



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			844 Yuccatum	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.					

X Bray & Company
 Property Owner Name

X same
 Developer Name

X Landesign LLC
 Representative Name

1015 North 7th St.
 Address

Address

259 Grand Ave
 Address

Grand Jct. Co. 81501
 City/State/Zip

City/State/Zip

Grand Jct. Co 81501
 City/State/Zip

970-242-3647
 Business Phone No.

Business Phone No.

970-245-4099
 Business Phone No.

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.

X Chad M. Best
 Signature of Person Completing Application

9-12-96
 Date

X Bray and Company by [Signature]
 Signature of Property Owner(s) - attach additional sheets if necessary

9/12/96
 Date

PRE-APPLICATION CONFERENCE

Date: 9/10/96
Conference Attendance: Mike Best, Kristen Ashbeck
Proposal: Rear Yard Variance
Location: 844 Yucatan Ct.

Tax Parcel Number: 2701-253-07-013

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: Bray & Company

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

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

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

ADDRESS: 844 Yucatan Ct.

TAX SCHEDULE #: 2701-253-07-013 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 [Signature] X

Signature of Property Owner

Signature of Joint Property Owner (if applicable)

9/11/96
Date

Date

VAR-96-206

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 Arrowest 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

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

PROJECT NARRATIVE

This is a request for the variance of the rear yard set back for 844 Yucatan Court. The property is located at Lot 13, Block 3, Paradise Hills Subdivision, Filing No. 7.

The site plan for Lot 13, Block 3, shows the existing 25 foot set back as a dashed line. The 10 foot wide hatched area is the requested rear yard set back requiring the variance. Only a small portion of the proposed structure will be in the addition set back requested. This will still leave a large back yard for the future residence. The reduced set back will continue to provide the needed buffer area for the adjoining property owners.

There would be no conflict with the public interest with the adjustment of the rear yard set back.

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.

REVIEW COMMENTS

Page 1 of 1

FILE #VAR-96-206

TITLE HEADING: Rear Yard Variance

LOCATION: 844 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. Where will the driveway for this residence be placed? If on Yucatan, then the rear property line is the north-south line opposite Yucatan, in which case the variance request is greater. If the driveway is on Edan, then the drawing is correct as shown. Please clarify.
2. 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 square footage of structures in the area?
3. What is the square footage of the structure proposed? Is it 1 level or 2 levels?
4. 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

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 9-29-96
SIGNATURE DATE

FILE #/NAME VAR-96-206 844 Yucatan Ct. RECEIPT # 4628

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

V# 40008237

September 27, 1996

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

Re: Rear Yard Variance for 844 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 drive way for the residence located at 844 Yucatan Court will be constructed to enter and exit on Yucatan Court. The front door will face Edan Court. As this is a corner lot, the address could be either 844 Yucatan Court or 2706 Edan Court. The entry of the residence will face Edan Court and thus the request for the rear lot set back variance is correct.

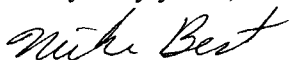
Item 2 & 3: As stated this is proposed new construction, the average square footage of structures in the area is 1,862. The proposed residence will be of one story wood frame construction. It will have a living area of 1666 square feet not including the garage. The garage will have a capacity of two cars.

Item 4: The variance that is requested for this lot is unique in that the structure proposed for this lot is not the typical square or rectangular box style home. The builder has tried to make the structure have some personality and uniqueness from the outside and the inside. To do this and maintain the needed square footage, the variance is needed for this location. The requested area of encroachment is small at only 110 square feet. This is in the rear yard and 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. It our belief that request for this rear yard variance is justified.

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

Approved BOA
10/9/96 3-1

BOARD OF APPEALS - STAFF REVIEW

FILE: VAR-96-206

DATE: October 2, 1996

REQUEST: Rear Yard Setback Variance

LOCATION: 844 East Yucatan Court / Paradise Hills North

APPLICANT: 7 Joint Venture

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residence with Attached Garage

SURROUNDING LAND USE:

NORTH: Single Family Residential

SOUTH: Single Family Residential

EAST: Single Family Residential

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:

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 844 East Yucatan Court in Paradise Hills North is presently vacant. The petitioner is proposing to construct a new 1,666-square foot single family residence on the parcel. The parcel is on a corner which requires that the 20-foot front yard setback be met on both street sides. However, there are other corner lots in the neighborhood (e.g. Lots 1 & 6, Block 1 on West Yucatan Court) that are smaller but have been successfully developed without the need for a variance. Also, 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 (re-design or 2-story) 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:

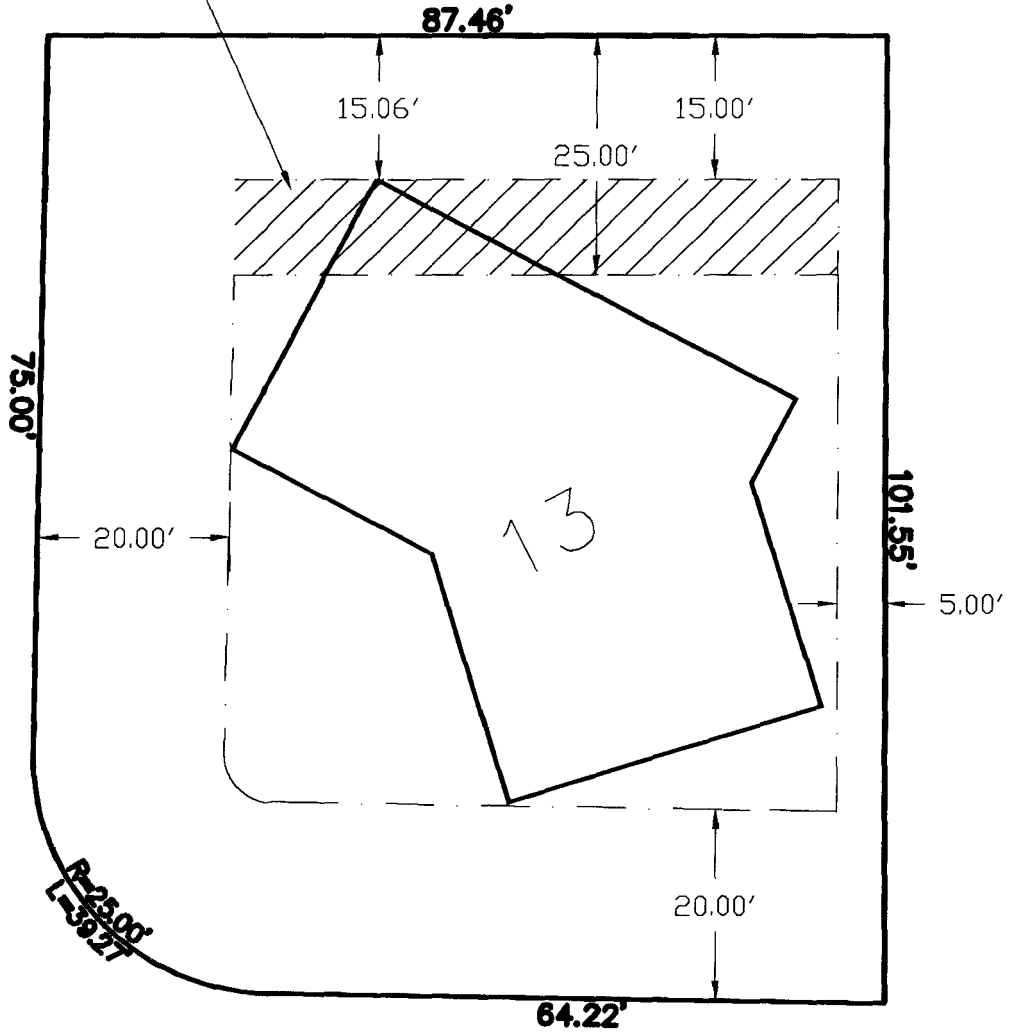
Denial of the rear yard setback variance.

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

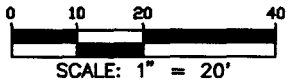
Lot 13, Block 3, Paradise Hills, Filing No. 7

SET BACK VARIANCE REQUESTED

YUCATAN COURT



EDAN COURT

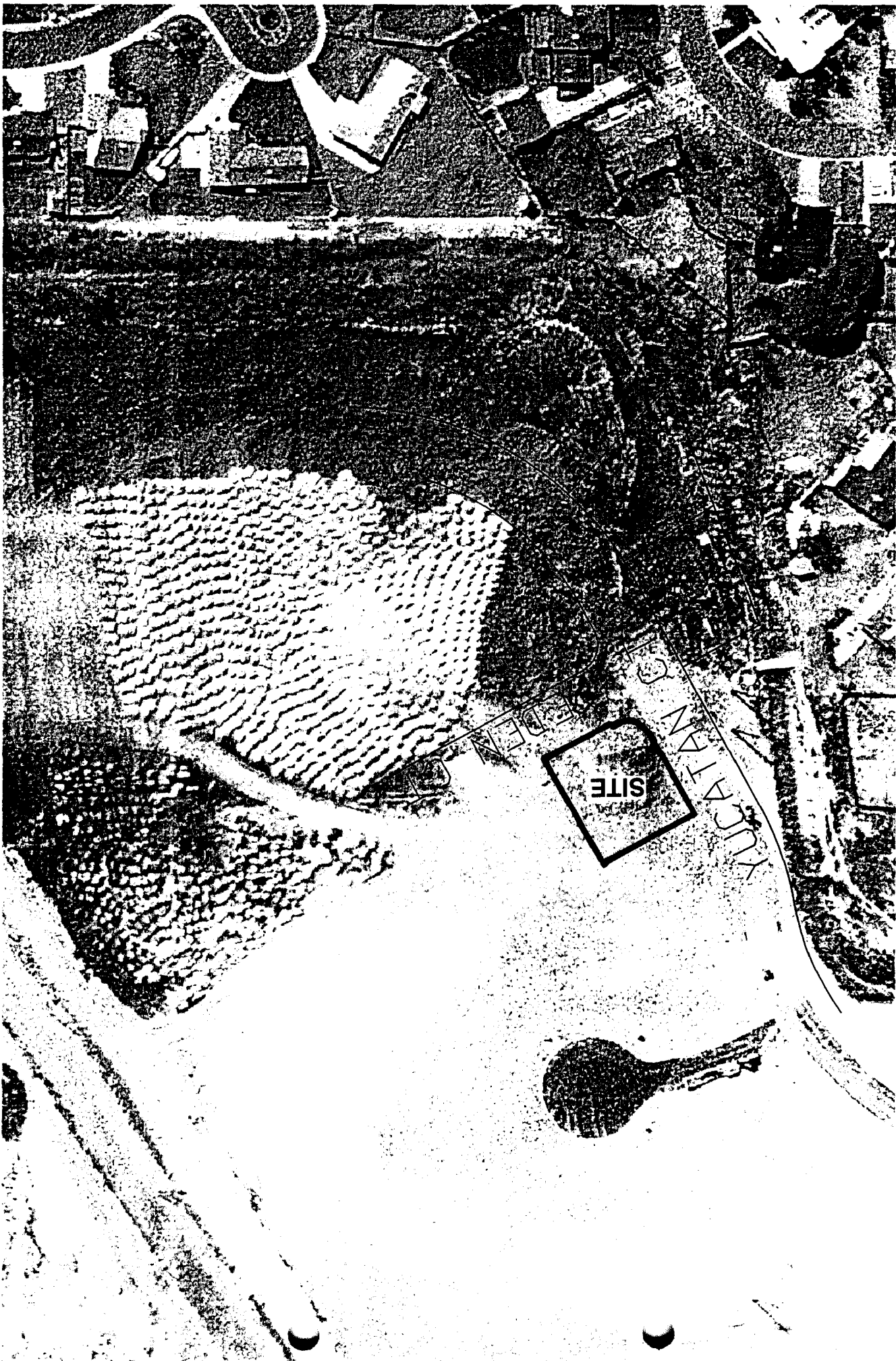


Lot 13 Block 3					
Paradise Hills					
Subd. Filing No. 7					
LANDesign					
ENGINEERS * SURVEYORS * PLANNERS					
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099					
PROJECT NO. 96086	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: 09/12/96					

SUGGESTED BOARD OF APPEALS MOTIONS:

Mr. Chairman, on item VAR-96-206, a request for a rear yard variance of 10 feet to allow a setback of 15 feet for a new residence at 844 East Yucatan Court, I move we APPROVE the request for the following reasons:

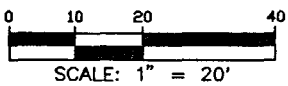
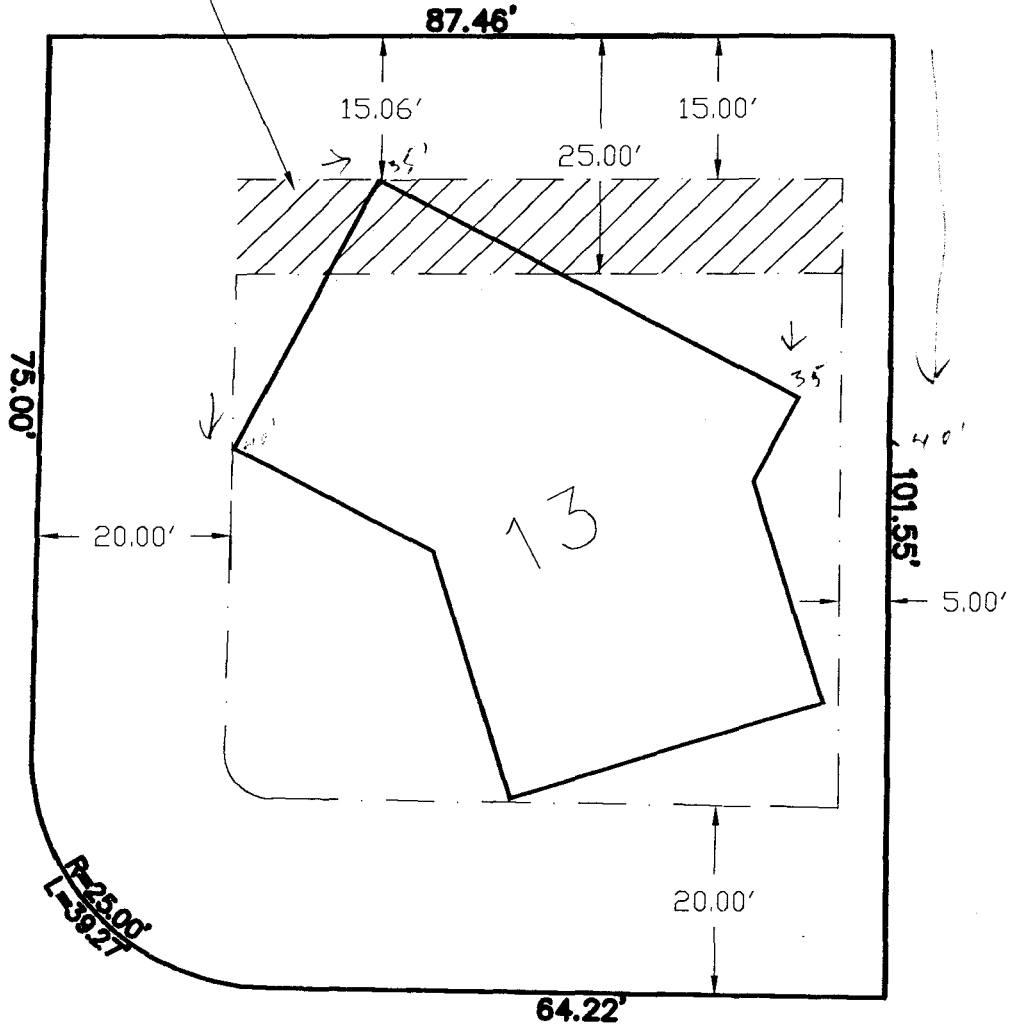
Mr. Chairman, on item VAR-96-206, a request for a rear yard variance of 10 feet to allow a setback of 15 feet for a new residence at 844 East Yucatan Court, I move we DENY the request for the following reasons:



SET BACK VARIANCE REQUESTED

YUCATAN COURT

EDAN COURT



We agree with the requested variance for Lot 13 as is shown in the footprint diagram above.

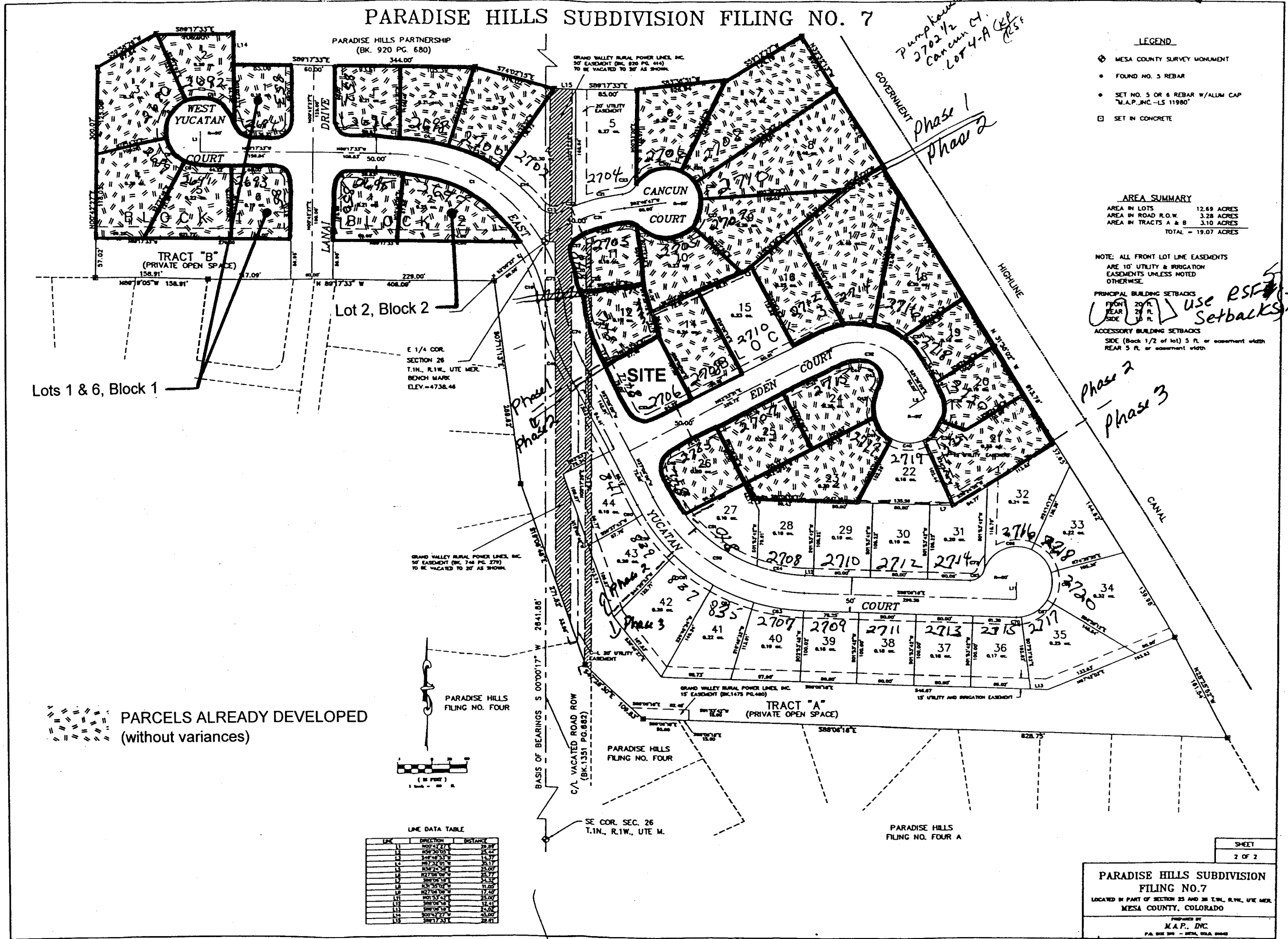
*Roger McWilliams
Helen L. McWilliams*

10-8-96

Lot 13 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
DATE: 09/12/96				OF

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' R. USE RSF-5-25
 REAR 20' R. USE RSF-5-25
 SIDE 10' R. USE RSF-5-25
 ACCESSORY BUILDING SETBACKS
 SIDE (Back 1/2 of lot) 5' or easement width
 REAR 5' R. or easement width

TCP
4425.00

Lots 1 & 6, Block 1

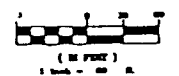
Lot 2, Block 2

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. 278) TO BE VACATED TO 30' AS SHOWN.

PARCELS ALREADY DEVELOPED (without variances)

PARADISE HILLS FILING NO. FOUR



LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	S00°42'27"E	29.29'
L2	S06°30'00"W	24.47'
L3	S48°40'30"W	11.71'
L4	S87°32'01"W	25.17'
L5	N04°24'30"E	23.00'
L6	N07°08'00"W	22.00'
L7	N07°08'00"W	17.00'
L8	N03°33'27"E	23.00'
L9	S00°00'00"W	32.41'
L10	S89°00'00"W	24.24'
L11	S00°00'00"W	18.00'
L12	S00°00'00"W	28.00'

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

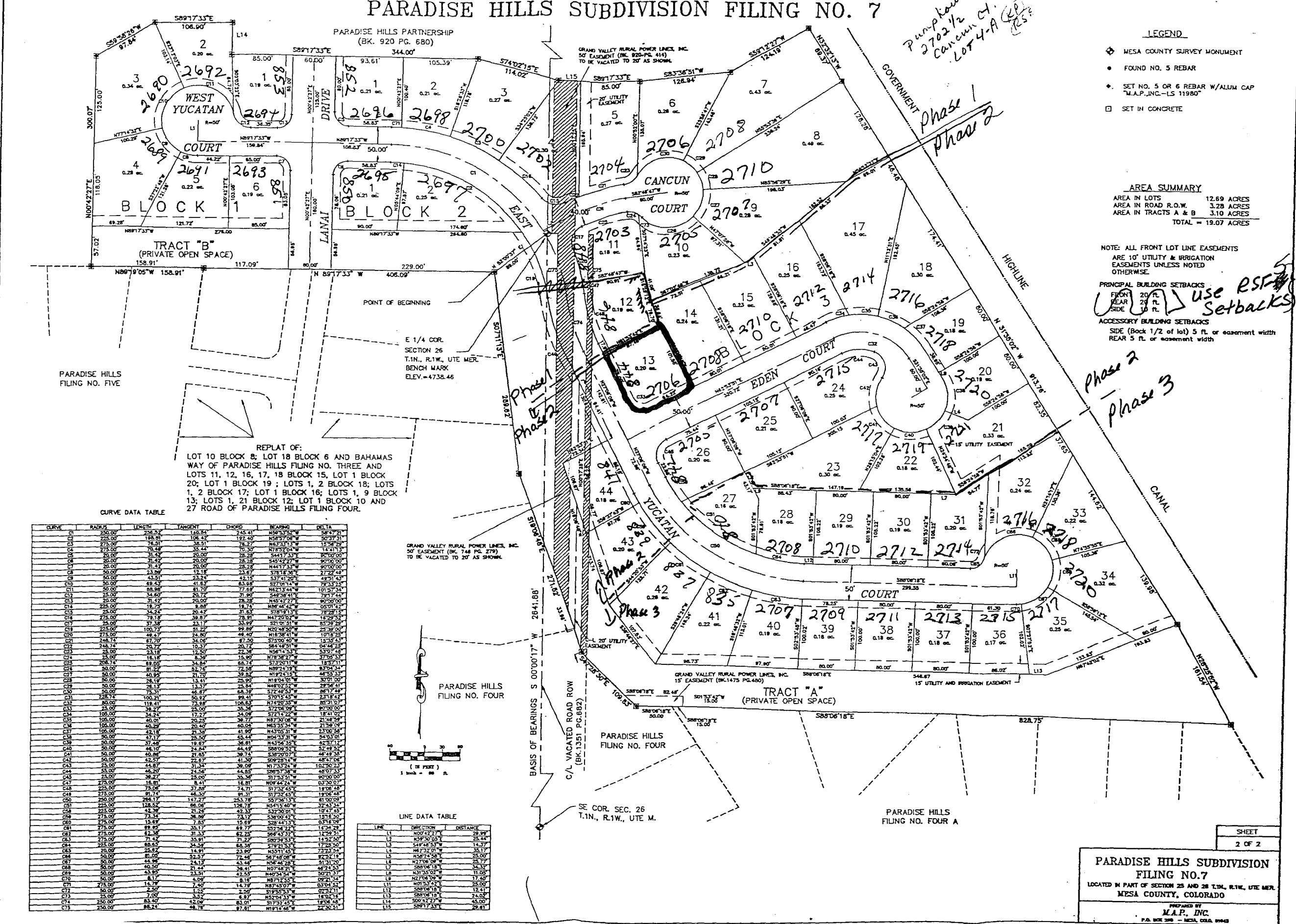
PARADISE HILLS FILING NO. FOUR A

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 300 - DENVER, CO 80208

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

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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 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	200.00	206.94	140.54	245.41	N59°52'56"W	50°39'31"
C02	225.00	188.91	106.42	192.40	N56°57'08"W	50°39'31"
C03	275.00	76.51	35.51	76.27	N63°31'13"W	15°56'29"
C04	275.00	76.48	35.43	76.27	N71°02'54"W	14°41'13"
C05	20.00	31.42	20.00	28.28	S44°11'33"E	30°00'00"
C06	20.00	31.42	20.00	28.28	S45°42'27"E	30°00'00"
C07	20.00	31.42	20.00	28.28	N44°17'33"W	30°00'00"
C08	50.00	23.99	19.18	23.67	S78°18'36"E	27°22'48"
C09	50.00	43.51	23.24	43.15	S37°41'20"E	48°51'43"
C10	50.00	89.43	41.63	83.69	S27°05'43"E	78°23'54"
C11	50.00	89.38	41.70	77.09	N63°13'44"W	101°53'24"
C12	25.00	34.60	20.72	31.90	S48°38'41"E	79°17'44"
C13	25.00	34.60	20.72	28.28	N48°42'27"E	90°50'00"
C14	225.00	18.75	9.85	18.74	N44°17'33"W	101°53'24"
C15	25.00	34.24	20.42	31.63	S78°18'36"E	78°22'18"
C16	275.00	76.51	35.51	76.27	N63°31'13"W	15°56'29"
C17	275.00	76.48	35.43	76.27	N71°02'54"W	14°41'13"
C18	20.00	31.42	20.00	28.28	S44°11'33"E	30°00'00"
C19	20.00	31.42	20.00	28.28	S45°42'27"E	30°00'00"
C20	20.00	31.42	20.00	28.28	N44°17'33"W	30°00'00"
C21	225.00	100.73	51.22	99.89	N70°48'50"W	25°30'00"
C22	275.00	49.47	24.50	48.40	N18°58'41"W	10°19'00"
C23	248.74	47.70	24.50	47.50	N18°58'41"W	10°19'00"
C24	248.74	20.72	10.37	20.72	S84°49'51"W	04°48'29"
C25	28.00	23.18	15.34	22.58	S56°14'53"E	53°01'48"
C26	28.00	18.18	8.34	16.90	N78°58'51"W	11°59'00"
C27	206.74	69.05	34.84	68.74	S73°20'11"W	18°37'11"
C28	50.00	81.27	52.76	72.58	N89°24'19"E	82°04'34"
C29	50.00	40.25	21.09	39.82	N19°24'53"E	48°50'51"
C30	80.00	28.18	13.41	28.00	N18°04'01"W	30°00'00"
C31	50.00	28.13	13.37	28.94	N48°02'52"W	29°58'41"
C32	50.00	40.25	21.09	39.82	N19°24'53"E	48°50'51"
C33	228.74	100.71	50.87	99.41	S70°15'43"W	23°18'42"
C34	80.00	118.41	73.88	108.83	N74°20'35"W	30°31'07"
C35	225.00	39.27	20.00	39.28	S72°05'43"E	30°00'00"
C36	105.00	172.72	112.72	245.72	S72°05'43"E	18°41'02"
C37	105.00	40.01	20.72	39.77	N87°30'08"W	21°48'59"
C38	105.00	40.29	20.40	40.04	N85°35'34"W	21°48'59"
C39	105.00	42.18	21.34	41.90	N43°36'33"E	54°03'01"
C40	50.00	47.17	25.50	45.44	N04°33'31"W	54°03'01"
C41	50.00	37.49	19.67	36.81	N43°36'33"E	42°37'11"
C42	50.00	44.77	24.84	44.48	S88°37'38"W	17°47'08"
C43	50.00	44.20	21.85	39.74	S38°20'07"E	48°49'58"
C44	50.00	42.57	22.67	41.50	S09°28'14"W	48°47'08"
C45	275.00	76.51	35.51	76.27	N63°31'13"W	15°56'29"
C46	275.00	76.48	35.43	76.27	N71°02'54"W	14°41'13"
C47	225.00	75.00	37.49	74.71	S71°02'45"E	18°08'48"
C48	275.00	91.74	46.37	91.31	S73°24'57"E	18°08'48"
C49	250.00	288.77	147.67	283.78	S57°53'51"E	61°00'00"
C50	225.00	128.52	66.06	128.52	N24°15'40"W	27°43'24"
C51	225.00	42.39	21.26	42.33	S32°30'01"E	10°47'45"
C52	275.00	72.90	36.89	73.17	S38°50'42"E	15°16'50"
C53	275.00	72.89	36.89	73.17	S38°50'42"E	15°16'50"
C54	275.00	89.85	35.17	89.77	S37°36'22"E	14°34'29"
C55	275.00	82.39	31.33	82.25	S46°43'32"E	12°56'54"
C56	275.00	71.59	35.91	71.57	S53°05'00"E	14°52'00"
C57	225.00	68.65	34.39	68.39	S78°18'36"E	17°28'50"
C58	20.00	26.87	14.91	23.90	N55°11'45"E	72°22'54"
C59	50.00	81.02	52.57	72.46	S42°02'04"E	57°05'04"
C60	50.00	44.99	24.13	43.48	N06°42'08"E	51°31'20"
C61	50.00	40.50	21.44	38.41	N07°48'21"E	46°27'53"
C62	250.00	63.80	33.31	63.51	N48°05'01"E	59°07'11"
C63	50.00	8.17	4.09	8.15	N87°12'55"E	09°04'54"
C64	275.00	14.79	7.40	14.79	N87°45'07"W	09°04'54"
C65	25.00	2.50	1.25	2.50	S19°25'53"W	02°27'11"
C66	25.00	2.50	1.25	2.50	N70°04'51"W	14°32'41"
C67	25.00	83.40	42.09	83.01	S17°32'45"E	10°38'48"
C68	250.00	88.24	48.78	87.61	N18°14'46"W	24°30'51"

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N00°42'27"E	28.99
L2	N50°02'05"E	24.40
L3	S48°48'53"W	14.37
L4	N67°37'01"W	35.17
L5	N64°58'01"E	29.00
L6	N77°06'08"W	28.77
L7	N38°06'18"E	34.32
L8	N43°01'18"E	11.05
L9	N27°04'09"W	17.40
L10	N01°55'42"E	25.00
L11	N38°18'12"E	12.41
L12	N38°06'18"E	24.02
L13	S00°47'27"W	45.00
L14	S00°47'27"W	45.00
L15	S88°17'33"E	29.81

TCP
\$425.00

5 R-20-25
S-20-25
Use setbacks F-20