

Public Works & Planning Department  
250 North 5th Street  
Grand Junction, CO 81501  
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 686 Shawano Ct  
 Property Tax No: 2943-052-57-007  
 Subdivision: Scott's Run Filing #1 Lot 7 B/K 2  
 Property Owner: Ruth Ebberts  
 Owner's Telephone: (970) 270-5978  
 Owner's Address: Same  
 Contractor's Name: Valleywide Fence  
 Contractor's Telephone: (970) 523-8150  
 Contractor's Address: 2105 E Main St.  
 Fence Material & Height: 6" Solid + 48" Open picket

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and fence height(s). NOTE: Property line is likely one foot or more behind the sidewalk.

**THIS SECTION TO BE COMPLETED BY PLANNING STAFF**

ZONE PD SETBACKS: Front 20 from property line (PL) or  
 SPECIAL CONDITIONS note 15' utility IRRIGATION & drainage easement from center of ROW, whichever is greater.  
at north & east property lines - may need to call for locate prior to digging - fence may need to be removed at owner expense for utility access/maintenance  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code). *Copy of plat given to contractor*

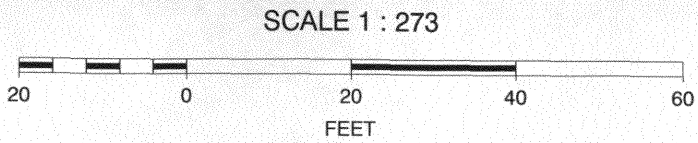
The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Public Works & Planning Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

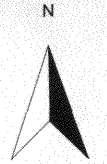
Applicant's Signature [Signature] Date 3-26-09  
 Planning Approval C McKee Date 3/26/09  
 City Engineer's Approval (if required) \_\_\_\_\_ Date \_\_\_\_\_

**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE** (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Applicant) (Pink: Neighborhood Services)



Ruth Ebberts  
686 Shawano Ct  
Scott's Run Filing #1  
2943-052-57-007  
270-5978

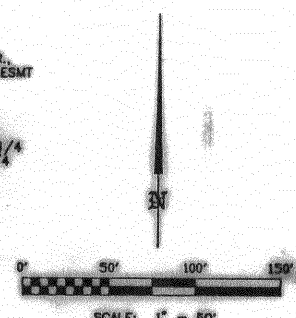
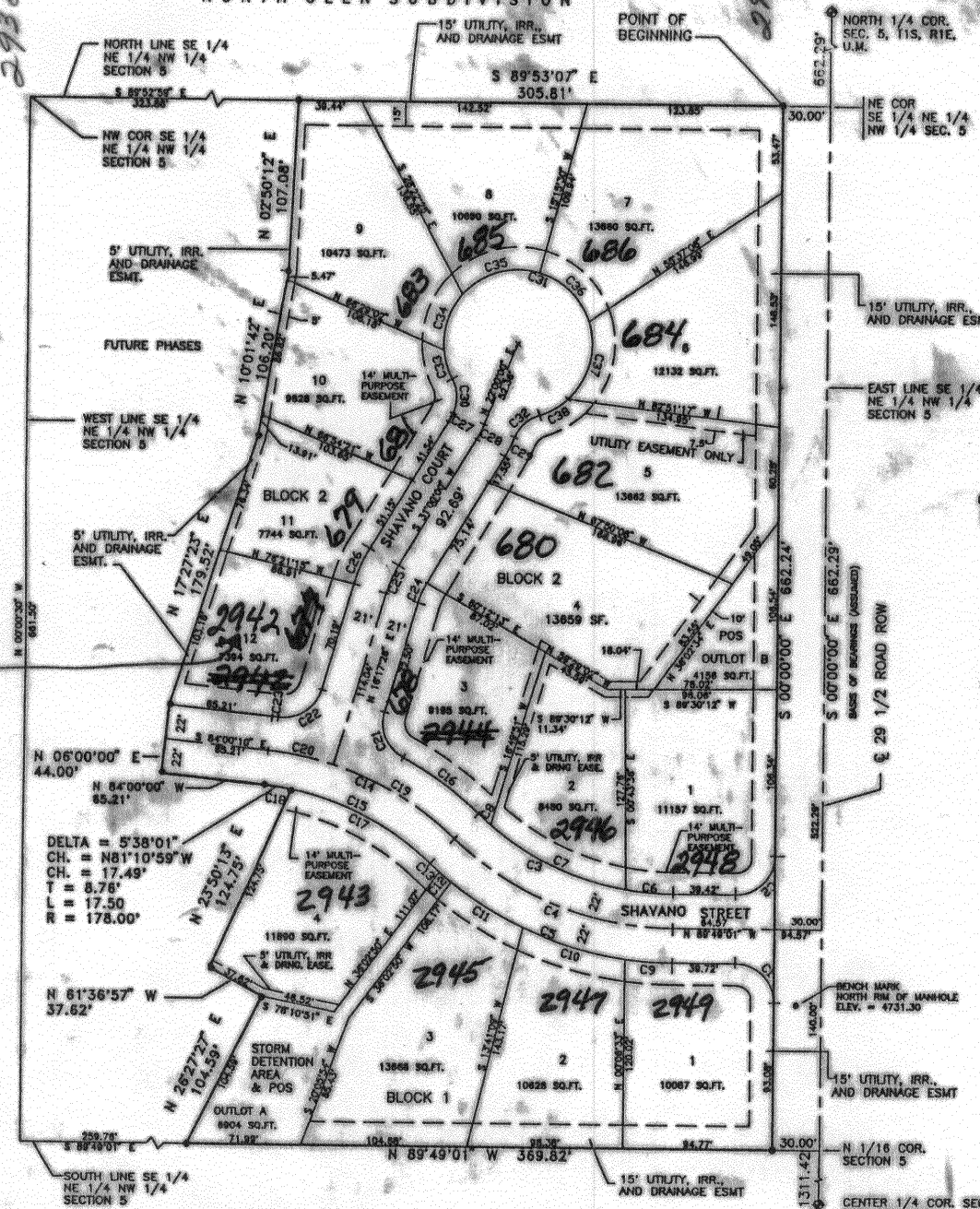




NORTH GLEN SUBDIVISION

SCOTT'S RUN  
FILING NO. 1

NW 1/4 SECTION 5  
T1S, R1E, U.M.  
MESA COUNTY, COLORADO



LEGEND  
 MESA COUNTY SURVEY MARKER  
 5/8" REBAR SET IN CONCRETE WITH CAP MARKED "PE, PLS 14113"  
 POS PRIVATE OPEN SPACE

DELTA = 5'38"01"  
 CH. = N81°10'59"W  
 CH. = 17.49'  
 T = 8.78'  
 L = 17.50'  
 R = 178.00'

BOOK B35, PAGES 165 AND 166  
CURVE TABLE

CURVES	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	39.19'	35.29'	S 44°54'31" E	89°49'01"	24.92'
C2	25.00'	39.35'	35.41'	S 45°05'30" E	90°10'59"	25.06'
C3	178.00'	136.12'	132.83'	S 67°54'31" E	83°49'01"	71.53'
C4	200.00'	132.99'	129.23'	S 67°54'31" E	83°49'01"	80.43'
C5	232.00'	149.77'	145.47'	S 67°54'31" E	83°49'01"	89.28'
C6	178.00'	30.08'	29.84'	S 67°54'31" E	83°49'01"	15.07'
C7	178.00'	95.84'	94.69'	S 67°54'31" E	83°49'01"	49.11'
C8	178.00'	10.20'	10.20'	S 67°54'31" E	83°49'01"	5.10'
C9	232.00'	30.00'	29.93'	S 67°54'31" E	83°49'01"	15.08'
C10	222.00'	67.84'	67.58'	S 73°19'01" E	17°30'34"	34.19'
C11	222.00'	54.08'	53.93'	S 57°55'24" E	13°57'28"	27.17'
C12	222.00'	9.90'	9.90'	S 49°19'48" E	02°33'19"	4.95'
C13	222.00'	7.35'	7.35'	S 47°01'23" E	02°03'09"	3.68'
C14	200.00'	132.64'	130.23'	S 65°00'00" E	38°00'00"	68.06'
C15	178.00'	118.05'	115.90'	S 65°00'00" E	38°00'00"	61.29'
C16	222.00'	60.01'	60.00'	S 62°14'00" E	15°32'00"	31.66'
C17	178.00'	100.55'	99.25'	S 62°11'00" E	15°32'00"	51.66'
C18	178.00'	17.50'	17.49'	S 61°10'59" E	05°38'01"	8.76'
C19	200.00'	90.32'	89.62'	S 59°38'33" E	23°57'43"	46.10'
C20	200.00'	42.82'	41.94'	S 57°38'33" E	18°02'17"	21.09'
C21	25.00'	33.96'	31.41'	N 22°37'20" V	77°49'26"	20.18'
C22	25.00'	35.21'	32.37'	N 26°38'22" V	80°42'10"	21.24'
C23	222.00'	3.85'	3.85'	S 83°30'14" E	08°53'36"	1.92'
C24	24.00'	13.86'	13.82'	N 77°16'42" E	41°42'34"	6.97'
C25	73.00'	19.25'	19.20'	N 23°38'43" V	14°42'34"	9.68'
C26	96.00'	24.64'	24.58'	N 23°38'43" V	14°42'34"	12.39'
C27	76.00'	15.24'	15.22'	S 23°09'28" E	05°40'50"	3.77'
C28	97.00'	15.24'	15.22'	S 26°30'00" E	09°00'00"	7.63'
C29	118.00'	16.02'	16.00'	S 27°06'40" E	07°46'40"	8.02'
C30	25.00'	23.35'	22.51'	S 01°26'30" E	55°31'21"	12.61'
C31	47.00'	23.012'	20.99'	S 67°56'22" E	280°31'37"	39.07'
C32	25.00'	21.86'	20.75'	N 47°05'15" E	41°42'34"	11.45'
C33	47.00'	19.15'	19.02'	N 16°31'45" V	23°20'42"	9.71'
C34	47.00'	37.89'	36.96'	N 18°13'57" E	46°10'48"	20.04'
C35	47.00'	73.36'	73.32'	N 70°51'02" E	63°33'22"	39.97'
C36	47.00'	43.72'	43.93'	S 45°45'24" E	55°43'55"	21.95'
C37	47.00'	33.18'	33.34'	S 14°29'20" V	64°45'41"	29.80'
C38	47.00'	20.88'	20.71'	N 39°55'49" E	25°27'16"	10.62'

EASEMENTS  
 FRONT LOT LINE 14' MULTIPURPOSE EASEMENT  
 NORTH, EAST AND SOUTH SIDES 15' UTILITY, IDRR., & DRAINAGE EASEMENT  
 SIDE LOT LINE AS SHOWN BY DIMENSION, UTILITY, IRR., AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.

SETBACK DISTANCES  
 FRONT 20 FEET  
 REAR 25 FEET  
 SIDE 7.5 FEET  
 28 1/2 ROAD 30 FEET

LAND USE SUMMARY

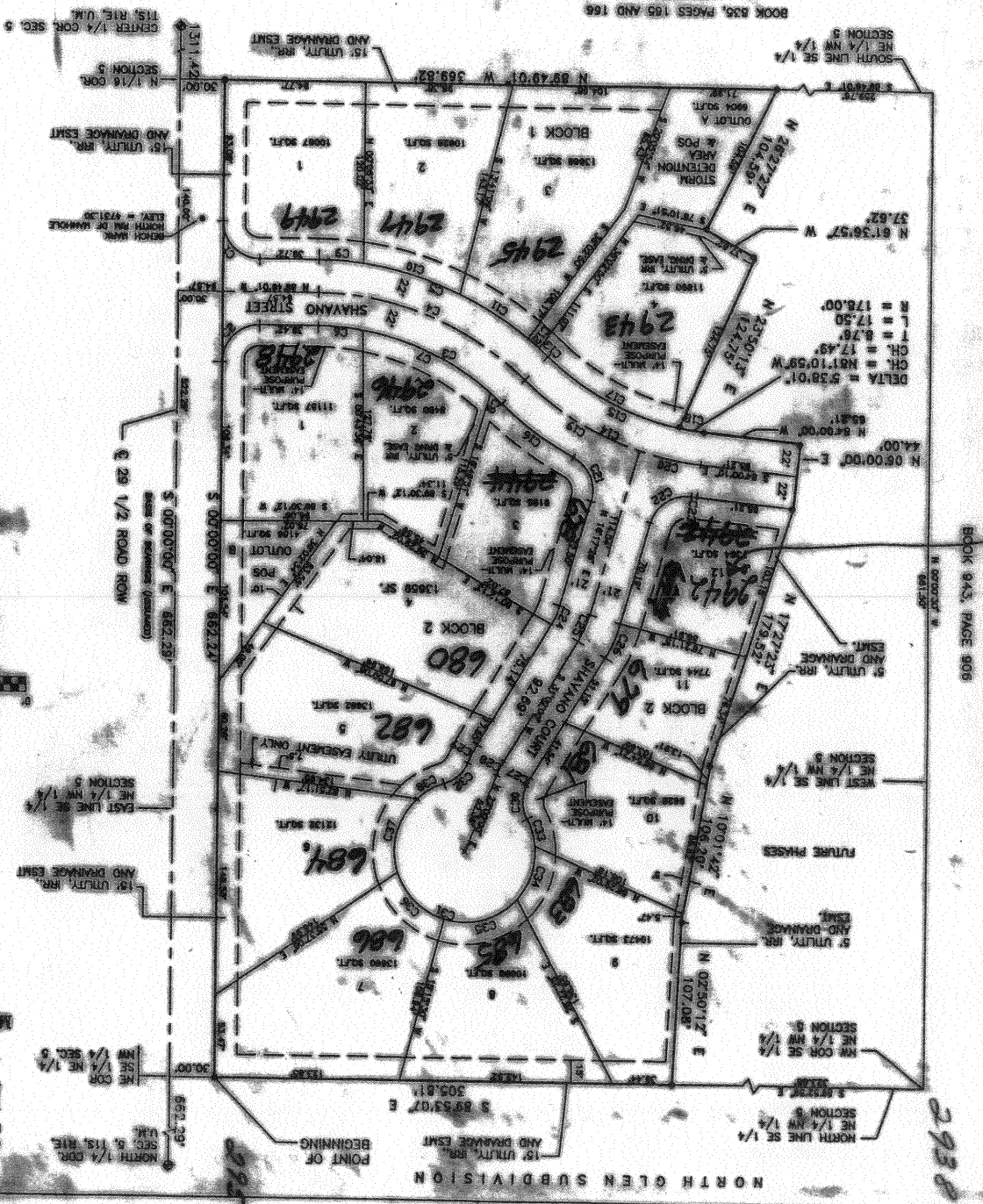
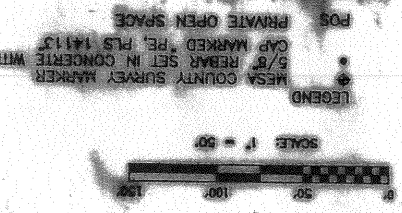
NO. OF LOTS	AREA IN LOTS	AREA IN STREETS	AREA IN PRIVATE OPEN SPACE	TOTAL	DENSITY
18	3.98 AC.	0.88 AC.	0.27 AC.	5.14 AC.	3.2 UNITS PER ACRE
	78.6%	18.1%	5.3%	100.0%	

This subdivision is located in an agricultural area. It is hereby notified that agricultural operations may continue in the area and shall be considered a nuisance unless gross negligence is proven pursuant to 35-3.5-101.

**SURVEYOR'S CERTIFICATE**  
 I, Wayne H. Uzer, a registered Professional Land Surveyor of the State of Colorado, certify that this subdivision of the County of Mesa and that this subdivision plot represents said survey, and that this survey complies with the zoning and development code of the City of Grand Junction and all applicable laws and ordinances of the State of Colorado.  
 Wayne H. Uzer  
 Professional Land Surveyor  
 P.L.S., P.L.S. 141

NOTICE: According to Colorado Law you must commence any legal action within one year after you first discover such defect. In no event, may any action be commenced more than ten years from the date of the certification shown hereon.

**SCOTT'S RUN**  
 FILING NO. 1  
 NW 1/4 SECTION 6  
 T15, R1E, U1M  
 MESA COUNTY, COLORADO



NORTH GLEN SUBDIVISION

2938

CURVES

CURVE	RADIUS	LENGTH
C1	23.00'	39.15'
C2	23.00'	39.15'
C3	178.00'	178.00'
C4	178.00'	178.00'
C5	178.00'	178.00'
C6	178.00'	178.00'
C7	178.00'	178.00'
C8	178.00'	178.00'
C9	178.00'	178.00'
C10	178.00'	178.00'
C11	178.00'	178.00'
C12	178.00'	178.00'
C13	178.00'	178.00'
C14	178.00'	178.00'
C15	178.00'	178.00'
C16	178.00'	178.00'
C17	178.00'	178.00'
C18	178.00'	178.00'
C19	178.00'	178.00'
C20	178.00'	178.00'
C21	178.00'	178.00'
C22	178.00'	178.00'
C23	178.00'	178.00'
C24	178.00'	178.00'
C25	178.00'	178.00'
C26	178.00'	178.00'
C27	178.00'	178.00'
C28	178.00'	178.00'
C29	178.00'	178.00'
C30	178.00'	178.00'
C31	178.00'	178.00'
C32	178.00'	178.00'
C33	178.00'	178.00'
C34	178.00'	178.00'
C35	178.00'	178.00'
C36	178.00'	178.00'
C37	178.00'	178.00'
C38	178.00'	178.00'
C39	178.00'	178.00'
C40	178.00'	178.00'
C41	178.00'	178.00'
C42	178.00'	178.00'
C43	178.00'	178.00'
C44	178.00'	178.00'
C45	178.00'	178.00'
C46	178.00'	178.00'
C47	178.00'	178.00'
C48	178.00'	178.00'
C49	178.00'	178.00'
C50	178.00'	178.00'
C51	178.00'	178.00'
C52	178.00'	178.00'
C53	178.00'	178.00'
C54	178.00'	178.00'
C55	178.00'	178.00'
C56	178.00'	178.00'
C57	178.00'	178.00'
C58	178.00'	178.00'
C59	178.00'	178.00'
C60	178.00'	178.00'
C61	178.00'	178.00'
C62	178.00'	178.00'
C63	178.00'	178.00'
C64	178.00'	178.00'
C65	178.00'	178.00'
C66	178.00'	178.00'
C67	178.00'	178.00'
C68	178.00'	178.00'
C69	178.00'	178.00'
C70	178.00'	178.00'
C71	178.00'	178.00'
C72	178.00'	178.00'
C73	178.00'	178.00'
C74	178.00'	178.00'
C75	178.00'	178.00'
C76	178.00'	178.00'
C77	178.00'	178.00'
C78	178.00'	178.00'
C79	178.00'	178.00'
C80	178.00'	178.00'
C81	178.00'	178.00'
C82	178.00'	178.00'
C83	178.00'	178.00'
C84	178.00'	178.00'
C85	178.00'	178.00'
C86	178.00'	178.00'
C87	178.00'	178.00'
C88	178.00'	178.00'
C89	178.00'	178.00'
C90	178.00'	178.00'
C91	178.00'	178.00'
C92	178.00'	178.00'
C93	178.00'	178.00'
C94	178.00'	178.00'
C95	178.00'	178.00'
C96	178.00'	178.00'
C97	178.00'	178.00'
C98	178.00'	178.00'
C99	178.00'	178.00'
C100	178.00'	178.00'

BOOK 835, PAGES 165 AND 166

BOOK 943, PAGE 906

POINT OF BEGINNING

T15, R1E, U1M

NORTH 1/4 COR. SEC. 6, T15, R1E, U1M

EAST LINE SE 1/4

WEST LINE SE 1/4

SHAYANO STREET

CENTER 1/4 COR. SEC. 6