

APPLICATION TO BOURBON COUNTY JOINT PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. MS 22-32 Fee Amount: \$150 Date Fee Received: 9/8/2022

CK# 1568

1. APPLICANT Capall Construction, LLC

MAILING ADDRESS 1445 High Street, Paris, KY 40361

PHONE NO. (865) 851-5988 (HOME) (WORK)

2. TYPE OF REQUEST (Check one) MINOR SUBDIVISION MAJOR SUBDIVISION AMENDED SUBDIVISION PLAT CONSOLIDATION

3. PLEASE CIRCLE Paris Bourbon County/ North Middletown/ Millersburg

4. SUBDIVISION NAME: Clintonville Place: Phase 1 TOTAL ACREAGE: 5.92 NUMBER OF LOTS: 5

5. EXISTING USE: Residential ZONING DISTRICT: R-8

6. LOT INFORMATION (as it pertains to individual application):

Acreege of Original Lots: Property 1- 5.92 2- 3- 4- 5-

Acreege of Parcel to be divided: 5.92

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

CHECKLIST:

- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
Attach a plan of the proposed use (as described above)
Attach a narrative of the proposed use (as described above)
Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
Attach a list of adjoining property owners (name and address)

APPLICANT SIGNATURE DATE 9/6/2022

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

Narrative of the Proposed Use

The proposed use will continue to be residential. A 22-lot residential subdivision is proposed adhering to R-8 zoning requirements. This final plat is for Phase 1 of the subdivision and include four building lots; the fifth lot will be the remainder of the property and will be the future phases of the subdivision.

LEGAL DESCRIPTION

Tract No. 1 (The Parent Tract)

Beginning at an iron pin with cap marked PLS 2670 set in the south line of Roy Jones, Jr. Deed Book 170, Page 614, said beginning point being N. 64 deg. 20 min. 18 sec. E., 358.83 feet from an existing fence corner post in the east right-of-way of KY. 1678 (Clintonville Road), thence, commencing from the beginning point, with part of said line of Jones, N. 64 deg. 20 min. 18 sec. E., 410.81 feet to an existing fence corner post in the west right-of-way of the L & N Railroad; thence, with said railroad for two calls S. 25 deg. 55 min. 51 sec. E., 220.44 feet to an existing fence corner post and an iron pin with cap marked PLS 2670 thence; S. 25 deg. 57 min. 31 sec. E., 120.05 feet to a found iron pin with cap marked 1662; thence, leaving said right-of-way, S. 57 deg. 05 min. 44 sec. W., 705.30 feet to a found iron pin with cap marked 1662; thence, with the east right-of-way of KY 1678 for two calls, N. 36 deg. 38 min. 50 sec. W., 75.62 feet to a set iron pin with cap marked 2670; thence, N. 34 deg. 46 min. 47 sec. W., 169.72 feet to a set iron pin with cap marked 2670, set in said right-of-way of KY. 1678; thence, with new line to the parent tract, common to the south line of Parcel 3 and north line of Parcel No. 2, N. 64 deg. 20 min. 18 sec. E., 358.83 feet to a set iron pin with cap marked PLS 2670; thence, N. 34 deg. 46 min. 47 sec. W., 190.00 feet to the point of beginning and containing 4.99 acres as surveyed Oct. 2002 by Barry M. Robinson, KY. PLS 2670.

C/2/17

Property Descriptions for the property of

David T. and Delanna S. Turley
1032 Crestwood Heights, Bourbon County, KY.
DB 247, Pg. 146.

Tract No. 2

Beginning at a found fence corner post and a set iron pin with cap marked PLS 2670, common corner to Roy Jones, Jr. deed book 170, page 614, and the east right-of-way of KY. 1678 (Clintonville Road), thence, commencing from the beginning point, leaving said right-of-way with part of the line of said Jones, N. 64 deg. 20 min. 18 sec. E., 358.83 feet to a set iron pin with cap marked PLS 2670 thence; leaving said line of Jones severing the lands of Turley for four calls; S. 34 deg. 46 min. 47 sec. E., 190.00 feet to a set iron pin with cap marked 2670; thence, S. 64 deg. 20 min. 18 sec. W., 206.91 feet to a set iron pin with cap marked 2670; thence, N. 34 deg. 46 min. 47 sec. W., 110.00 feet to a set iron pin with cap marked 2670; thence, S. 64 deg. 20 min. 18 sec. W., 151.92 feet to a set iron pin with cap marked 2670, set in said right-of-way of KY. 1687; thence, with said right-of-way, N. 34 deg. 46 min. 47 sec. W., 80.00 feet to the point of beginning and containing 1.17 acres as surveyed Oct. 2002, and revised Oct. 2005 by Barry M. Robinson, KY. PLS 2670.

There is included with this tract a 12' wide access easement of which the centerline is herewith described crossing the remainder of the Parent Tract (Parcel No.1) and to be used in common with Parcel No. 3:

Beginning at a point in east right-of-way of KY. 1678, S. 34 deg. 46 min. 47 sec. E., 207.24 feet from the parent tract corner post, common to Roy Jones, Jr. DB. 170, Pg. 614, thence, following the centerline of the easement for two calls, N. 64 deg. 20 min. 18 sec. E., 176.29 feet to a point; thence, N. 34 deg. 46 min. 47 sec. W., 17.24 feet to a point in the new north line of parent parcel, the south line of parcel 2 and the end of this easement.

C/AM
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Prior Actions Taken by the Board of Adjustment

1. The property was re-zoned to R-8 Residential in 2019.

List of Adjacent Property Owners

Roy R. Jones
651 Clintonville Road
Paris, KY 40361

Capall Construction
1445 High Street
Paris, KY 40361

Riley & Norma Whitaker
663 Clintonville Road
Paris, KY 40361

Mildred L Stakelin
PO BOX 761
Paris, KY 40362