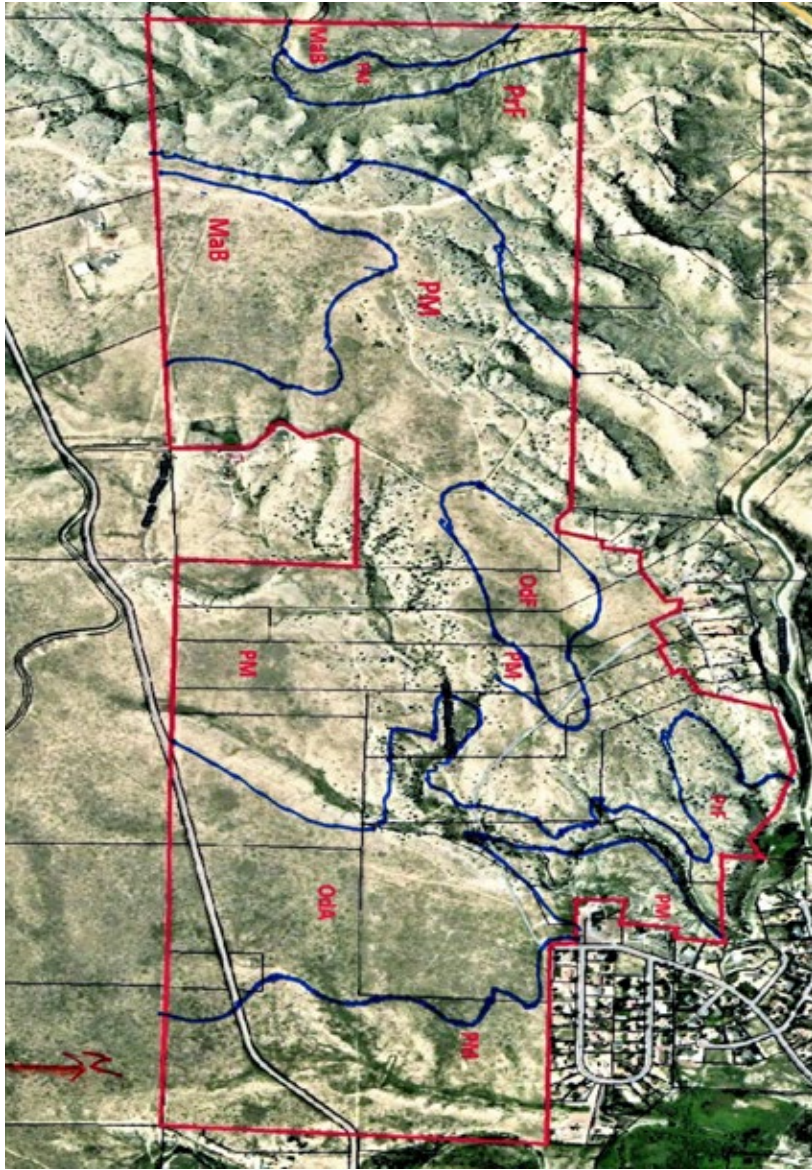
**A**nnexation will be required to connect to the sanitary sewer collection system. A master plan (if phased) or an analysis of the flow generated from the property, in addition to upstream flows, will be required to determine the size of main that will be required to run through Stoneridge property. Connection from this project must be made on the 18-inch main at the design of your engineer. The 18-inch main is shown as a dashed magenta line in the attached map of the existing collection system adjacent to the subject property.

There will be a portion of offsite sanitary sewer that will need to be upsized to 21-inches depending on what has been previously completed. **Based on information shared with us from another developer and the sewer department this would be approximately a 300ft upsized on Thatcher Ave that could possibly be subsidized by tax incremental financing from the benefits that come with an Urban Renewal Zone if desired.**

### **Cost Recovery – Sanitary Sewer**

Petitioner may be eligible for cost recovery under Section 16-5-5 of the Pueblo Municipal Code for all or a portion of the cost of such additional sewer lines and mains. In order to be eligible for cost recovery, petitioner must comply with and meet the requirements and conditions of said Section 16-5-5 of the Pueblo Municipal Code.

# GEOLOGY AND SOIL SAMPLES



Reference: USDA Soil Conservation Service. 2021. Web Soil Survey, Pueblo County, Colorado. US Department of Agriculture, Washington, D.C. [Websoilsurvey.nrcs.usda.gov](https://websoilsurvey.nrcs.usda.gov)

## Geology

**A**s displayed on the attached map and photos, the property is underlain with thick layers of Niobrara Limestone. A water well drilled on the property a few years ago required penetrating 600 feet of rock to reach a permanent water source. That type of base can provide a secure substrate for building construction. Pueblo and surrounding areas are more diverse geologically. In some areas, the substrate and quality of the soils provide substantial risks to roads and building construction.

Colorado's most significant geologic hazard is expansive or swelling soil. That is also true in some places in the Pueblo area. Some areas in and around Pueblo do have those problematic soil issues. Those areas contain Bentonite clay. They can expand up to 20% by volume when exposed to water and can exert a force of up to 30,000 pounds per square foot and as a result can easily break up any structure. In some cases those issues have not been discovered until long after construction has been completed in an area. This issue is one of the nation's most prevalent causes of damage to buildings and construction. The losses include severe structural damage to buildings, cracked driveways, sidewalks and roads. The impacts may also include disruption of pipelines and sewer lines.

**Right:** Photo of the north side of the Bluffs illustrating the thick layers of the Niobrara Limestone underlying the Property.

**Reference:** Chronic, H. and F. Williams. 2002. Roadside Geology of Colorado. Montana Press Publishing Company. Missoula, MT 399pp.

**Middle:** Photo of the north side of the Bluffs illustrating the thick layers of the Niobrara Limestone underlying the Property.

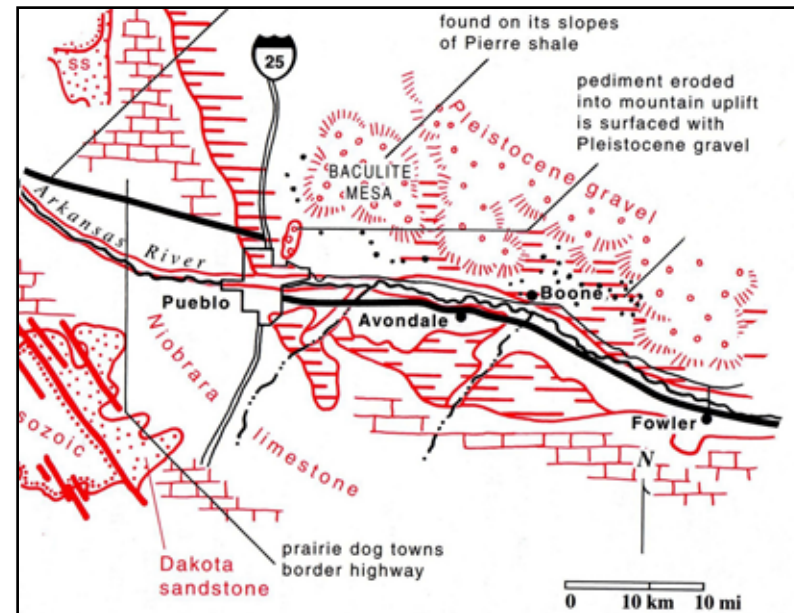
## Soils of the Property

The soils of the property are somewhat diverse. The northern portion of the property south of the bluffs contains primarily two soil types. They include PM-Penrose-Minnequa complex, and PrF- Penrose-Midway-Rock outcrop complex.

The central and southern portions of the property contain primarily three soil types. They include OdA-Oterodry sandy loam, MaB-Manvel silt loam, and PM-Penrose-Minnequa complex.

**Each of these soil types contain a small to moderate mix of sub-types. None of them contain the problematic Bentonite soil. See the maps and more detailed soil descriptions below.**

**Geologic Map of the Pueblo area.**



Information Provided by:

**DICK ROTH**  
**RESOURCE MANAGEMENT & ASSESSMENT**

**R-NEXUS, LLC**

**EDUCATION:**

- ◆ M.S., Wildlife Biology, Louisiana State University, 1972
- ◆ B.S., Forest Wildlife Management, University of Georgia, 1970

**QUALIFICATIONS:**

- ◆ More than 40 years experience in wildlife habitat management, Federal land management, and environmental analysis.
- ◆ More than 37 years of work experience reflecting personal growth as indicated by a consistent progression of positions of greater and broader responsibility.
- ◆ Served 9 years in a regional wildlife leadership role for the US Forest Service, Rocky Mountain Region (12 National Forests and 7 National Grasslands in 5 states).
- ◆ More than 20 years experience managing a successful environmental consulting business.

**SUBJECT MATTER EXPERTISE:**

*Natural Resource Management and Assessment, Wildlife Management, Avian Species, Environmental Assessments, Conservation Easements, Wildland Fire Mitigation Plans, Riparian and Wetlands Assessment and management*

**CURRENT DUTIES AND EXPERIENCE:**

- ◆ *R-Nexus, LLC., Pueblo, CO (2002 – Present)*  
**Owner and Manager of a Consulting Business.** I have owned and managed a successful consulting business since my retirement from the US Forest Service dealing with wetland assessment and management, wildlife management planning, environmental analysis and documentations for conservation easements for large ranches. Examples of projects are as follows:
- ◆ Developed Conservation Easement Baseline Reports for 130 Properties in Colorado and Wyoming comprising approximately 150,000 acres.
- ◆ Developed a wildland fire management plan and wildlife management plan for Shadow Creek Ranch (6,000 acres).
- ◆ Developed a management plan for Sage Grouse and Columbian Sharp-tailed Grouse reintroduction plan for Blue Valley Ranch (24,000 acres).
- ◆ Developed a wildlife management plan for the Grand River Ranch (19,000 acres).
- ◆ Completed an environmental assessment on TYL Ranch for a proposed 430 KV power line (600 acres).
- ◆ Completed assessments and secured US FWS permits for removal of eagle and hawk nests from Western Power Administration Power Lines in western Colorado.
- ◆ Established a wetland mitigation bank near Fairplay, CO (Warm Springs).
- ◆ Completed a biological assessment for 52 avian species for US Forest Service, Rocky Mountain Region.
- ◆ Completing biological assessments for fish and wildlife species for the Rio Grande Forest Plan Revision.
- ◆ Completed Environmental Assessment for Portland Cement Plant Site south of Pueblo, CO.

**MaB—Manvel silt loam, 2 to 6 percent slopes, dry**

**Typical profile**

- A - 0 to 7 inches: silt loam
- Bk1 - 7 to 25 inches: silt loam
- Bk2 - 25 to 49 inches: silt loam
- Bk3 - 49 to 79 inches: silt loam

**Properties and qualities**

- Slope: 2 to 6 percent
- Depth to restrictive feature: More than 80 inches

**OdA—Oterodry sandy loam, dry, 1 to 4 percent slopes**

- Farmland classification: Not prime farmland

**Typical profile**

- A1 - 0 to 4 inches: sandy loam
- A2 - 4 to 12 inches: sandy loam
- Bk - 12 to 42 inches: sandy loam
- C - 42 to 79 inches: fine sandy loam
- Properties and qualities
- Slope: 1 to 4 percent
- Depth to restrictive feature: More than 80 inches

**PM—Penrose-Minnequa complex, 1 to 15 percent slopes, dry**

- Farmland classification: Not prime farmland

**Map Unit Composition**

- Penrose and similar soils: 45 percent
- Minnequa, dry, and similar soils: 40 percent
- Minor components: 15 percent
- Estimates are based on observations, descriptions, and transects of the mapunit.

**Description of Penrose**

**Typical profile**

- A - 0 to 4 inches: channery loam
- C - 4 to 15 inches: channery loam
- R - 15 to 79 inches: bedrock
- Properties and qualities
- Depth to water table: More than 80 inches

**Description of Minnequa, Dry**

**Typical profile**

- A - 0 to 6 inches: silt loam
- Bw - 6 to 17 inches: silt loam
- Bk - 17 to 35 inches: silty clay loam
- Cr - 35 to 79 inches: bedrock

**Properties and qualities**

- Depth to restrictive feature: 20 to 39 inches to paralithic bedrock
- Depth to water table: More than 80 inches

**PrF—Penrose-Midway-Rock outcrop complex, 10 to 45 percent slopes**

- Landform: Mesas, cuestas

**Typical profile**

- A - 0 to 5 inches: loam
- AC - 5 to 9 inches: loam
- C - 9 to 15 inches: channery loam
- R - 15 to 79 inches: bedrock

**Properties and qualities**

- Depth to restrictive feature: 14 to 20 inches to lithic bedrock

**Description of Rock Outcrop**

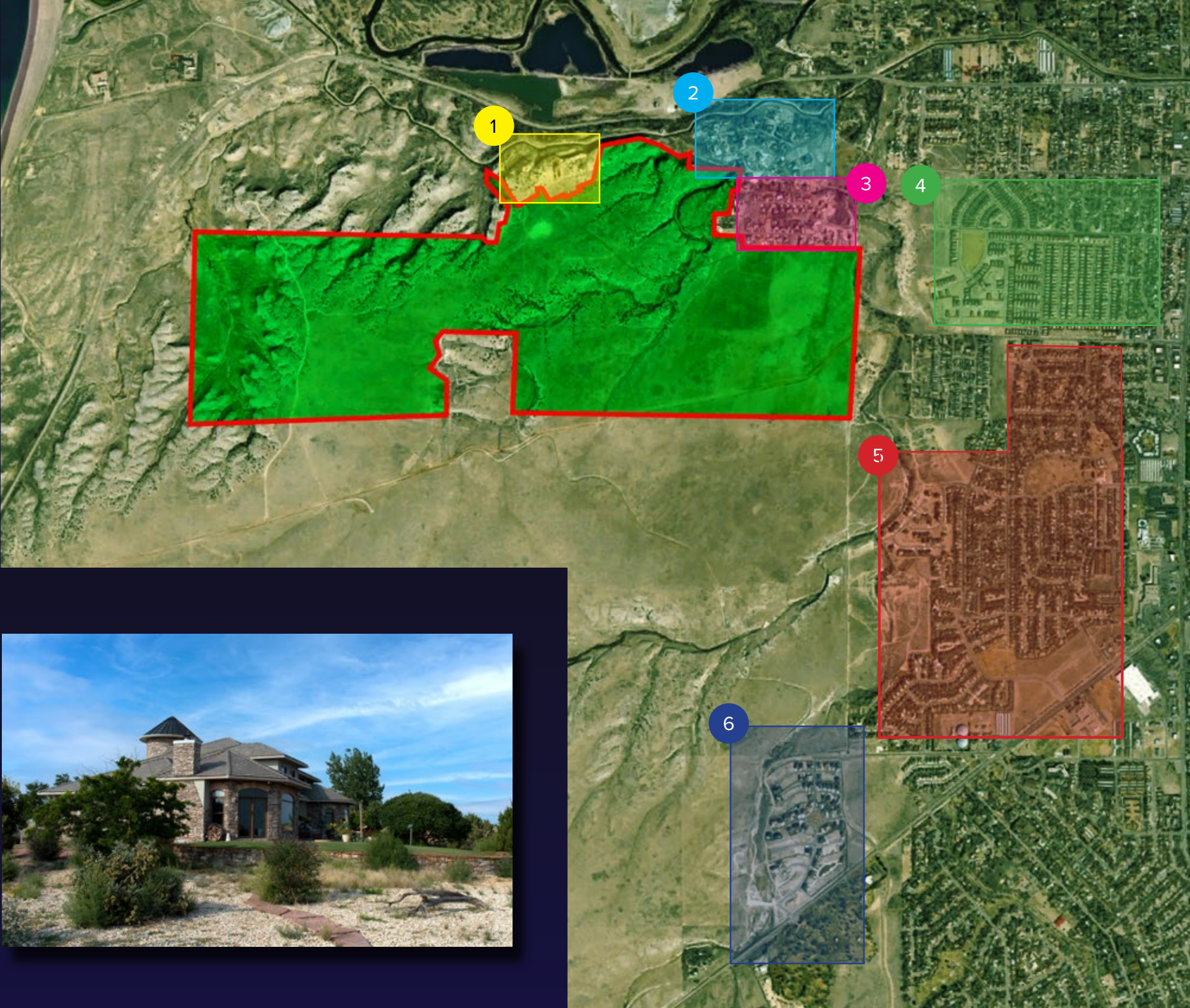
**Setting**

**Typical profile**

- R - 0 to 83 inches: bedrock

The subject property has had a preliminary soil study showing no presence of swelling or damaging soils.

# SURROUNDING AREA PROPERTY VALUES





1

Judy's Dream



2

Stonemoor



3

Tierra Case



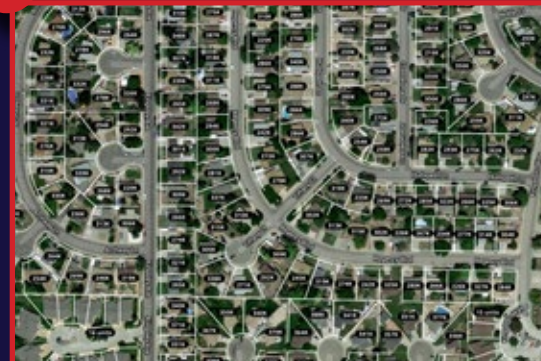
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Ventana



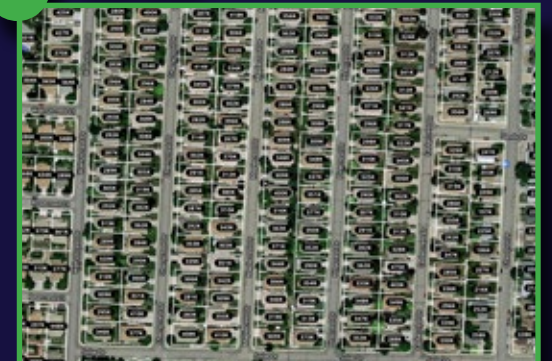
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Regency



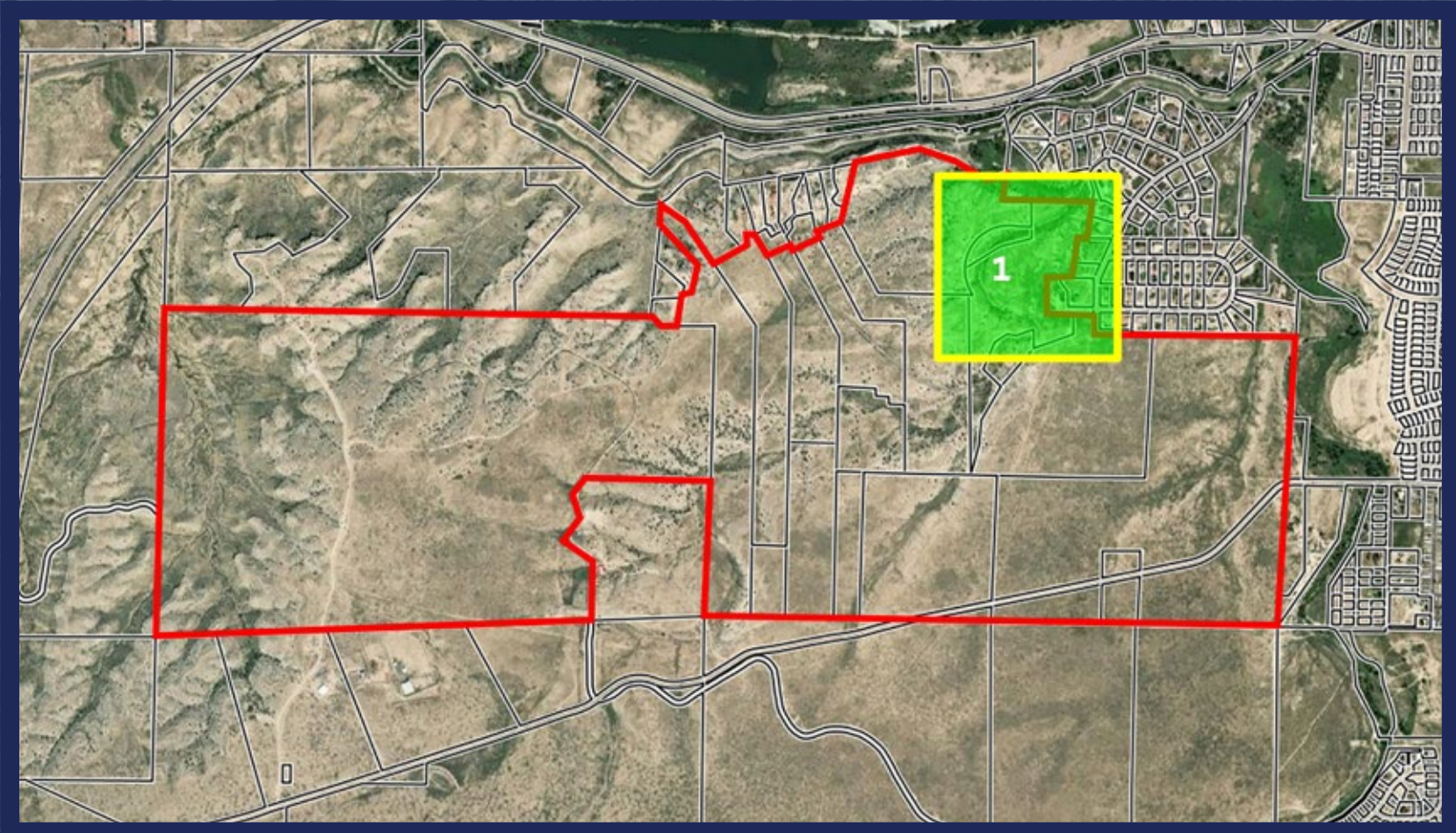
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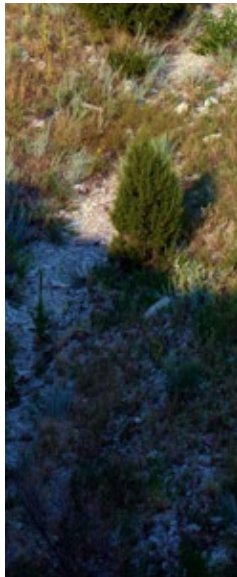
Omega



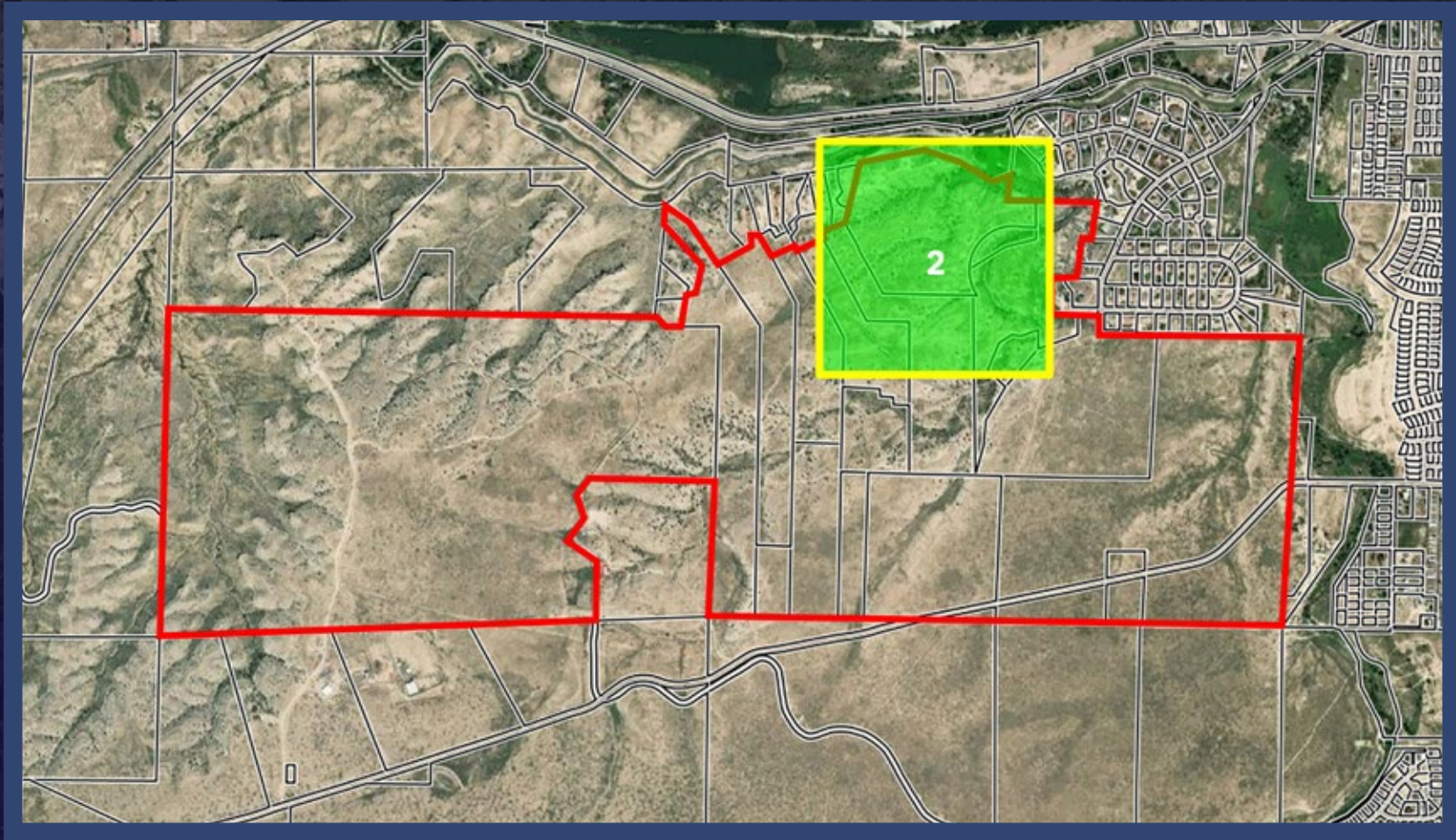
Neighborhood	Home Values Based on Zillow in 2021	Average Home Values
Judy's Dream	\$928,000 - \$2,000,000+	\$1,350,000
Stonemoor	\$366,000 - \$1,270,000+	\$600,000
Tierra Case	\$382,000 - \$766,000+	\$500,000
Omega	\$200,000 - \$470,000+	\$350,000
Regency	\$250,000 - \$650,000+	\$400,000
Ventana	\$450,000 - \$1,650,000+	\$700,000

# VIEWPOINT - 1



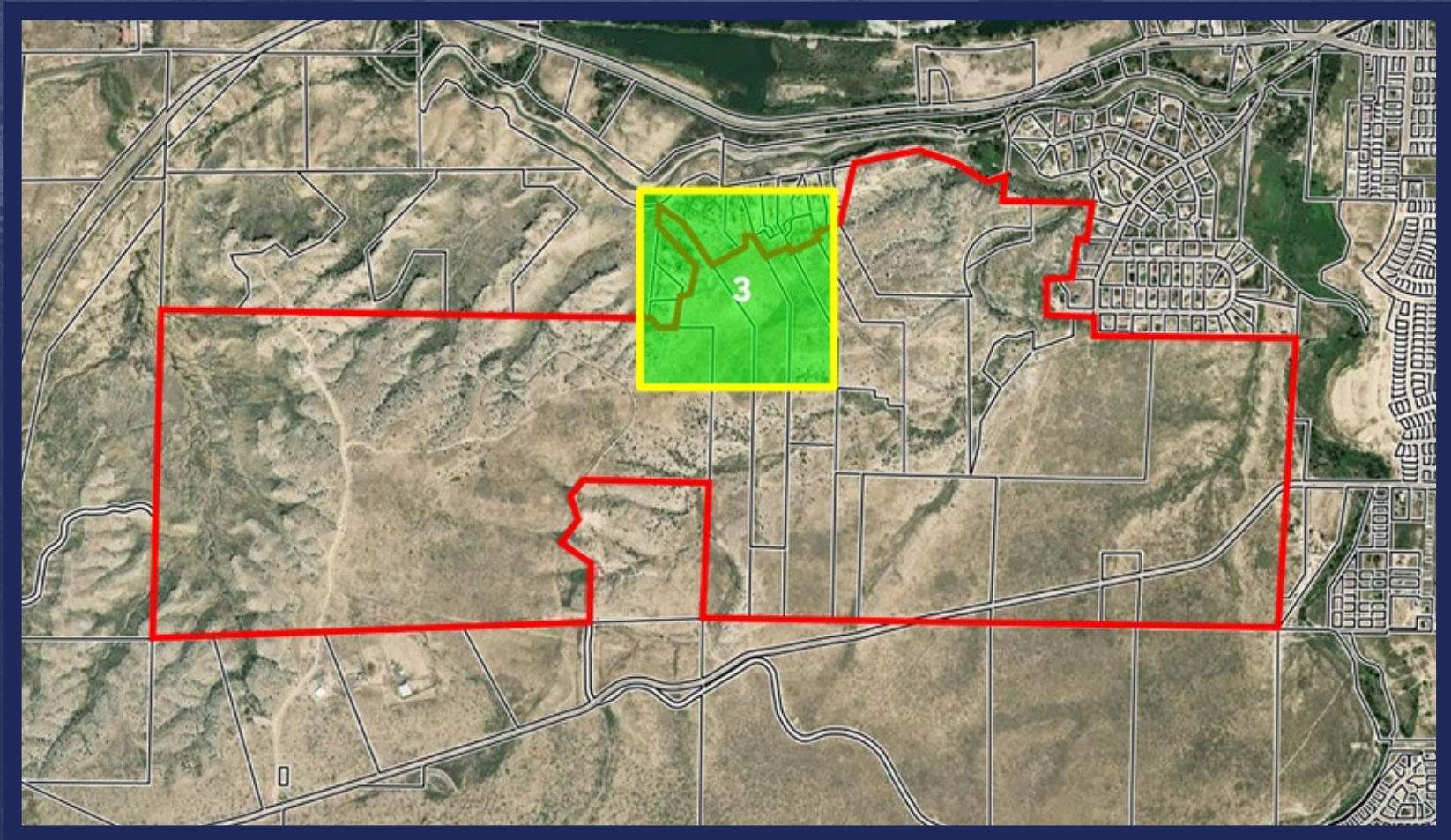


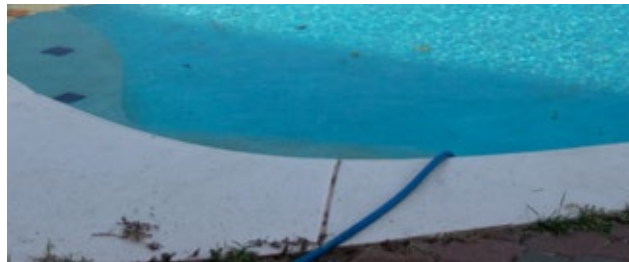
# VIEWPOINT - 2



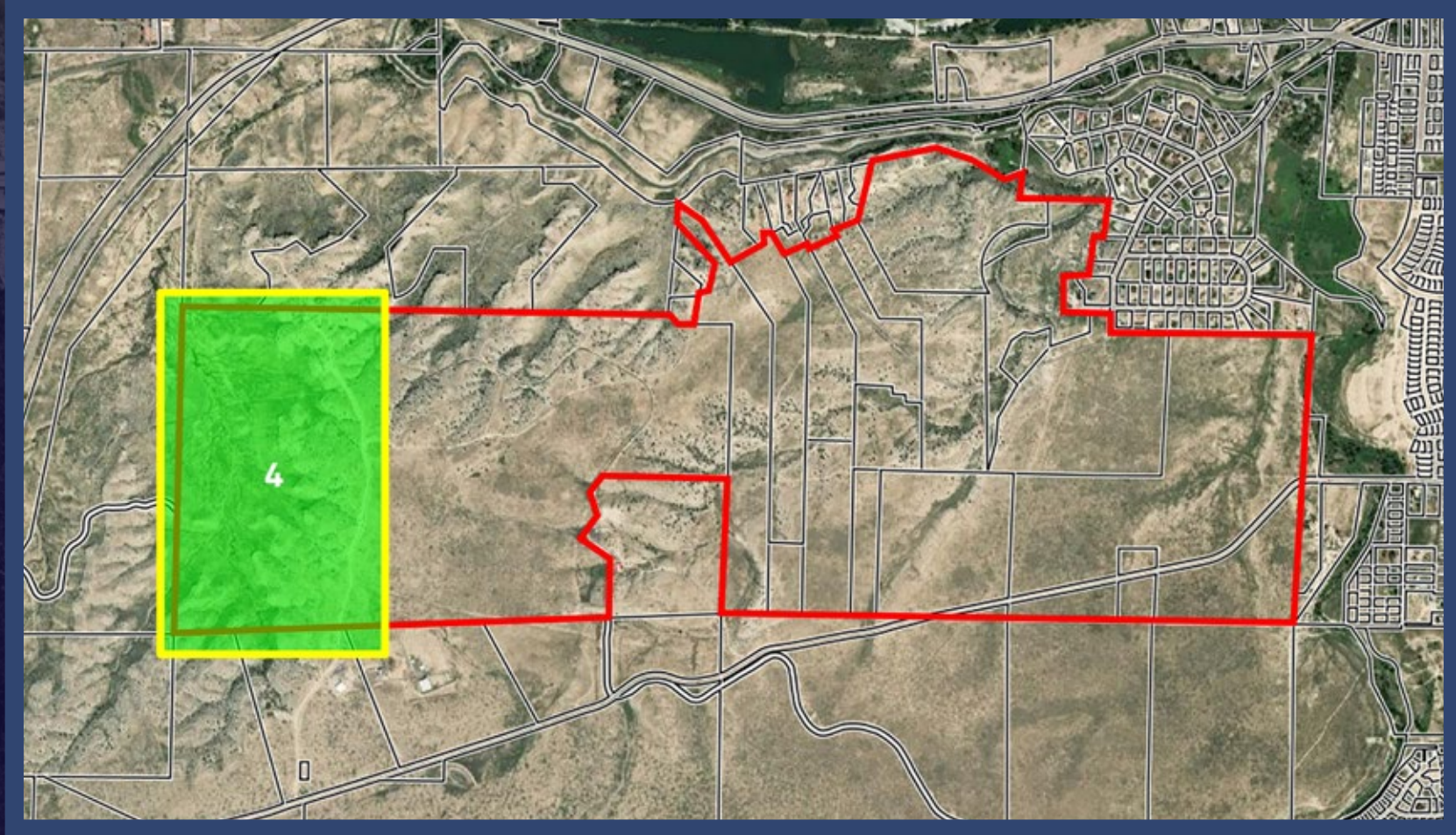


# VIEWPOINT - 3

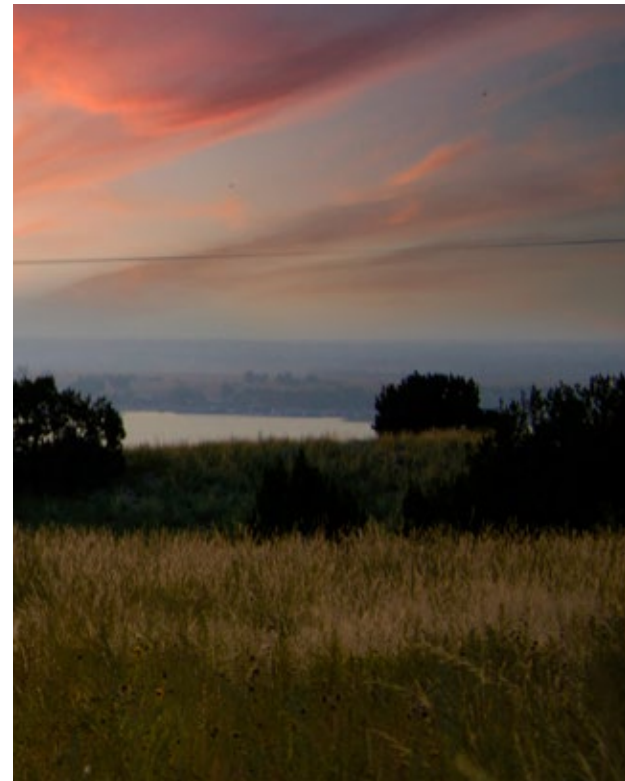
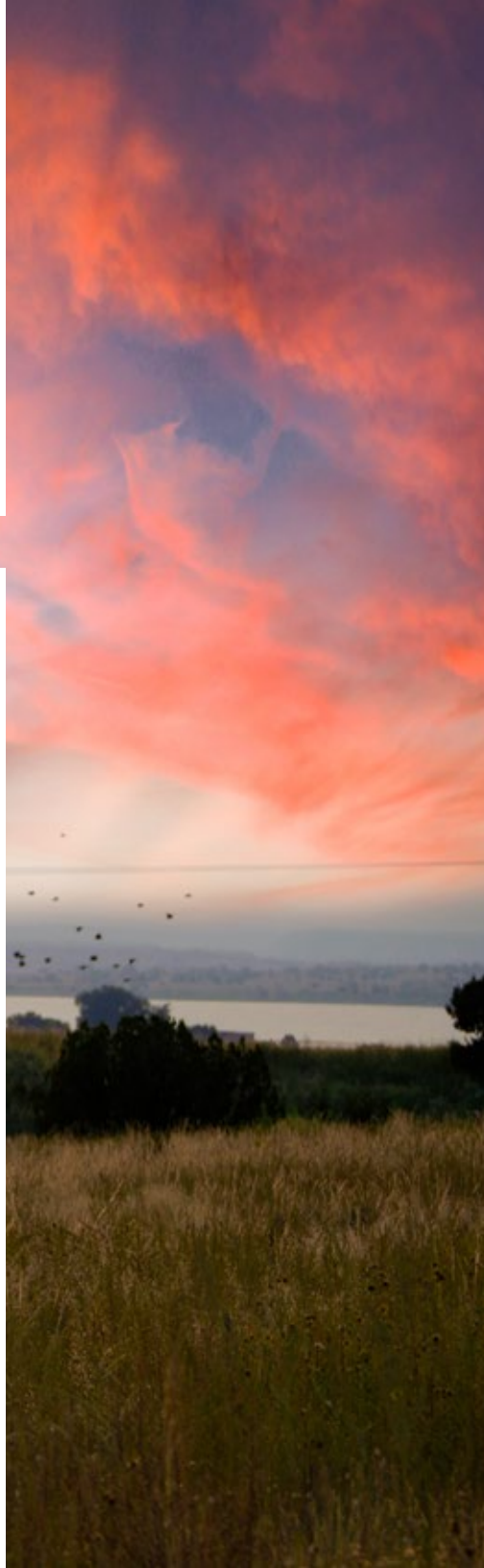




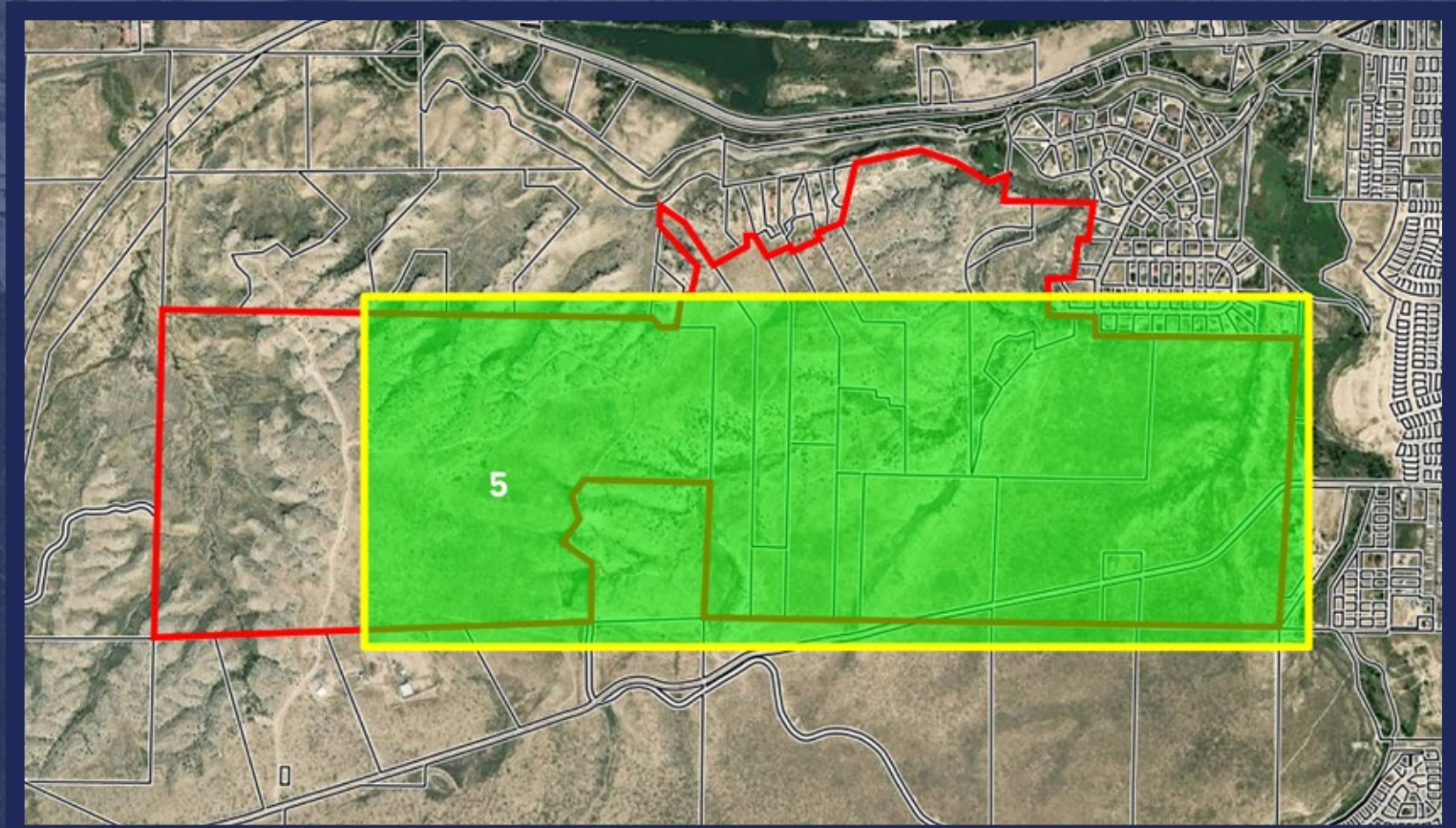
# VIEWPOINT - 4

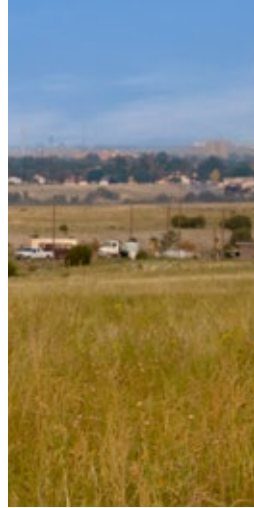






# VIEWPOINT - 5





For further information go to [LESAVOYPROPERTIES.COM](http://LESAVOYPROPERTIES.COM)

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