m	
FEE \$ 7 5.00 TCP \$	BLL_PERMIT NO. 73529
	ential and Accessory Structures)
	evelopment Department
	· · · · · · · · · · · · · · · · · · ·
BLDG ADDRESS 745 CENTAURI	TAX SCHEDULE NO. 2701-354-31-005
SUBDIVISION PHIMPHIOGE	TAX SCHEDULE NO. <u>2701-354-31-005</u>
SUBDIVISION COMPLETED BY A	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _ 300 57 Ft
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S) 2775 59 Ft.
" OWNER ROLAND : ALLA REYNOLDS	NO. OF DWELLING UNITS
1) ADDRESS 745 CENTAMRI	BEFORE: AFTER: THIS CONSTRUCTION
ADDRESS 173 COUTHUR	NO. OF BLDGS ON PARCEL
	BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANTKEYSTONE CUSTOM Builders	USE OF EXISTING BLDGS Single From RESIDENCE
⁽²⁾ ADDRESS P.O. BOX 1807 GJ, CD 81502	DESCRIPTION OF WORK AND INTENDED USE:
•	REMODEL & ADDITION
TELEPHONE 273 1768	NEMICLE FROMITORSATIS
	all existing & proposed structure location(s), parking, setbacks to all ation & width & all easements & rights-of-way which abut the parcel.
"openy miles, myressiegress to the property, unveway for	ation & width & an easements & rights-or-way which abut the parter.
🖙 THIS SECTION TO BE COMPLETED BY CO	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘
ZONE <u>RSF-2</u>	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL)	Parking Req'mt
or $\underline{49}$ from center of ROW, whichever is greater	Special Conditions
Side <u>15'</u> from PL Rear <u>30</u> from P	Special Conditions
Maximum Height	CENSUS TRAFFIC ANNX#
	roved, in writing, by the Director of the Community Development cannot be occupied until a final inspection has been completed and ing Department (Section 305, Uniform Building Code).
ordinances, laws, regulations or restrictions which apply to action, which may include but not necessarily be limited	
Applicant Signature	Date 1/14/2000

Applicant Signature	Lelhunet	Date	
Department Approval <u>4/18/u</u>	Magon	Date 1/14/2000	
Additional water and/or sewer tap fee(s)	are required: VES	NO X WO NO.	
Utility Accounting	Insley		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

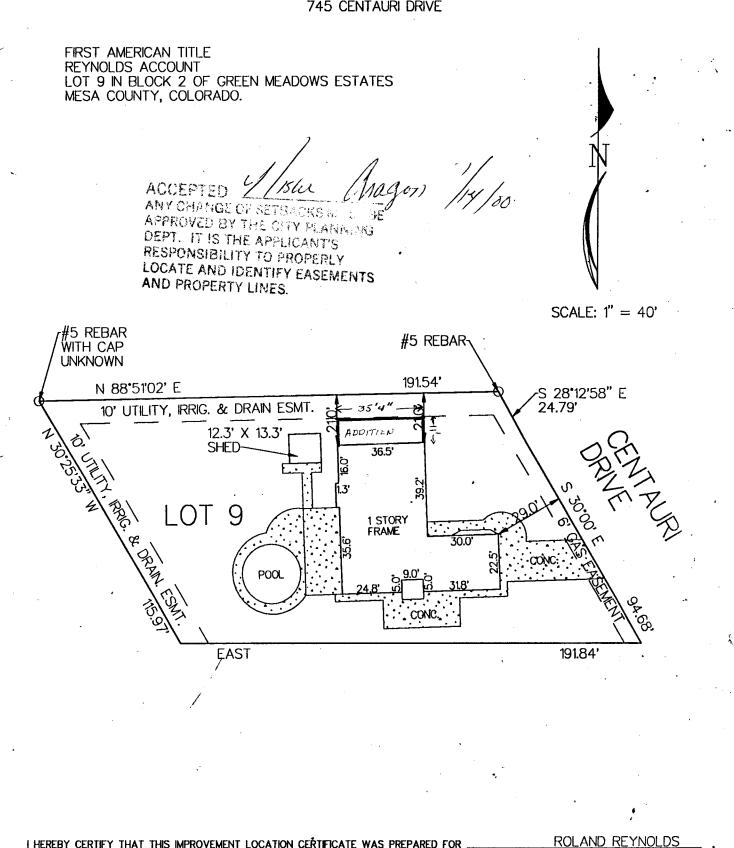
(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

745 CENTAURI DRIVE



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR . THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED OPON FOR THE ESTABLISH. OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL. 1/12/2000 _EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS THIS DATE, SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCENTIONS 11