



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (970) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input checked="" type="checkbox"/> Variance			839 XXXX Yucatan	RSF-5	SF Res
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input type="checkbox"/> Site Plan Review					
<input type="checkbox"/> Property Line Adj.					

<input checked="" type="checkbox"/> 7 Joint Venture c/o	<input checked="" type="checkbox"/> same	<input checked="" type="checkbox"/> Londesign
Property Owner Name Robert L Bray	Developer Name	Representative Name
Address 1015 North 7th Street	Address	Address 259 Grand Ave
City/State/Zip Grand Jct. Co. 81501	City/State/Zip	City/State/Zip Grand Jct. Co. 81501
Business Phone No. 242-3647	Business Phone No.	Business Phone No. 295-4099

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

<input checked="" type="checkbox"/> Cheryl M. Bud	9-12-96
Signature of Person Completing Application	Date
<input checked="" type="checkbox"/> Bray and Company by Lynn [Signature]	9/12/96
Signature of Property Owner(s) - attach additional sheets if necessary	Date

SUBMITTAL CHECKLIST

VARIANCE

Location: 8398 ~~W~~ Yucatan

Project Name: Rear Yard

ITEMS	DISTRIBUTION																		
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOTAL REQ'D.	
		<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Board of Appeals (7 sets)	<input type="checkbox"/> City Downtown Dev. Auth. PH HOA	<input type="checkbox"/> City Parks and Rec. GVRP	<input type="checkbox"/> City Filz	<input type="checkbox"/> County Planning	<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Sign Consultant						
● Application Fee \$180 (per page)	VII-1	1																	
● Submittal Checklist *	VII-3	1																	
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1		1	1	1	1	1	2						
● Application Form*	VII-1	1	1	1	1	1	7	1	1	1	1	1	2						
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	7	1	1	1	1	1	2						
● Evidence of Title	VII-2	1			1	1													
● Names and Addresses*	VII-2	1																	
● Legal Description*	VII-2	1			1														
● General Project Report	X-7	1	1	1	1	1	7	1	1	1	1	1	2						
● Location Map	IX-21																		
● Vicinity Sketch <u>Site Plan</u>	IX-33	1	1	1	1	1	7	1	1	1	1	1	2						

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 9/10/96
Conference Attendance: Mike Best, Kristen Ashbeck
Proposal: Rear Yard Variance
Location:

Tax Parcel Number: 2701-253-07-043
Review Fee: \$180

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X [Signature]
Signature(s) of Petitioner(s)

X [Signature]
Signature(s) of Representative(s)

CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: _____

FILE NO. _____

RECEIVED BY: _____

RECEIPT NO. _____

PROPERTY OWNER: 7 Joint Venture C/o Robert L. Bray

MAILING ADDRESS: 1015 North 7th Street Grand Jct. Co.

PHONE: (HOME) _____ (WORK) 242-3647

I (We), the undersigned, hereby petition for a variance on the property located at:

ADDRESS: 839 Yucatan Ct.

TAX SCHEDULE #: 2701-253-07-043 ZONE CLASSIFICATION: RSF-5

1. Section(s) of the City of Grand Junction Zoning and Development Code which are requested to be varied:

4-2-5 RSF-5 Rear Yard Setback (principal structure)
25 feet

I (WE) HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION. WE RECOGNIZE THAT WE, OURSELVES, OR OUR REPRESENTATIVE MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RESCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.

X Bray and Company By Lynn [Signature] X

Signature of Property Owner

Signature of Joint Property Owner (if applicable)

Date

Date

James Hurtte
2697 Lanai Court
Grand Junction, CO 81506-8615

Shirley Barley
2699 Lanai Court
Grand Junction, CO 81506-8615

Richard Manchester
2698 Lanai Court
Grand Junction, CO 81505-8615

Gary Curtiss
846 Lanai Drive
Grand Junction, CO 81506

Louis Moglia
848 Lanai Drive
Grand Junction, CO 81506

Bray & Company
1015 N. 7th Street
Grand Junction, CO 81501-3102

Eric Schneider
277 Arlington
Grand Junction, CO 81503

Roger McWilliams
846 E. Yucatan Court
Grand Junction, CO 81506

Donald Warne
2708 Eden Court
Grand Junction, CO 81506

McNellis-Midland Homes
445 Chipeta Ave, #14
Grand Junction, CO 81501

James Harris
2715 Eden Court
Grand Junction, CO 81506

James Hauger
643 Lauradale Drive
Grand Junction, CO 81504

Richard Hammond
2702 Malibu Drive
Grand Junction, CO 81506-1736

Larry Vanhole
2704 Malibu Drive
Grand Junction, CO 81506-1736

Brian Franklin
2702 Del Mar Drive
Grand Junction, CO 81506-1724

Russell Walker
2706 Del Mar Drive
Grand Junction, CO 81506-1769

Thomas Flynn
2708 Del Mar Drive
Grand Junction, CO 81506-1769

Frank Pfeifer
2710 Del Mar Drive
Grand Junction, CO 81506-1769

Dennis Osborn
719 Arrowwest Court
Grand Junction, CO 81505-9739

Margaret Herndon
2707 Cancun Court
Grand Junction, CO 81506-8606

Charles Quinn
2705 Cancun Court
Grand Junction, CO 81506-8606

Mark Lyden
2703 Cancun Court
Grand Junction, CO 81506

Robert Bray
Bray & Co.
1015 N 7th St.
Grand Junction, CO 81501

Mike Best
LANDesign, LLC
259 Grand Ave.
Grand Junction, CO 81501

City of Grand Junction
Community Development Dept.
250 N 5th St.
Grand Junction, CO 81501

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

Clive M. Best 9-29-96
SIGNATURE DATE

FILE #/NAME VAR-96-204 839 Yucatan Ct. RECEIPT # 4627

PETITIONER/REPRESENTATIVE: Landesign PHONE # _____

DATE OF HEARING: 10-9-96 POST SIGN(S) BY: 9-27-96

DATE SIGN(S) PICKED-UP _____ RETURN SIGN(S) BY: 10-16-96

DATE SIGN(S) RETURNED 10-10-96 RECEIVED BY: SLC

✓ # 4008239

REVIEW COMMENTS

Page 1 of 1

FILE #VAR-96-204

TITLE HEADING: Rear Yard Variance

LOCATION: 839 Yucatan Court

PETITIONER: 7 Joint Venture

PETITIONER'S ADDRESS/TELEPHONE: c/o Robert Bray
1015 N 7th Street
Grand Junction, CO 81501
242-3647

PETITIONER'S REPRESENTATIVE: Mike Best, LANDesign

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS NO LATER THAN 5:00 P.M. SEPTEMBER 30, 1996.

CITY COMMUNITY DEVELOPMENT 9/16/96
Kristen Ashbeck 244-1437

1. Since this is all new construction, it appears that the footprint could be changed to still provide a structure size "in keeping with the adjacent properties in the area". What is the average structure size in the area?
2. What is the square footage of the proposed structure? Is it 1 level or 2 levels?
3. Staff may not support this variance request as there appears to be no hardship or unique situation. More justification is needed.

CITY DEVELOPMENT ENGINEER 9/19/96
Jody Kliska 244-1591

No comment.

CITY UTILITY ENGINEER 9/23/96
Trent Prall 244-1590

No comment.

CITY CODE ENFORCEMENT 9/23/96
Jan Koehn 244-1593

Hardship appears to be self-induced because lot is vacant at this time.

GRAND VALLEY RURAL POWER 9/17/96
Perry Rupp 242-0040

No comment at this time.

TO DATE, NO COMMENTS RECEIVED FROM:

City Property Agent
City Attorney
Homeowner's Association

September 27, 1996

City of Grand Junction
City Community Development
520 Rood Ave.
Grand Junction, CO 81501

Re: Rear Yard Variance for 839 Yucatan Court

Dear Kristen Ashbeck:

The following are the responses to the review comments received for the above referenced site:

City Community Development:

Item 1&2: The average square footage of structures in the area is 1862. The proposed residence will be of a one story wood frame construction. It will have of a living area of 1670 square feet not including the garage. The garage will have a capacity of two cars. The proposed structure will have approximately 92 square feet less than the average structure in the subdivision.

Item 3: The variance that is requested for this lot is unique in that the structure proposed for this lot does not have a typical front loading garage. To do this and maintain the needed square footage, the variance is needed for this location. the requested encroachment is small at only 69 square feet. This is in the rear yard will be enclosed by privacy fences on all sides for the residence. The outside living area that the setbacks maintain will only be slightly diminished. The rear of this lot borders the "Tract A", private open space, providing additional buffering between the proposed residence and the existing lots located to the west and south. None of the proposed residence will be located in the 15 foot utility easement located along the west property line. It our belief that request for this rear yard variance is justified because of the reasons stated above.

City Code Enforcement:

Item 1: This hardship is self-induced because of the building set back requirements for this lot. This request is for relief from the set back requirements for a proposed structure. We are asking for the variance before the residence is built not after it has been constructed in error and there is no choice but to grant the variance or remove the residence.

Very truly yours,



Mike Best
Project Manager

PROJECT NARRATIVE

This is a request for the variance of the rear yard set back for 839 Yucatan Court. The property is located at Lot 43, Block 3, Paradise Hills Subdivision, Filing No. 7.

The site plan for Lot 43, Block 3, depicts the reduced rear set back requested as a hatched area. This lot has an 15' utility and irrigation easement located along the rear of the property.

There would be no conflict with the public interest as there are no property owners along the rear property line. The private open space containing a drainage ditch located along the rear property line provides more than adequate buffering for the future residence of 839 Yucatan Court.

This rear set back of 25 feet restricts the building envelope for this lot. We are proposing that the building set back be reduced to 18 feet so that a reasonable structure could be constructed on this lot.

The public health, safety or welfare will not be compromised with the variance.

The reasonable use of the property would be greatly improved as a structure size could now be built which would be in keeping with the adjacent properties in the area.

The value of the adjacent properties would remain equal or improve as a comparable size and style of structure could be constructed on the property.

Approved BOA
10/9/96 3-1

BOARD OF APPEALS - STAFF REVIEW

FILE: VAR-96-204

DATE: October 2, 1996

REQUEST: Rear Yard Setback Variance

LOCATION: 839 East Yucatan Court / Paradise Hills North / Lot 43

APPLICANT: 7 Joint Venture

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residence with Attached Garage

SURROUNDING LAND USE:

NORTH: Vacant

SOUTH: Vacant

EAST: Single Family Residential and Vacant

WEST: Open Space Tract

EXISTING ZONING: Residential Single Family, 5 units per acre (RSF-5)

SURROUNDING ZONING: All RSF-5

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 4-2-5 Minimum Rear Yard Setback: 25 feet

APPEAL OR VARIANCE REQUESTED:

7 feet for a rear yard setback of 18 feet

APPLICANT'S REASON FOR REQUEST:

A reasonably-sized structure in keeping with the adjacent properties cannot be constructed on this parcel without this variance.

STAFF ANALYSIS:

The parcel located at 839 East Yucatan Court in Paradise Hills North is presently vacant. The petitioner is proposing to construct a new 1,862-square foot single family residence on the parcel. The parcel does have an unusually large easement across the back (west side), however, it is well within the 25-foot rear yard setback requirement. The lot also has a different shape than a typical rectangular lot, however, there are other lots in the neighborhood with odd shapes (e.g. Lot 2, Block 2 on East Yucatan Court) that have been successfully developed without the need for a variance. Finally, the net building area (building envelope) of this lot is not unlike others in the neighborhood--it is reasonably sized and can accommodate a residence similar to those throughout the subdivision.

Generally, staff believes the hardship in this case is self-inflicted. The particular design selected for the home does not fit on the parcel, but other design options such as reconfiguration or a 2-story design are available that would satisfy the petitioner's desire to construct a "reasonably-sized residence in keeping with the adjacent properties in the area". There is also the option to perhaps build the proposed residence on a different lot in the neighborhood. There are other vacant lots in the vicinity.

FINDINGS OF REVIEW:

No Conflict with Public Interest. It is within the public interest to uphold the regulations of the Zoning and Development Code when a unique situation or hardship has not been demonstrated.

Exceptional Conditions / Undue Hardship not Self-Inflicted. As previously stated, a hardship has not been demonstrated--it is self-inflicted due to the design chosen for the proposed residence.

Not Detrimental to Public Health, Safety or Welfare. The proposal will not be detrimental to the public health, safety or welfare.

No Reasonable Use of Property without a Variance. The building envelope is of sufficient size to allow for construction of a residence that is similar in size and style to those within the neighborhood without the need for a variance.

Not Injurious to or Reduce Value of Surrounding Properties. The proposal will not be detrimental to surrounding properties.

STAFF RECOMMENDATION:

Denial of the rear yard setback variance.

SUGGESTED BOARD OF APPEALS MOTIONS:

Mr. Chairman, on item VAR-96-204, a request for a rear yard variance of 7 feet to allow a setback of 18 feet for a new residence at 839 East Yucatan Court, I move we APPROVE the request for the following reasons:

Mr. Chairman, on item VAR-96-204, a request for a rear yard variance of 7 feet to allow a setback of 18 feet for a new residence at 839 East Yucatan Court, I move we DENY the request for the following reasons:

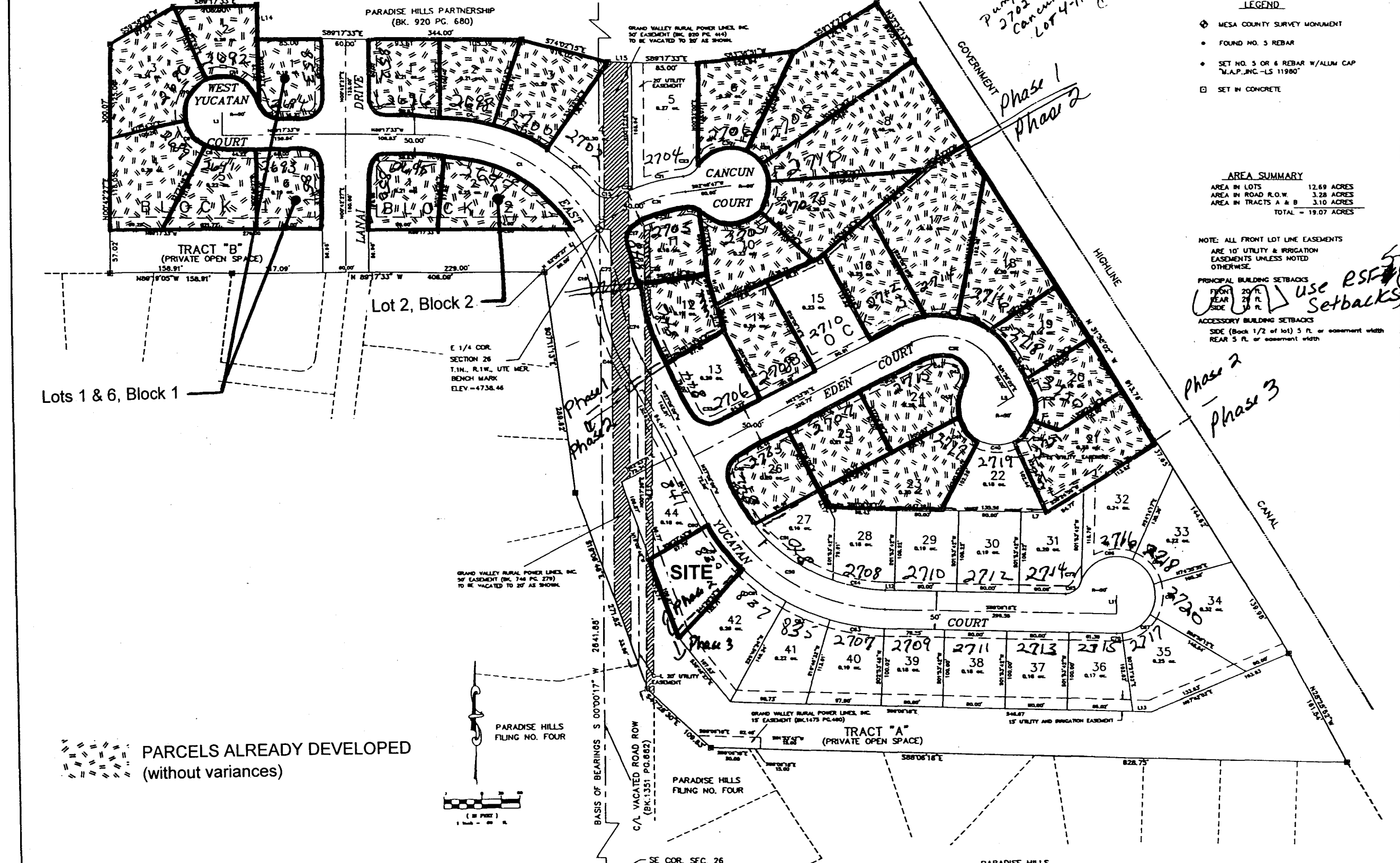
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE
SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Lot 43, Block 3, Paradise Hills, Filing No. 7



RSF-5

PARADISE HILLS SUBDIVISION FILING NO. 7



- LEGEND**
- ◆ MESA COUNTY SURVEY MONUMENT
 - FOUND NO. 3 REBAR
 - SET NO. 3 OR 6 REBAR W/ALUM CAP "M.A.P., INC. - LS 11980"
 - SET IN CONCRETE

AREA SUMMARY

AREA IN LOTS	12.69 ACRES
AREA IN ROAD R.O.W.	3.28 ACRES
AREA IN TRACTS A & B	3.10 ACRES
TOTAL	19.07 ACRES

NOTE: ALL FRONT LOT LINE EASEMENTS ARE 10' UTILITY & IRRIGATION EASEMENTS UNLESS NOTED OTHERWISE.

PRINCIPAL BUILDING SETBACKS
 FRONT 20' FL.
 REAR 20' FL.
 SIDE 10' FL.

ACCESSORY BUILDING SETBACKS
 SIDE (Back 1/2 of lot) 5' fl. or easement width
 REAR 5' fl. or easement width

TCP 4425.00

Use RSF-5-25
Setbacks F-20

Lots 1 & 6, Block 1

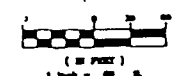
Lot 2, Block 2

E. 1/4 COR. SECTION 26 T.1N., R.1W., UTE MER. BENCH MARK ELEV. = 4738.46

GRAND VALLEY RURAL POWER LINES, INC. 50' EASEMENT (BK. 744 PG. 279) TO BE VACATED TO 20' AS SHOWN.

GRAND VALLEY RURAL POWER LINES, INC. 15' EASEMENT (BK. 1475 PG. 480) TRACT "A" (PRIVATE OPEN SPACE)

PARCELS ALREADY DEVELOPED (without variances)



LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N05°42'21"E	25.21
L2	S02°20'22"W	25.21
L3	S84°46'37"W	14.37
L4	N07°23'01"E	15.17
L5	N05°27'54"E	25.00
L6	N27°06'09"W	25.77
L7	S02°03'18"E	25.77
L8	N07°30'02"W	11.00
L9	N07°04'09"W	17.40
L10	N02°33'42"E	25.00
L11	S00°04'16"W	12.41
L12	S00°04'16"W	2.00
L13	S00°43'27"W	45.00
L14	S00°43'27"W	28.61

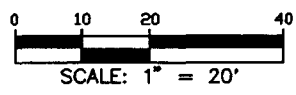
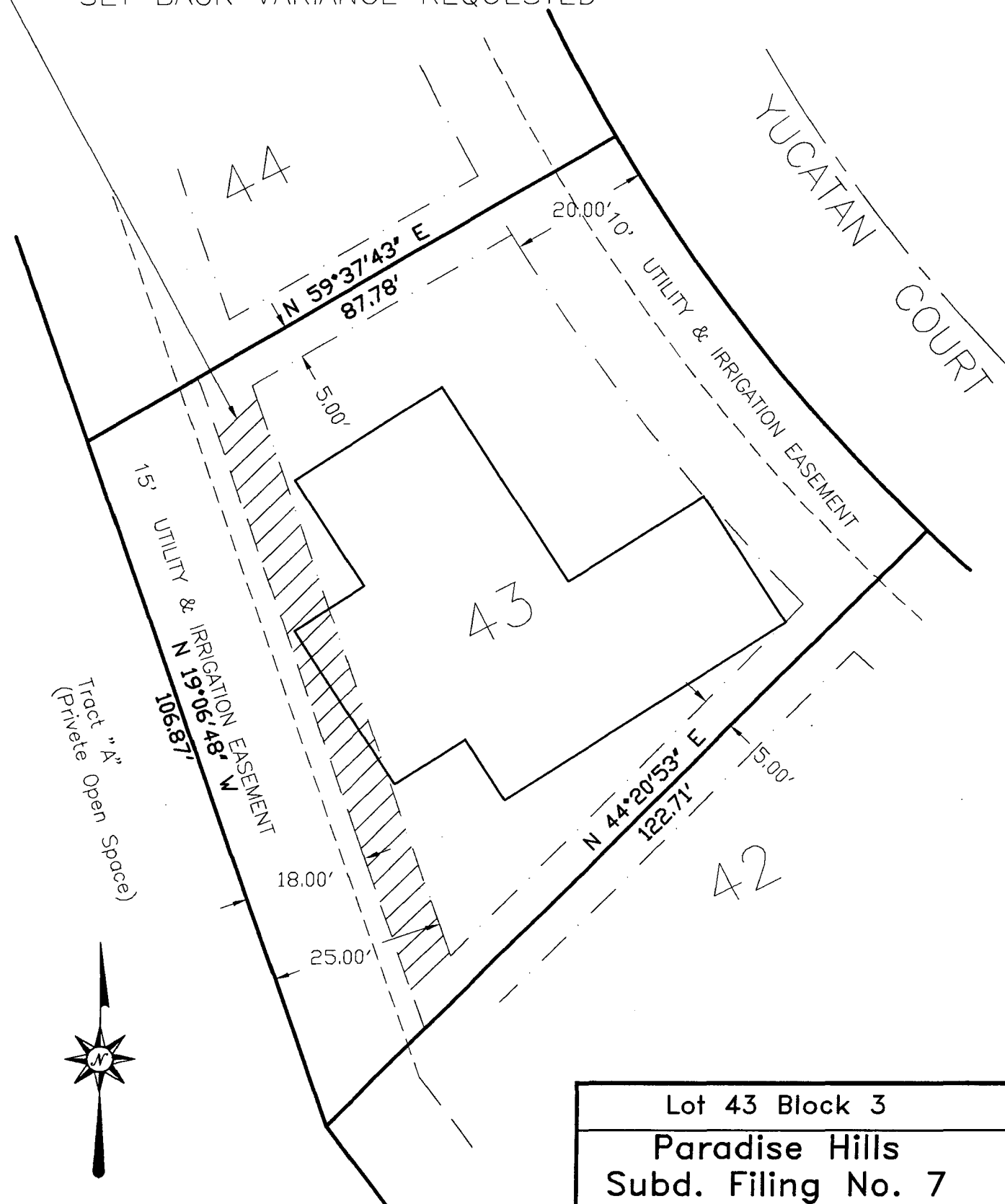
SHEET 2 OF 2

PARADISE HILLS SUBDIVISION FILING NO. 7

LOCATED IN PART OF SECTION 25 AND 26 T.1N., R.1W., UTE MER. MESA COUNTY, COLORADO

PREPARED BY
M.A.P., INC.
 P.O. BOX 398 - MESA, COLO. 80048

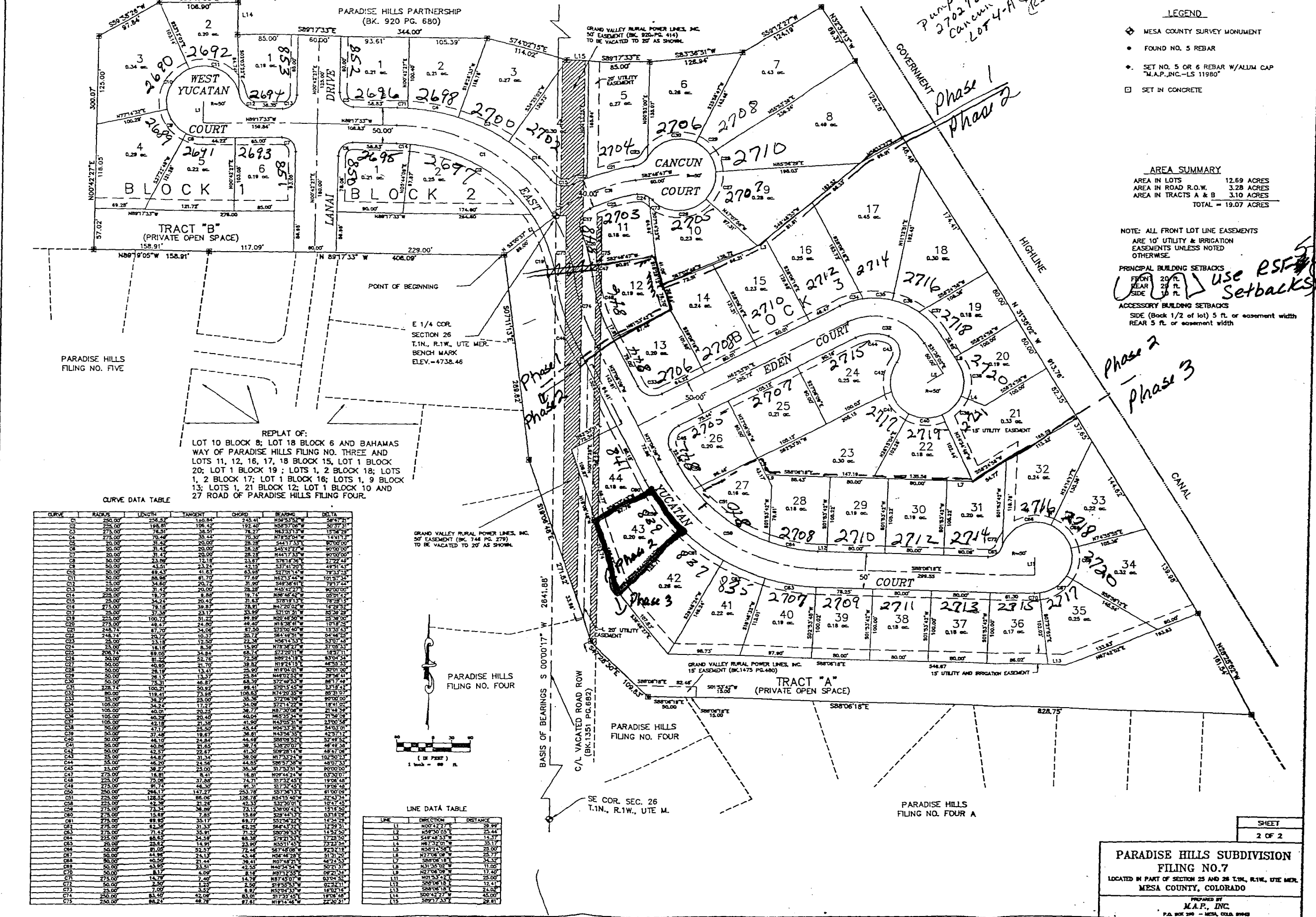
SET BACK VARIANCE REQUESTED



Lot 43 Block 3					
Paradise Hills					
Subd. Filing No. 7					
LANDesign					
ENGINEERS • SURVEYORS • PLANNERS					
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099					
PROJECT NO. 96086	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: 09/12/96					

RSF-5

PARADISE HILLS SUBDIVISION FILING NO. 7



- LEGEND**
- ◆ MESA COUNTY SURVEY MONUMENT
 - FOUND NO. 5 REBAR
 - ◆ SET NO. 5 OR 6 REBAR W/ALUM CAP "M.A.P., INC.-LS 11980"
 - SET IN CONCRETE

AREA SUMMARY

AREA IN LOTS	12.69 ACRES
AREA IN ROAD R.O.W.	3.28 ACRES
AREA IN TRACTS A & B	3.10 ACRES
TOTAL	19.07 ACRES

NOTE: ALL FRONT LOT LINE EASEMENTS ARE 10' UTILITY & IRRIGATION EASEMENTS UNLESS NOTED OTHERWISE.

PRINCIPAL BUILDING SETBACKS

FRONT 20' FL.
REAR 25' FL.
SIDE 10' FL.

ACCESSORY BUILDING SETBACKS

SIDE (Back 1/2 of lot) 5' ft. or easement width
REAR 5' ft. or easement width

REPLAT OF:
LOT 10 BLOCK 8; LOT 18 BLOCK 6 AND BAHAMAS WAY OF PARADISE HILLS FILING NO. THREE AND LOTS 11, 12, 16, 17, 18 BLOCK 15, LOT 1 BLOCK 20; LOT 1 BLOCK 19; LOTS 1, 2 BLOCK 18; LOTS 1, 2 BLOCK 17; LOT 1 BLOCK 16; LOTS 1, 9 BLOCK 13; LOTS 1, 21 BLOCK 12; LOT 1 BLOCK 10 AND 27 ROAD OF PARADISE HILLS FILING FOUR.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C101	250.00	224.52	140.84	243.41	N56°57'06"W	50°37'31"
C102	250.00	198.42	106.42	192.40	N56°57'06"W	50°37'31"
C103	275.00	78.51	38.51	78.27	N63°33'13"W	15°56'29"
C104	275.00	78.46	38.51	78.32	N72°52'04"W	14°41'11"
C105	20.00	31.42	20.00	28.28	S44°17'33"E	80°00'00"
C106	20.00	31.42	20.00	28.28	S45°42'27"E	80°00'00"
C107	30.00	31.42	20.00	28.28	N44°17'33"E	80°00'00"
C108	30.00	31.42	20.00	28.28	N45°42'27"E	80°00'00"
C109	30.00	21.96	12.18	23.87	S78°18'36"E	71°02'48"
C110	30.00	43.91	23.24	42.15	S37°41'20"E	49°51'43"
C111	30.00	88.43	46.47	83.99	S27°20'14"E	77°53'24"
C112	30.00	88.95	61.70	77.46	N56°57'06"W	100°00'00"
C113	25.00	34.80	20.72	31.90	S48°38'41"E	79°17'24"
C114	25.00	31.42	20.00	28.28	N48°42'27"E	80°00'00"
C115	25.00	8.88	5.88	18.74	N56°57'06"W	50°37'31"
C116	25.00	20.42	13.61	31.83	S78°18'36"E	71°02'48"
C117	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C118	275.00	78.16	38.87	78.81	S71°01'01"E	65°00'00"
C119	250.00	100.73	51.22	99.89	N20°48'50"W	100°00'00"
C120	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C121	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C122	248.74	87.70	34.50	87.58	S71°58'49"E	77°53'24"
C123	248.74	20.72	10.37	20.72	S84°48'51"E	24°56'25"
C124	25.00	18.18	12.30	22.36	N56°57'06"W	50°37'31"
C125	25.00	18.18	12.30	22.36	N56°57'06"W	50°37'31"
C126	25.00	89.05	34.84	88.74	S73°20'11"E	18°37'11"
C127	30.00	81.92	59.78	72.58	N89°24'18"E	83°04'34"
C128	30.00	40.95	21.70	39.87	N71°01'15"E	48°55'53"
C129	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C130	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C131	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C132	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C133	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C134	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C135	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C136	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C137	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C138	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C139	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C140	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C141	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C142	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C143	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C144	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C145	30.00	28.18	13.41	28.87	N71°01'15"E	48°55'53"
C146	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C147	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C148	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C149	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C150	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C151	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C152	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C153	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C154	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C155	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C156	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C157	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C158	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C159	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C160	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C161	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C162	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C163	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C164	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C165	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C166	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C167	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C168	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C169	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C170	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C171	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C172	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C173	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C174	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"
C175	275.00	78.16	38.87	78.81	N47°20'04"E	16°29'15"

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N00°42'27"E	28.99
L2	N48°40'03"E	24.44
L3	S48°40'03"E	14.37
L4	N71°01'15"E	35.17
L5	N47°20'04"E	24.50
L6	N71°01'15"E	25.17
L7	S89°18'18"E	34.32
L8	N71°01'15"E	11.85
L9	N71°01'15"E	17.69
L10	N71°01'15"E	28.00
L11	N01°53'42"E	32.41
L12	S89°18'18"E	32.41
L13	S89°18'18"E	45.00
L14	S00°42'27"W	45.00
L15	S89°17'33"E	28.81

TCP
\$425.00

5 R-25
use RSF-5-25
Setbacks F-20

PARADISE HILLS SUBDIVISION FILING NO. 7
LOCATED IN PART OF SECTION 25 AND 28 T.1N., R.1W., UTE MER. MESA COUNTY, COLORADO
PREPARED BY
M.A.P., INC.
P.O. BOX 390 - MESA, COLO. 80063

