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File VAR-1996-205

Name: Variance – Rear Yard Setback – 841 Yucatan Court

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
X		Review Sheets
		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
		<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Board of Appeals Minutes – 11/08/96 – Bk 2278 / Pg 358		
X	X	Correspondence		
X	X	Aerial Map		
		Notice of Public Hearing – Board of Appeals – 9/25/96		
X	X	Posting of Public Notice Signs – 9/24/96		
X	X	Petition for Variance – 9/10/96		
X	X	Paradise Hills Sub. plat – Filing #7-GIS Historical Maps - **		
X	X	Exhibit – Setback Variance		
X	X	Planning Clearance – issued 8/17/98 - **		





PRE-APPLICATION CONFERENCE

Date: 9/10/96
Conference Attendance: Mike Best, Kristen Ashbeck
Proposal: Rear Yard Variance
Location: 841 Yucatan Ct

Tax Parcel Number: 2701-253-07-044
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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

VAR-96-205

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 & Company  
1015 N 7th St.  
Grand Junction, CO 81501

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

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

# CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: \_\_\_\_\_

FILE NO. \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

PROPERTY OWNER: Bray & Company

MAILING ADDRESS: 1015 North 7th Street G. J. Co. 81501

PHONE: (HOME) N/A (WORK) 242-3647

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

ADDRESS: 841 Yucatan Ct

TAX SCHEDULE #: 2701-253-07-044 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 J. Am X  
Signature of Property Owner

Signature of Joint Property Owner (if applicable)

9-10-96  
Date

\_\_\_\_\_  
Date

# 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.

Chuck M. Best 9-24-96  
SIGNATURE DATE  
FILE #/NAME VAR-96-305 841 Yucatan Ct. RECEIPT # 4629  
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

✓ #4008738

## PROJECT NARRATIVE

This is a request for the variance of the rear yard set back for 841 Yucatan Court. The property is located at Lot 44, Block 3, Paradise Hills Subdivision, Filing No. 7.

The site plan for Lot 44, Block 3, depicts the reduced rear set back requested as a hatched area. This lot has an overhead Grand Valley Rural Power easement and a 15' utility and irrigation easement located along the rear property line. At this time, there are no utilities constructed in the 15' utility easement as all of the utilities have been installed in the easement along the front of the lot.

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 841 Yucatan Court.

This rear set back of 25 feet restricts the building envelope for this lot. We are proposing that the rear building envelope line be moved to coincide with the easement line 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 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.



# REVIEW COMMENTS

Page 1 of 1

FILE #VAR-96-205

TITLE HEADING: Rear Yard Variance

LOCATION: 841 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

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**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.**

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**CITY COMMUNITY DEVELOPMENT**

9/16/96

**Kristen Ashbeck**

244-1437

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1. What is being proposed for this parcel? A footprint of proposed construction needs to be shown on the Site Plan. Also indicate the square footage of the proposed structure and whether it is 1 or 2 stories.
2. What does the narrow cross-hatched area labeled 5' depict? If it is the area of variance it is much larger than 5' (10-12 feet along the northern side?)

**CITY DEVELOPMENT ENGINEER**

9/19/96

**Jody Kliska**

244-1591

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No comment.

**CITY UTILITY ENGINEER**

9/23/96

**Trent Prall**

244-1590

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No part of the proposed structure (including roof overhang) may encroach into the existing 20' utility easement.

**CITY CODE ENFORCEMENT**

9/23/96

**Jan Koehn**

244-1593

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

**GRAND VALLEY RURAL POWER**

9/17/96

**Perry Rupp**

242-0040

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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 841 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: The average square footage of structures in the area is 1862. The proposed residence will be of a two-story wood frame construction. The majority of the structures in the subdivision are single-story ranch style homes. The design of this structure has not been completed at this time, but it will be constructed to conform with the rear lot line. It is anticipated that it will consist of a living area of approximately 1500 to 1600 square feet not including the garage. The garage will have a capacity of two cars. The minimum square footage required by the CCR's is 1500.

Item 2: The variance requested is to provide a building envelope that extends to the 20 foot utility easement located along the west property line. This lot is very narrow and with the present building envelope the size of the structure is limited. 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 south west property line or the 20 foot utility easement located along the north west property line. It our belief that request for this rear yard variance is justified because of the reasons stated above.

City Utility Engineer:

Item 1: No part of the proposed structure will be located within the 15' or the 20' utility easement located along the west property lines. This will include any roof overhangs.

September 27, 1996  
Page 2

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,

A handwritten signature in cursive script that reads "Mike Best".

Mike Best  
Project Manager

Approved BOA 10/9/96  
4-0

BOARD OF APPEALS - STAFF REVIEW

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FILE: VAR-96-205

DATE: October 2, 1996

REQUEST: Rear Yard Setback Variance

LOCATION: 841 East Yucatan Court / Paradise Hills North / Lot 44

APPLICANT: 7 Joint Venture

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residence with Attached Garage

SURROUNDING LAND USE:

NORTH: Open Space Tract  
SOUTH: Vacant  
EAST: Single Family Residential  
WEST: Open Space Tract

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

SURROUNDING ZONING: All RSF-5

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ZONING AND DEVELOPMENT CODE REQUIREMENT:

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

APPEAL OR VARIANCE REQUESTED:

10 feet for a rear yard setback of 15 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 841 East Yucatan Court in Paradise Hills North is presently vacant. The petitioner is proposing to construct a new 1,600-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 petitioner has not provided a footprint for the proposed residence, thus, has not demonstrated that a reasonably sized structure cannot fit on the parcel without a variance. It appears that other design options such as reconfiguration or a 2-story design have not been considered. These other options could 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. The petitioner has not demonstrated that these options have been exhausted and that a variance is the only remaining alternative.

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 by 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.

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STAFF RECOMMENDATION:

Denial of the rear yard setback variance.

SUGGESTED BOARD OF APPEALS MOTIONS:

Mr. Chairman, on item VAR-96-205, a request for a rear yard variance of 10 feet to allow a setback of 15 feet for a new residence at 841 East Yucatan Court, I move we APPROVE the request for the following reasons:

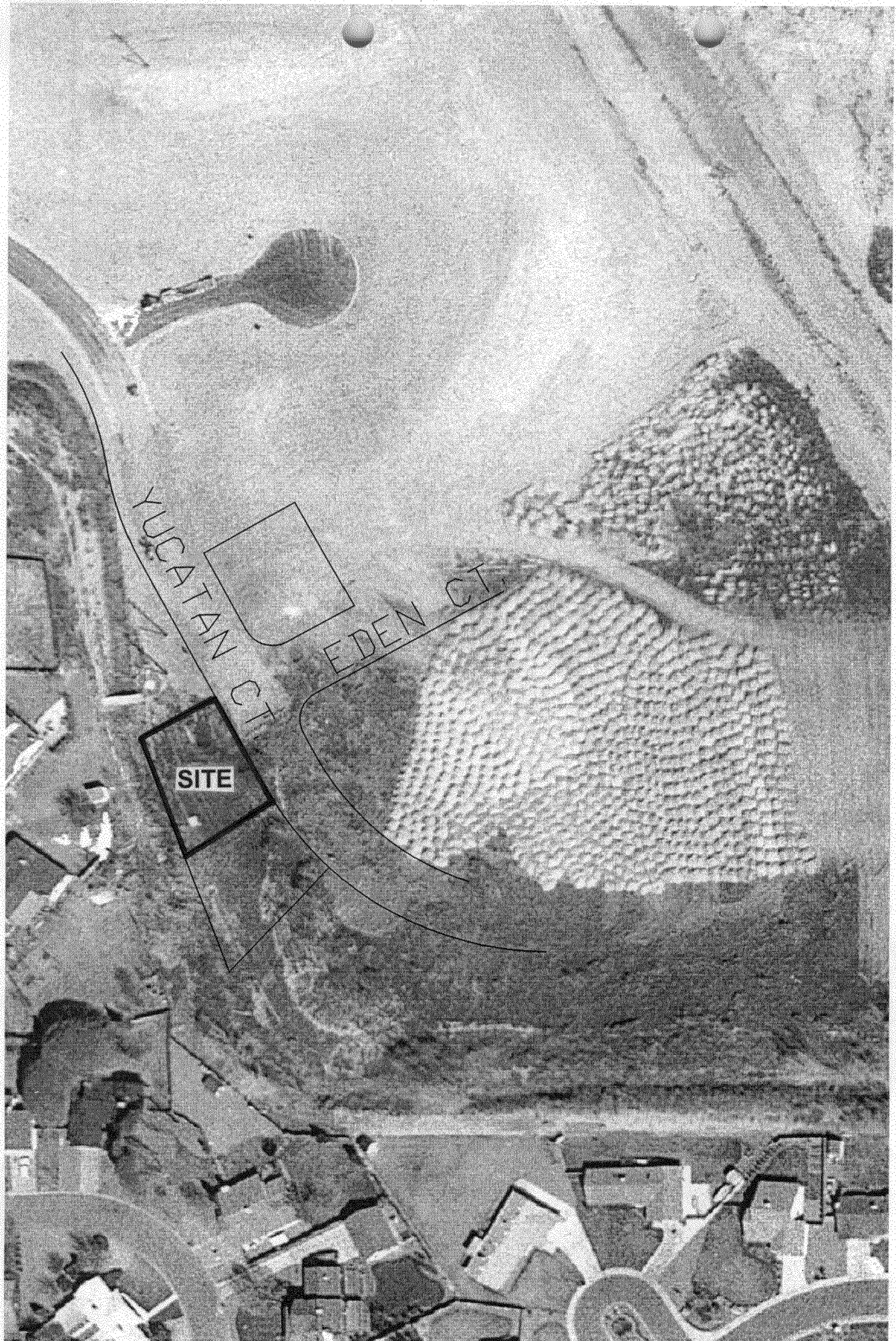
Mr. Chairman, on item VAR-96-205, a request for a rear yard variance of 10 feet to allow a setback of 15 feet for a new residence at 841 East Yucatan Court, I move we DENY the request for the following reasons:

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

\*\*\*\*\*

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Lot 44, Block 3, Paradise Hills, Filing No. 7



YUCATAN CT

EDEN CT

**SITE**



RSF-5

TCF  
442.6.00

Use RSF-5-25  
Setbacks F-20

PARADISE HILLS SUBDIVISION FILING NO. 7

- LEGEND**
- ◊ MESA COUNTY SURVEY MONUMENT
  - FOUND NO. 5 REBAR
  - SET NO. 5 OR 6 REBAR W/ALUM CAP
  - T.A.P.-INC.-LS 11980
  - ◻ SET IN CONCRETE

**AREA SUMMARY**

AREA IN LOTS 12.69 ACRES  
 AREA IN ROAD R.O.W. 1.28 ACRES  
 AREA IN TRACTS A & B 3.10 ACRES  
 TOTAL = 19.07 ACRES

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

PRINCIPAL BUILDING SETBACKS  
 FRONT 20' REAR 20' SIDE 5' ACCESSORY BUILDING SETBACKS  
 SIDE (Block 1/2 of lot) 5' ft. of easement width REAR 5' ft. of easement width

Handwritten notes: "Cancun Court", "Eden Court", "Yucatan Court", "Tract A", "Tract B", "Site", "Lot 2, Block 2", "Lots 1 & 6, Block 1"



LINE DATA TABLE

LINE	DESCRIPTION	BEARING	DISTANCE
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50	...	...	...

PARCELS ALREADY DEVELOPED (without variances)

SE COR. SEC. 26 T.1N., R.1W., UTE M.

PARADISE HILLS FILING NO. FOUR A

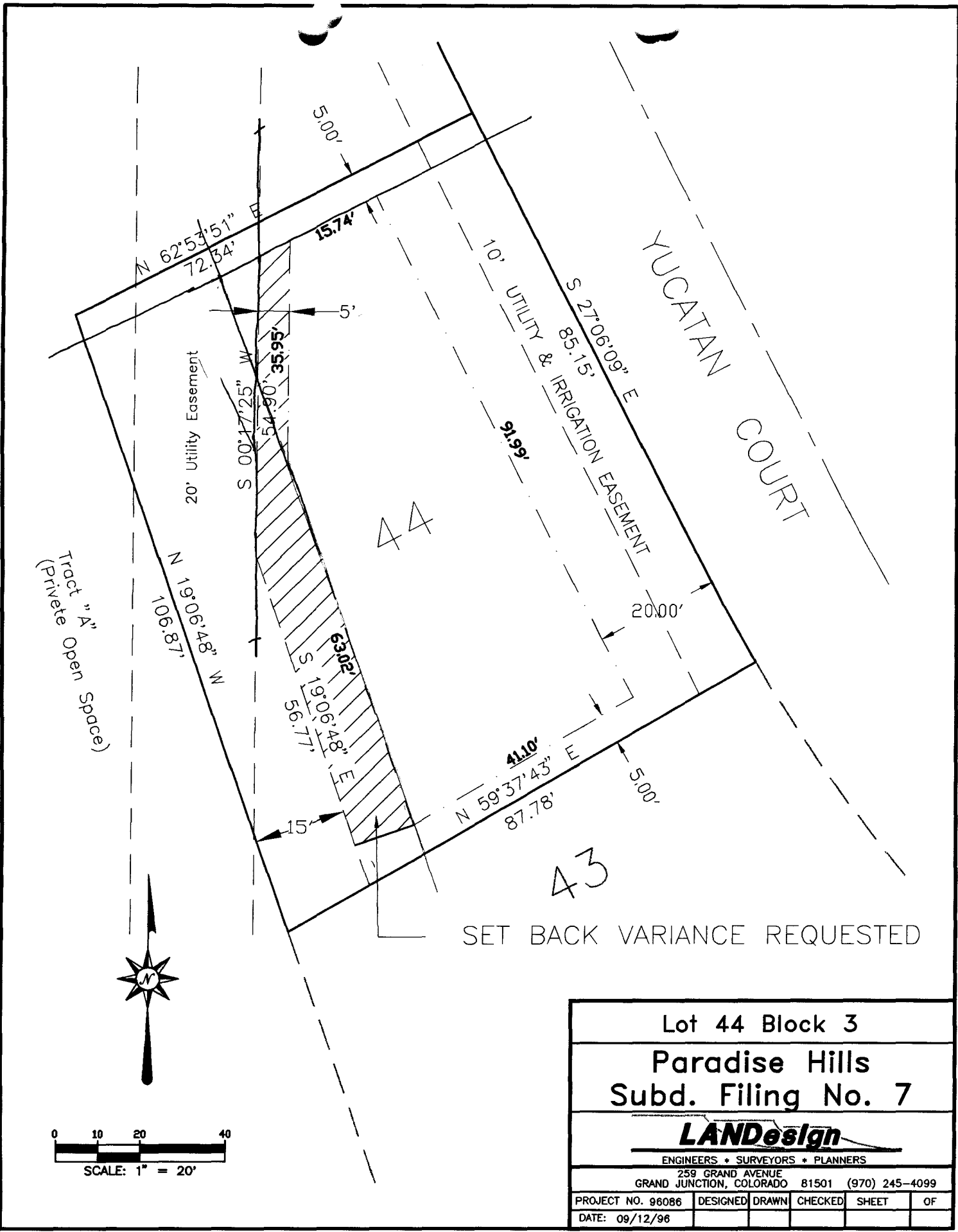


PARADISE HILLS SUBDIVISION FILING NO. 7

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

Prepared by M.A.P., INC. P.A. REG. NO. 100 - MESA, COLO. 1988

SHEET 7 OF 2



SET BACK VARIANCE REQUESTED

Lot 44 Block 3  
 Paradise Hills  
 Subd. Filing No. 7

**LANDesign**

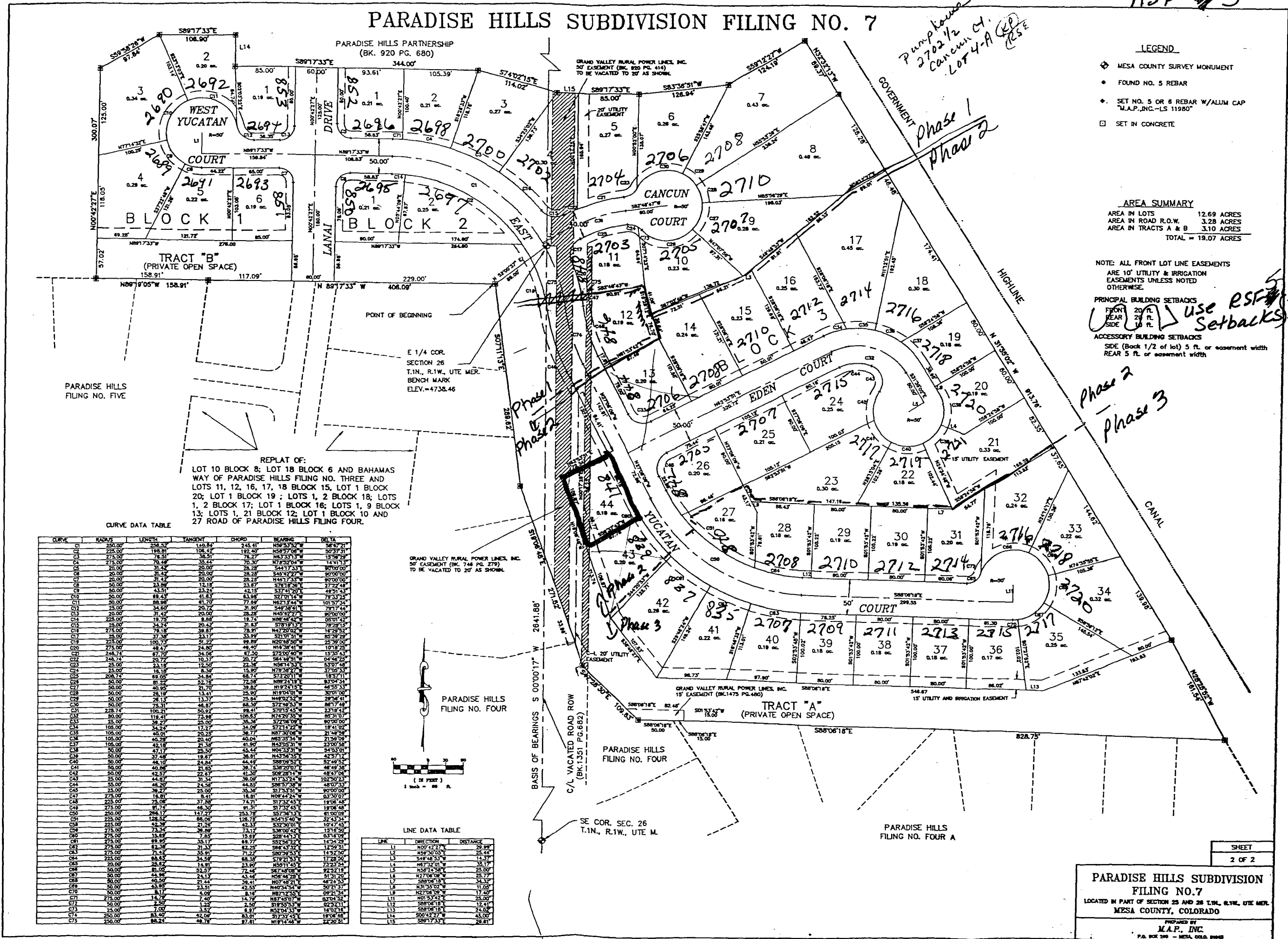
ENGINEERS • SURVEYORS • PLANNERS

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
<b>TOTAL</b>	<b>19.07 ACRES</b>

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

PRINCIPAL BUILDING SETBACKS  
 FRONT 20 FT.  
 REAR 20 FT.  
 SIDE 10 FT.

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
C01	250.00	228.32	140.84	245.41	N89°33'37"W	58°37'21"
C02	225.00	188.91	106.42	192.40	N58°37'08"W	50°37'31"
C03	273.00	248.74	147.37	272.77	N17°52'04"W	14°31'13"
C04	20.00	31.42	20.00	28.28	S44°17'33"E	80°00'00"
C05	20.00	31.42	20.00	28.28	S44°17'33"E	80°00'00"
C06	20.00	31.42	20.00	28.28	S44°17'33"E	80°00'00"
C07	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C08	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C09	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C10	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C11	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C12	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C13	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C14	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C15	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C16	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C17	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C18	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C19	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C20	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C21	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C22	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C23	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C24	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C25	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C26	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C27	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C28	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C29	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C30	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C31	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C32	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C33	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C34	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C35	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C36	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C37	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C38	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C39	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C40	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C41	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C42	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C43	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C44	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C45	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C46	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C47	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C48	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C49	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C50	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C51	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C52	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C53	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C54	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C55	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C56	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C57	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C58	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C59	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C60	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C61	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C62	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C63	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C64	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C65	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C66	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C67	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C68	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C69	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C70	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C71	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C72	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C73	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C74	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"
C75	50.00	23.59	12.18	23.87	S78°18'38"E	27°22'48"

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N00°42'27"E	29.99'
L2	S59°20'03"E	25.44'
L3	S48°48'53"W	14.37'
L4	N87°32'01"W	33.17'
L5	N58°20'03"E	25.00'
L6	N17°08'08"W	25.77'
L7	S88°18'18"E	34.32'
L8	N31°35'02"E	25.00'
L9	N07°08'09"W	17.40'
L10	S88°18'18"E	34.32'
L11	N01°33'42"E	25.00'
L12	S88°08'18"E	12.41'
L13	N57°04'14"E	24.63'
L14	S00°42'27"W	45.00'
L15	S89°17'33"E	28.81'

TCP \$425.00

Use RSF-5-25 Setbacks F-20

**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 299 - MESA, COLO. 80048