

FINAL DEVELOPMENT PLAN
WRITTEN DOCUMENTS per GMC
16.90.130
FOR PHASE 1

*THE N1/2, NW1/4, NW1/4 & SE1/4, NW1/4, NW1/4 OF SECTION 8
TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO*

“NUCHE VILLAGE, GRANBY”

JANUARY 30, 2025

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THIS FINAL DEVELOPMENT PLAN is submitted to the Town of Granby, Colorado as of this 30th day of January, 2025 pursuant to 16.90.130 of the Town of Granby Municipal Code and Annexation and Development Agreement – SolVista Property dated March 5, 2003, and recorded in the Official Records of Grand County, Colorado at Reception No. 2003002998. It is also subject to SPECIAL WARRANTY DEED Reception No. 2008008897 dated 09/15/2008.

The property is located within the SV-MU Zone District and Planning Area 6. All information requested by the Town of Granby Planning Commission Preliminary Plat Conditional Approval are included in the full Final Plat submittal to the Town and summarized in this Final Development Plan.

1 Development Schedule for Phase 1:

ITEM	PLANNED COMPLETION
Record Revised Subdivision Plat	March 2025
Begin Construction	April 2025
Complete Construction	December 2025

2 Open Space

Open space, trails, and parks are contemplated throughout the 28.7 acres. Within Phase 1, 53% of the total available acreage will be dedicated to these objectives. Common area will be constructed by the Town and will be managed by the Town appointed Property Management.

Development of the parcel is subject to the PDOD Annexation and Development Agreement and the terms of the Special Warranty Deed. Compliance is reflected in these plans.

3 Covenants/Design Standards

Development of the Property shall be subject to (i) the Second Amended and Restated Declaration for Granby Ranch and (ii) the Declaration of Covenants, Conditions and Restrictions for Granby Ranch Residential, copies of which were submitted with the application for this Final Plan in accordance with §16.90.30(a)(3) of the Town Code.

Granby Ranch Design Review Board completed its review of the Nuche Village Final Plan Application which was approved. Inventory housing mix was also communicated as part of this review.

4 Physiographic/Environmental Studies.

SOILS AND FOUNDATION INVESTIGATION Prepared by CTL Thompson Incorporated and dated 03/28/2024, focused on the south loop and the foundation recommendations for the (5) 15-plexes, was provided to both the Town of Granby Planning Commission and Board of Trustees for their review. In this Final Plat Resubdivision submission, we are also adding SOILS AND FOUNDATION INVESTIGATION dated 01/22/2025 which covers Buildings 1 – 6 and 17 - 23 which encompasses the 29 for sale units in the north loop of Phase 1.

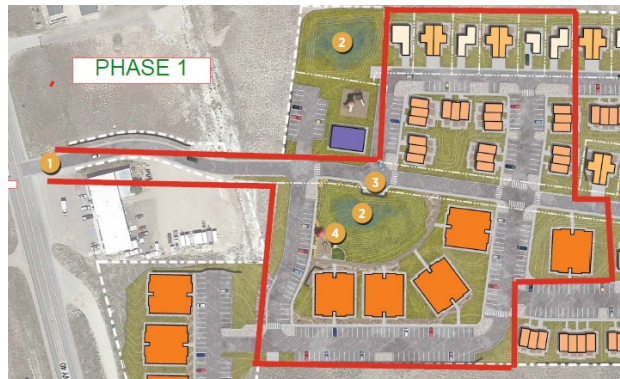
These reports evaluate the subsurface conditions at the site and provide geotechnical engineering recommendations for the proposed development. The data is a result from field exploration, engineering analysis, and experience with other developments offering similar conditions. This input informs all decisions related to design and construction of foundations, floor systems, pavements, and other details influenced by subsoils. The report provides specific recommendation based on the investigation which are incorporated into the Final Plat submission. Throughout construction, all recommendations will be met and will be certified by the Town at the completion of construction.

5 Title Commitments and Dedication Documents

An updated title and “TBD” commitment for property address: 62775 US Hwy 40 & Aliquot Parcel is included with the Final Plat and Final Development Plan submissions. A Resolution recognizing all improvements to be constructed will be presented to Town of Granby Board of Trustees for their review and approval in place of a traditional Subdivision Improvement Agreement.

6 Any new items not previously submitted

This submittal includes the plat for Phase 1, 75 for-rent apartments and 29 for-sale townhomes, duplexes, and single-family homes to be constructed on the western edge of the parcel. Subsequent phases will be constructed, and we will provide a separate Final Plat and Final Development Plan at that time. These subsequent filings will comply with the Preliminary Plat approved by the Planning Commission Feb, 2024.



7 Fees

All applicable fees have been paid by the Town of Granby at the time of submission.

8 Quantitative Data

Higher density dwellings will be located closest to the rodeo grounds, with 15 units/building representing the largest structure in Phase 1. Phase 1 contemplates the construction of the following rental dwellings:

% of Total Units	Income Level (AMI)	# of Bedrooms	# of Units	Unit Size (sq. ft.)	% of Total Units	Actual Rent per Unit (Monthly)
36%	80%	1	15	558	20%	\$ 1,463
		2	10	798	13%	\$ 1,748
		3	2	1064	3%	\$ 2,012
47%	100%	1	10	558	13%	\$ 1,848
		2	15	798	20%	\$ 2,210
		3	10	1064	13%	\$ 2,545
17%	120%	1	5	558	7%	\$ 2,233
		2	5	798	7%	\$ 2,672
		3	3	1064	4%	\$ 3,079

While inventory is needed at all income levels, Phase 1 homeownership opportunities will be priced at 120 – 140% AMI. The sales price is estimated based on the current 30-year mortgage interest rates. As more down payment assistance options become available to reduce the principal amount and in the event the residential mortgage rates decline, the sales price will decrease as well. All dwellings shall be located within the building envelopes illustrated in the Final Plat with lot lines for the townhomes to be finalized upon construction.

Income Level (AMI)	Type of Unit					# of Units	Sale Price*
	Style	# of Bedrooms	# of Bathrooms	Unit Size (sq. ft.)	Garage		
120%	Townhome	2	3	1024	off patio storage	21	\$385,789
130%	Duplex	2	3	1280	single, attached	4	\$479,481
140%	Single-Family	3	3	1440	double, attached	2	\$514,052

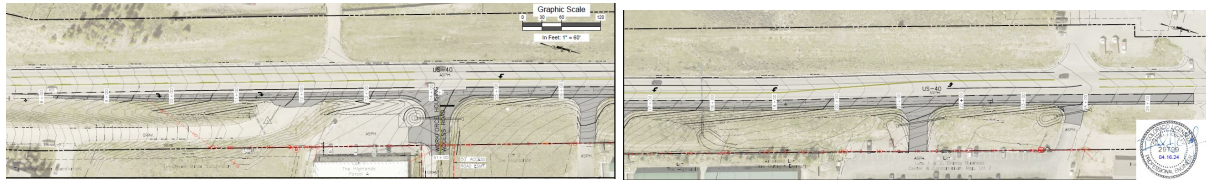
* calculated at 6.5% interest rate

9 Preannexation

All appropriate provisions of the Annexation Agreement and the Preliminary Plat submittal are incorporated into the final development plan.

10 Traffic Study

CDOT initiated an Access Control Permit ACP process in cooperation with the Town in 2018. This ACP included a traffic study and recommendations for the completion of a new access road at mile marker 213.6. The ACP was revised Permit No. 323145, and a new NTP plan was signed January 2024 which contemplates acceleration and deceleration lanes as well as west- and east- bound turn lanes. A reciprocal easement was given to the Town of Granby for this road as it is located on private land.



11 Utility service

Grand County Road & Bridge, Mountain Parks Electric Inc., Xcel Electric, South Service Area Water, and Granby Sanitation all provided will serve letters as part of the entitlement process. A utility service map is a part of the Final Plat submittal. This phase is adding 104 dwellings to the Granby housing inventory, ranging from 1-bedroom apartments to 3-bedroom single-family homes. This is calculated at 104 SFE single-family equivalents for both water and sewer. Currently, water rights provide no outdoor irrigation permission absent a separate written agreement with the Town.

§ 16.90.180 of the Planned Development Overlay District Regulations.

1. Density – While this parcel is within Planning Area – 6 and is zoned SV – MU Mixed Use which allows for up to 310 Residential Units, Section 1.01 of the Second Amendment to the PDOD and Section 12.02 of the PDOD states the 28.7-acre parcel shall provide attainable housing with a maximum density of 250 units. Minimum lot areas and lot width have been honored; there is no minimum setback requirement if building code requirements regarding minimum separation between structures is met. Zoning density is set at 8 units per acre for single family homes, 14 units per acre for duplexes, triplexes, or fourplexes, and 25 units per acre for multi-family dwellings. Phase 1 – 104 dwellings included in the Final Development Plan fall below these density limits.
2. Open Space – the Property provides 53.2% of available acres as Open Space. Tracts A1 and B totals 4.538 acres, with Tracts C, D1, E and Lots 1 – 6 measuring 3.466. Over 4.3 acres is open space/parks. This is consistent with the Preliminary Plat approved by the Town of Granby Planning Commission.
3. Circulation – Pedestrian, bike, and automobile circulation have all been considered in the formulation of the Final Development Plan. The location of this development is adjacent to the soon to be constructed 4-season pathway from City Market to Kaibab Park and the Downtown corridor. Once on property, the roads are private and conform to the Granby Ranch Road Standards. Additionally, walkways through the property and on the sidewalks will provide a pedestrian and bike friendly environment for residents and families. Roads shown on the Final Plat are constructed to deliver performance equal to or better than those established by the road standards. Per Section 5.05 of the Granby Ranch PDOD, all roads within the Property shall be owned, maintained, repaired and replaced by property owners’ association. While Nuche Village falls under the jurisdiction of Granby Ranch Conservancy, the Town will oversee the formation of a property owners association.
4. Buildings – Article 3: Dimensional Standards set forth a max building height of 50 feet, with 35 feet for single family residential units. Max building coverage is set at 100%. Density, lot area, lot width, and setbacks were approved in the Preliminary Plat and remain in the Final Plat and Plan.
5. Signs – All signs within the development will comply with the Granby Ranch Sign Standards.
6. Perimeters and Major Right of Ways - No perimeter barrier, fence or landscaping is required by this Final Plan. There are no major rights- of-way adjacent to the Property requiring any setback. Phase 1 Landscaping Plans do provide for a visual barrier between the deed restricted development and Silver Sage to the north.

7. Drainage and Utilities – drainage and utilities for the development will be constructed consistent with the attached drawings and have been approved by town engineering.