

**PRELIMINARY PLAN
PROJECT NARRATIVE
FOR THE PROPOSED MONTCLAIR SUBDIVISION
PALISADE, COLORADO**

**DEVELOPERS AND OWNERS
B & B CONSTRUCTION**

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of

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June 14, 2004

PROJECT NARRATIVE FOR THE PRELIMINARY PLAN FOR THE PROPOSED MONTCLAIR SUBDIVISION PALISADE COLORADO

GENERAL

The site is located in the East Quarter of 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.

The existing house and trailer on the site have been removed. The site has been rezoned 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.

Changes to the project from the Planning Commission and Board of Trustee hearings or other considerations are as follows:

1. The 3 duplex units at the entry have been changed to townhouse units.
2. The proposed density has been changed from 46 units to 44 units, which will yield a density of 5.6 units per acre instead of 5.8 units per acre. The allowable is 7 units per acre.
3. Due to topographical considerations, the detention pond had to be moved to the Southeast corner in order to keep from having to place an excessive amount of fill material at the South end of the project. At the advice of the Town Planner, Vohnnie Pearson, Jr., the irrigation pond has been moved to the Northwestern corner of the project, which will be fenced. This allows for the detention basin to have flatter slopes which will allow a better esthetic appearance and fencing will not be required with the flatter slopes of the pond.
4. The petitioners, Town Planner, and myself met with CDOT representatives concerning the water line crossing on U.S. Highway 6 and 24. At this time it is still unknown where Montclair Subdivision will tie into existing water lines, i.e., on the North side of the Highway or where the Blue Sage water line ended.
5. The petitioner has been able to get water line easements along the Northerly side of the Grand Valley Canal to the East to tie into the water line in Elberta Street. The water line was pot holed in Elberta Street and was found to be a 6 inch water line.

TRAFFIC FLOW

Traffic will enter Montclair Drive directly off the Highway 6 and 24 Frontage Road. At some time when Rodeo Road 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 440 vehicular trips per day to and from the proposed development.

CDOT is requiring a Level 2 Traffic Study, which has been completed and reviewed by CDOT. No requirements have been stipulated yet, however, the CDOT review process has not been completed.

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 will be required.

An 8 inch or 6 inch water line will have to be extended to the site from existing water lines to the East or North of the site. See attached utility plan.

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 irrigation pond has been moved to the Northwesterly corner of the development. See Plan.

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.

Montclair Subdivision
Project Narrative
June 14, 2004

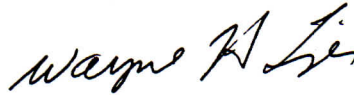
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The developer and developer's engineer will be working with the Grand Valley Irrigation Co. and the Town of Palisade to address or resolve concerns either may have about a final drainage plan.

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, alleys, and drainage facilities.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Wayne H. Lizer".

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