

**REZONE PETITION  
AND PROJECT NARRATIVE  
FOR THE PROPOSED MONTCLAIR SUBDIVISION  
PALISADE, COLORADO**

**PETITIONERS AND OWNERS  
CROOKEDWOOD PROPERTIES, LLC**

11248 John Galt Blvd.  
Omaha, Nebraska 68137-2320

**DEVELOPERS  
B & B CONSTRUCTION**

Bob Bower, President  
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Grand Junction, Colorado 81501

Engineer

Wayne H. Lizer, P.E., P.L.S.

of

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November 16, 2003

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**GENERAL**

The site ~~is~~ located in the East Quarter Lot 4 of Section 3, T1S, R2E of the Ute Meridian, in the Town of Palisade, Mesa County, Colorado. The site is also located South of U.S. Highway 6 & 24 approximately 480 feet West of Elberta Avenue, and having an address of 3723 G Road.

There is ~~an~~ existing house and trailer on the site which will be removed. The petitioner is requesting a zone change from R-2 to PD-R. The site contains approximately 7.89 acres.

**SCOPE OF PROJECT**

The site ~~is~~ bounded on the East, South and West sides by AFT Zoning units, and on the North and Northeast by R-1 Zoning with single family units. The property to the West had been zoned as R-3, but ~~has~~ reverted back to AFT Zoning.

This project has been designed for 3 duplexes and 40 townhouses.

Due to several design constraints, the petitioner is requesting a planned development, rather than a straight R-2 Zoning, however, the overall density will be the same as an R-2 development, which, with 46 units on 7.89 acres would be 5.8 units per acre, where the allowable for R-2 Zoning would be 7 x 7.89 acres or 55.28 units.

The design constraints are as follows:

1. There is an East-West 10 foot wide pipeline easement approximately 83 feet South of the North side of the property.
2. There is an East-West 15 foot wide Sanitary Sewer Easement located approximately 689 feet South of the North side of the property.
3. The tract is long and narrow from North to South.

Because of the narrow entry width, three duplex lots are designed for the North part of the development. Then as one progresses to the South one story townhouses will take place, then at the Southerly part of the project, two story townhomes are planned.

The flexibility of the planned development would allow the developer to design for more open space and still keep the design within the density and setback parameters of R-2 Zoning. The development would also be somewhat unique with the layout of the townhouse development.

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## TRAFFIC FLOW

Traffic will enter Montclair Drive directly off the Highway 6 and 24 frontage road. At some time when Rodeo Drive is connected all the way through, traffic will be able to circulate to town or to the Highway 6 and 24 by other routes.

There will be an estimated 460 vehicular trips per day to and from the proposed development

## SETBACKS

The proposed setbacks are 25 feet front, 20 feet rear, and 10 feet between building structures that are townhouses. All other setback distances shall be the same as R-2 Zoning.

## UTILITIES

Irrigation lines will have to be extended to the site from an existing line located East of the development on the South side of the U.S. Highway 6 & 24 Frontage Road. Based on design flows, a storage pond may be required.

An 8 inch water line will have to be extended to the site from existing water lines to the East of the site.

## Utility Services

Gas and Electric	Public Service Company of Colorado (X-CEL)
Telephone	QWest or others
Sanitary Sewer	Town of Palisade
Water	Town of Palisade
Irrigation	Palisade Irrigation District
Drainage	Grand Junction Drainage District

## DRAINAGE

The site generally drains from North to South and a storm detention basin is planned at the Southerly side of the site in the open space.

The discharge from the detention basin would be channeled through a storm drain that would carry stormwater to the Grand Valley Canal located on the South side of the subject property.



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The developer and developer's engineer will be working with the Grand Valley Canal District and the Town of Palisade to address or resolve concerns either may have about a final drainage plan.

#### HOME OWNERS ASSOCIATION

A Home Owners Association will be required, which will maintain the open spaces and also will include all irrigation systems and piping, and drainage facilities.

#### CONCLUSIONS

Although the request is for a PD-R, the density requested will be the same or lower as an R-2 Zoned District. It is felt that an adequate drainage system will be provided to meet the requirements of the Town of Palisade and the Grand Valley Irrigation District.

Adequate open space will be provided. The developer would request that the \$1000.00 per unit park fee be allowed to be paid at the time a building permit is applied for.

Montclair Drive is proposed to have a 44 foot wide right-of-way which is more consistent with Mesa County and City of Grand Junction street right-of-way widths. The area behind the back of sidewalk and right-of-way line will be maintained by the home owners association in either event of right-of-way width.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Wayne H. Lizer". The signature is fluid and cursive, with the first name "Wayne" being more prominent.

Wayne H. Lizer, P.E., P.L.S.