

CASE #

C/5-2012-0073  
ROW-10781172  
TP-013109-02-72

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 5306 Tortuga Trail

LEGAL DESCRIPTION: Subdivision – Mount Bonnell Shores

Lot(s) 41 Block E Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/ Jim Bennett as authorized agent for Steve Bourne

affirm that on May 12, 2012, hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

A single family dwelling and deck providing a 43.6% impervious coverage on slopes of 0-15% gradient and on slopes of 25 to 35 % gradient

\_\_\_\_\_ in a LA \_\_\_\_\_ district.  
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The permit to construct this house, garage and carport was issued in 1990, and all inspections were completed. It would be unreasonable not to be able to replace the deck that has been in existence since 1990.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

Apparently the original permit that was issued in 1990 was in error, because the impervious cover did not comply with the LA requirements. The original permit does not mention the deck, however the tax department records (see exhibit A) indicate that the deck was constructed in 1990. The photograph history indicates that the deck was a part of the original construction. All the surveys indicate the existence of the deck.

- (b) The hardship is not general to the area in which the property is located because:

When the permit was applied for in 2011 the scope of work include replacement of the deck, however the verbiage was change to repair the deck (see exhibit B) the scope of work on the permit reads : remove siding and stucco, replace windows, waterproof, replace stucco and siding, Repair existing wood deck as needed on the existing single family home(see exhibit C).

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance will not change the character of the area because the deck has existed since 1990 and to replace the same deck in the same location would not be a change.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Dr.

City, State & Zip Austin, TX. 78748

Printed Jim Bennett Phone 282-3079 Date 5/11/12

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

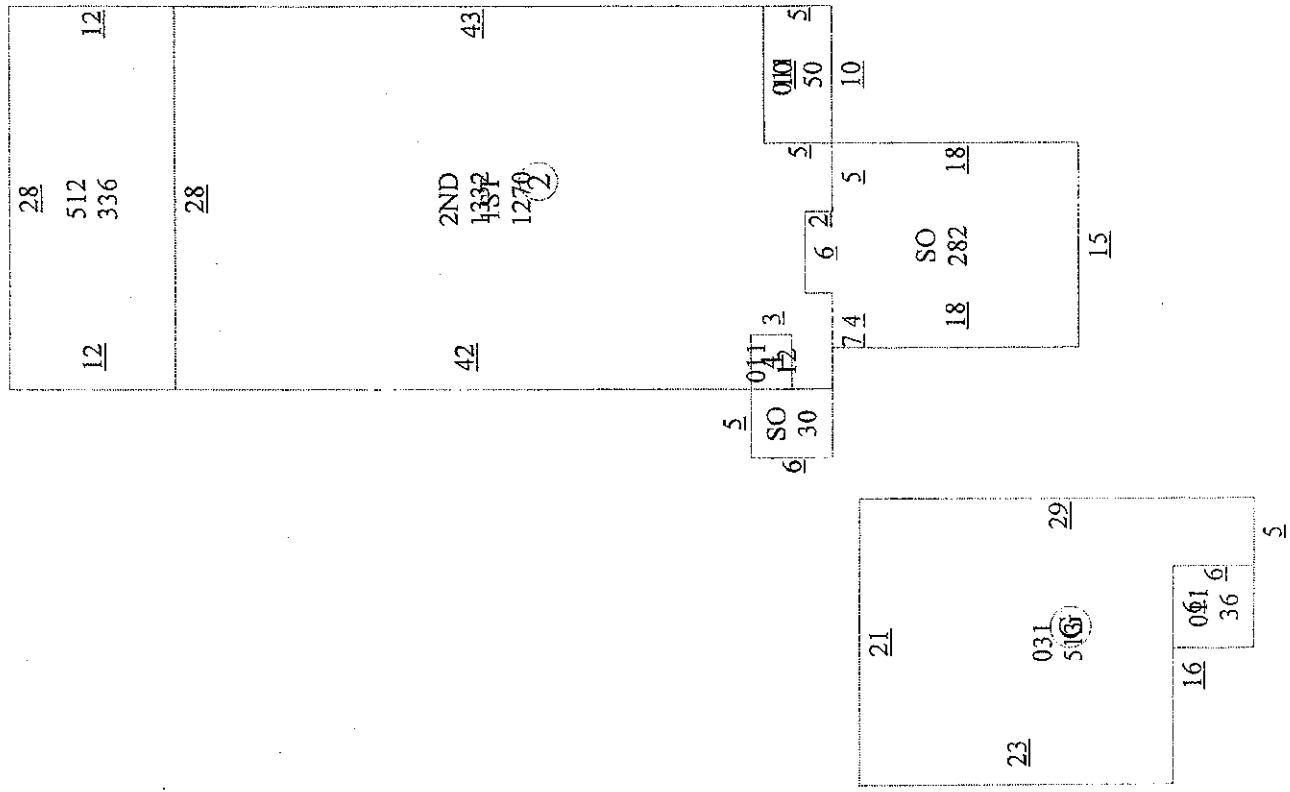
✓ Signed Steve Bourne Mail Address P.O. Box 8089

City, State & Zip Austin Texas 78713

Printed Steve Bourne Phone 512-373-9518 Date 5/11/12



PROPERTY ID AND LEGAL DESCRIPTION	TYPE	Real
LOT 41 BLKE MOUNT BONNELL SHORES SEC 2		
GEO ID : 0131090272		
REF ID1:		
REF ID2: 01310902720000		
SKETCH COMMANDS		
1ST	X U3DD,R4DD,U3,L4,U42,R28,D43,L10,D5	
	L5DD,U20M,L6,D2DD,L7	
2ND	XSU3,U3DD,U3DD,U42DD,R28DD,D43DD	
	D5DD,L10DD,L5DD,U2DD,U2DD,L6DD,D2DD,L7DD	
011	XL19DD,U6DD,R6,D6,L6DD	
011	XL18,U6DD,R10DD,D6,L10	
011	XU3,U3DD,R4DD,D3DD,L4DD	
031	XL29DD,U23,R21,D29,L5,U6DD,L16	
512	XU48,U12,R28,D12,L28DD	
SO	XL5,U6DD,R5DP,D6DD,L5DD	
SO	XD18/R3,U18,R4,U2DD,R6DD,D2DD,R5,D18	
	L15	
SKETCH INFORMATION		
TYPE	AREA	AD VALUE
1ST	1,270.0	70,142
2ND	1,332.0	66,210
011	36.0	384
011	50.0	534
011	12.0	128
031	513.0	11,028
512	338.0	2,435
SO	30.0	0
SO	282.0	0
	3,861.0	150,861



APPROVED

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "A"**

BP Number PR-11-025637 -RM  
Building Permit No. 11-025642 -BP  
Plat No. \_\_\_\_\_ Date 3-29-2011  
Reviewer BW

**PRIMARY PROJECT DATA**

0131090202720000

Service Address 5306 Tortuga Trail 78731-4520 Tax Parcel No. 126504  
Legal Description  
Lot 41 Block E Subdivision Mount Bonnell Shores Section 2 Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No.  
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

**Description of Work**

\_\_\_\_ New Residence  
\_\_\_\_ Duplex  
\_\_\_\_ Garage \_\_\_\_\_ attached \_\_\_\_\_ detached  
\_\_\_\_ Carport \_\_\_\_\_ attached \_\_\_\_\_ detached  
\_\_\_\_ Pool

☒ Remodel (specify) Remove Siding & Stucco - Replace Windows - Waterproof & Replace Stucco & Siding - Repair existing wood deck with new wood deck same size & shape  
\_\_\_\_ Addition (specify) \_\_\_\_\_  
\_\_\_\_ Other (specify) \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) LA

- Height of Principal building 24 ft. # of floors 2 Height of Other structure(s) 15 ft. # of floors 1

- Does this site currently have water and wastewater availability? ☒ Yes \_\_\_\_\_ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? \_\_\_\_\_ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? \_\_\_\_\_ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? \_\_\_\_\_ Yes ☒ No

Does this site front a paved street? \_\_\_\_\_ Yes \_\_\_\_\_ No A paved alley? \_\_\_\_\_ Yes ☒ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes \_\_\_\_\_ No

**VALUATIONS FOR REMODELS ONLY**

Building \$ 56,300  
Electrical \$ -0-  
Mechanical \$ -0-  
Plumbing \$ -0-  
Driveway/  
Sidewalk \$ -0-  
TOTAL \$ 56,300  
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY**

Lot Size \_\_\_\_\_ sq.ft.  
Job Valuation - Principal Building \$ \_\_\_\_\_  
(Labor and materials)  
Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
(Labor and materials)

**TOTAL JOB VALUATION**  
(sum of remodels and additions)  
\$ \_\_\_\_\_  
(Labor and materials)

**PERMIT FEES**  
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>/</u>	\$ <u>398.00</u>
Electrical	\$ <u>/</u>	\$ _____
Mechanical	\$ <u>/</u>	\$ _____
Plumbing	\$ <u>/</u>	\$ _____
Driveway & Sidewalk	\$ <u>/</u>	\$ _____
TOTAL	\$ <u>/</u>	\$ <u>398.00</u>

**OWNER / BUILDER INFORMATION**

OWNER	Name <u>Stephen F. Bourne &amp; Caryn R. Pollock</u>	Telephone (h) _____ (w) _____
BUILDER	Company Name <u>Mark Gault Company</u>	Telephone <u>328-2273</u>
	Contact/Applicant's Name <u>Don Wheeler</u>	cell Pager <u>625-5251</u>
		FAX <u>328 9111</u>
DRIVEWAY/ SIDEWALK	Contractor <u>N/A</u>	Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____ Address _____ City _____ ST _____ ZIP _____	Telephone _____

You would like to be notified when your application is approved, please select the method:

\_\_\_\_ telephone ☒ e-mail: donwheeler@mgault.com

You may check the status of this application at [www.ci.austin.tx.us/development/permits.htm](http://www.ci.austin.tx.us/development/permits.htm)

Exhibit B



# City of Austin BUILDING PERMIT

PERMIT NO: 2011-025642-BP  
5306 TORTUGA TRL

Type: RESIDENTIAL Status: Active  
Issue Date: 03/29/2011 EXPIRY DATE: 09/25/2011

LEGAL DESCRIPTION	SITE APPROVAL	ZONING LA
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PROPOSED OCCUPANCY:	WORK PERMITTED: Repair	ISSUED BY: Zulema Flores
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Remove siding and stucco, replace windows, waterproof, replace stucco & siding. Repair existing wood deck as needed on the existing single family residence.

**Permits/Approved plans must be posted on Jobsite. A layout inspection/Pre-con must be made prior to beginning construction.**

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
Remodel: 2,602	Tot Val Rem: \$56,300.00		435		2	1	
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		
				0	n/a		

<b>Contact</b> Applicant, Mark Gault Homes, Inc. (GC record) General Contractor, Mark Gault Homes, Inc. (GC record).	<b>Phone</b> (512) 328-2233 (512) 328-2233	<b>Contact</b> Owner, SEDENO, JORGE A	<b>Phone</b> ( ) -
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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	398.00	3/29/2011						
<b>Fees Total:</b>	<b>398.00</b>							

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

<b>Inspection Requirements</b> Building Inspection
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All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b>
Residential Zoning Review
Date: 03/29/2011 Reviewer: Bryan Walker

By Accepting Or Paying For This Permit You are Declaring That You are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

*Exhibit c*

**TOTAL IMPROVEMENTS - 3293.15 SQ. FT.**  
**TOTAL LOT AREA - 7937.77 SQ. FT.**  
**IMPERVIOUS COVERAGE = 41.49%**



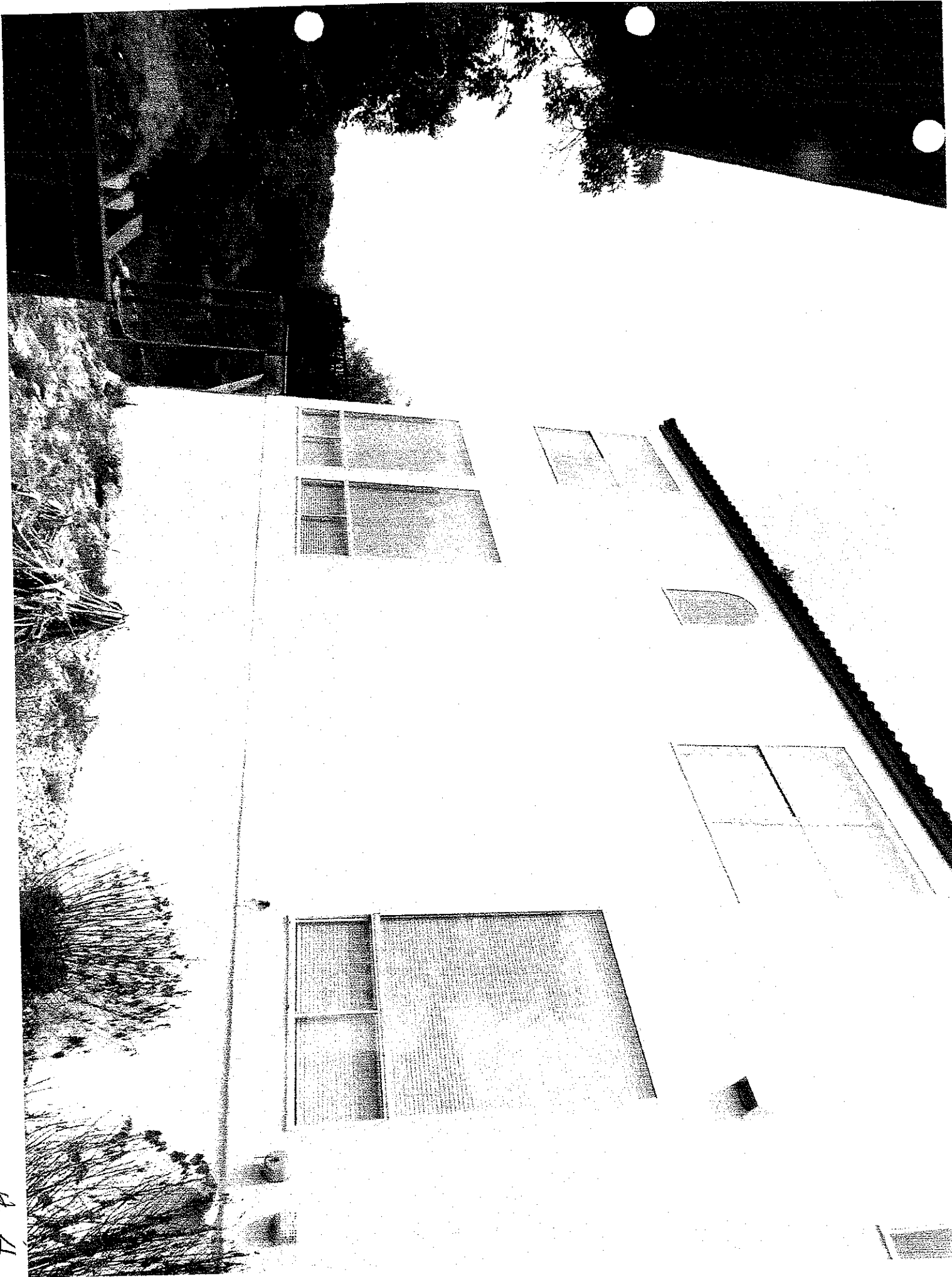


#1

#2

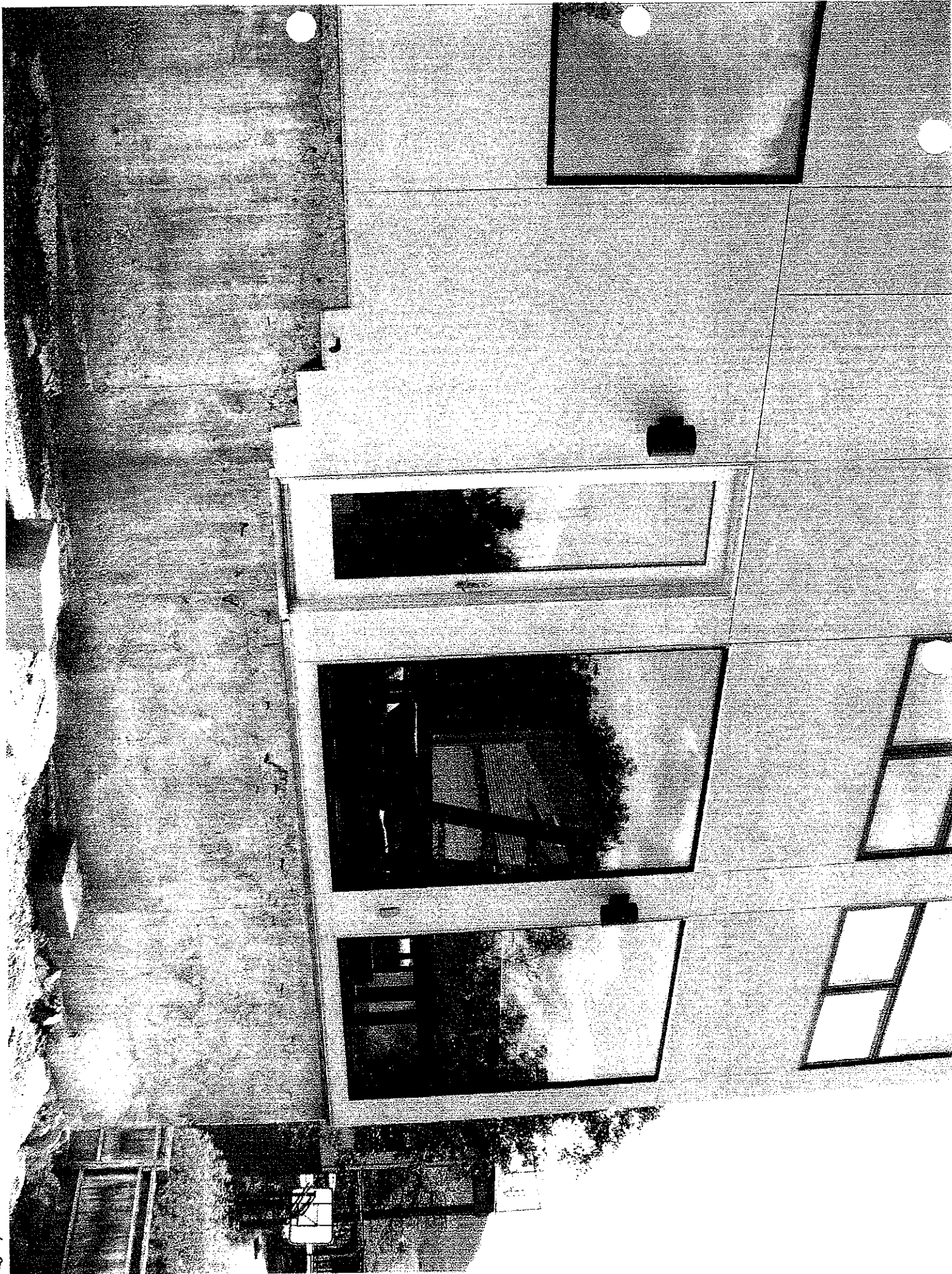






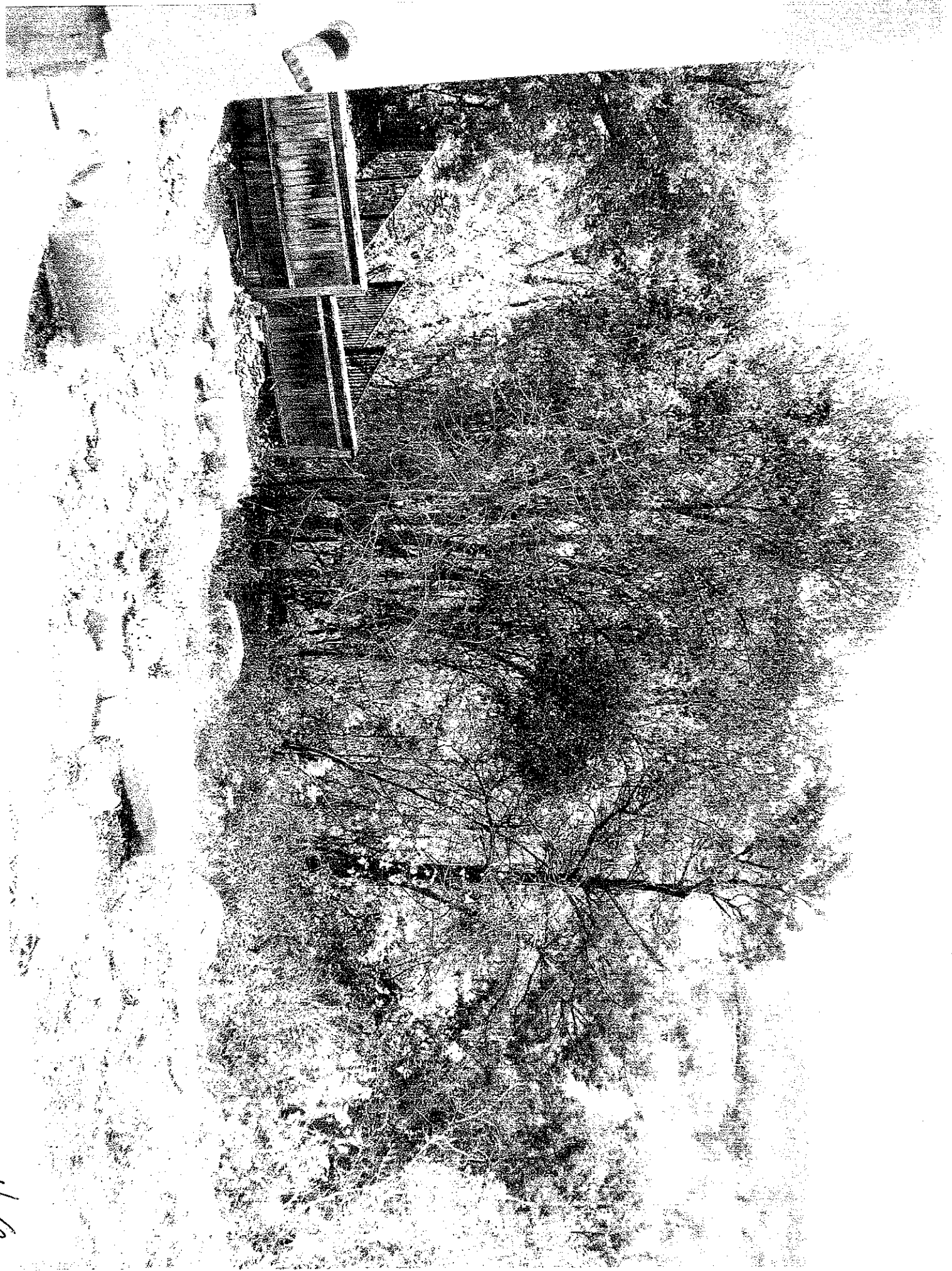
#-4





#5

97



STEVE BOURNE  
3306 TORTUGA TRAIL  
LOT 41, BLOCK E  
MOUNT BONNELL SHORES  
SECTION 2  
VOLUME 80, PAGES 325-327,  
AUSTIN, TRAVIS COUNTY, TEXAS

RESTRICTIONS:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

PAGE 1 OF 2

SURVEY DATE	06/25/2012
TITLE NO.	-
GE. NO.	-
JOB NO.	A040312
FILED BY	EANNON HORTON
CALC. BY	CHRIS ZOTTER
DRAWN BY	DAMIAN SMITH
RPLS CHECK	EDWARD RUMSEY

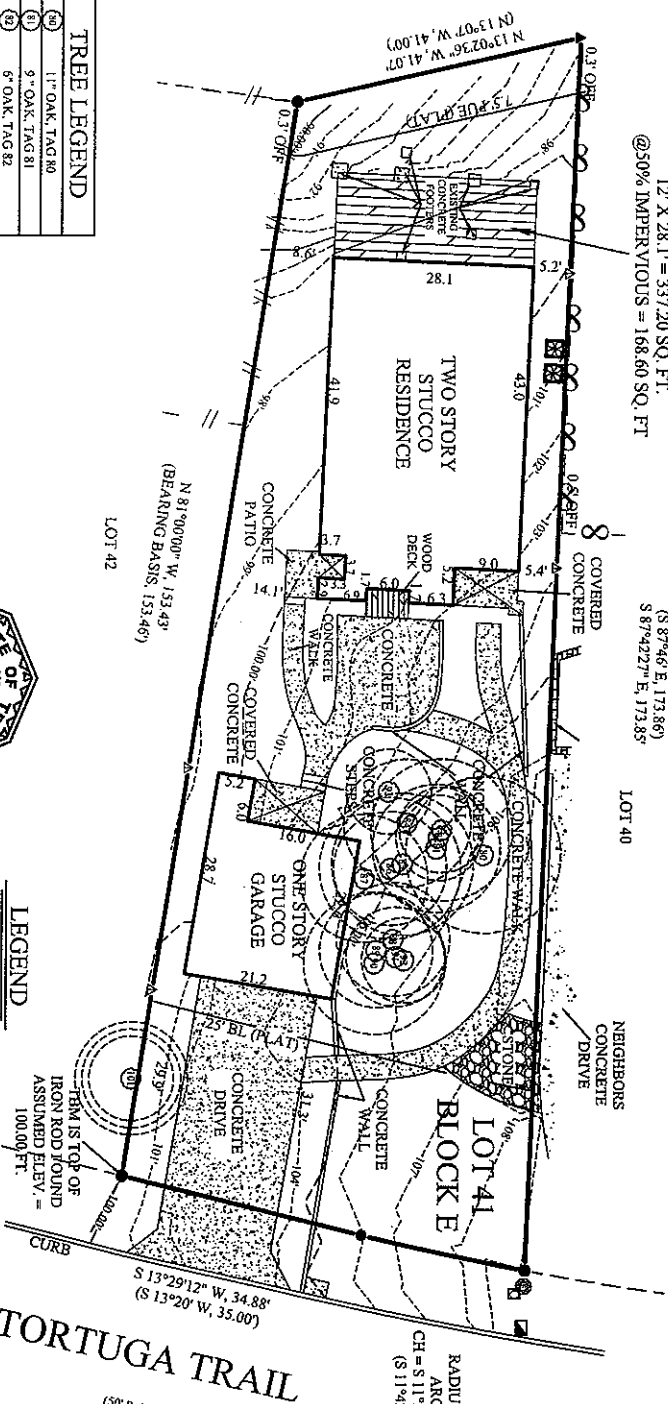
**ALLSTAR**  
Land Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
WWW.ALLSTARLANDSURVEYING.COM

\*\*\*IMPERVIOUS COVERAGE\*\*\*  
TOTAL IMPERVIOUS COVER WITH DECK REMOVED - 3293.15 SQ. FT. = 41.49 %  
TOTAL IMPERVIOUS COVER WITH REPLACEMENT DECK - 3461.75 SQ. FT. = 43.61 %

PROPOSED REPLACEMENT DECK  
12' X 28.1' = 337.20 SQ. FT.  
@50% IMPERVIOUS = 168.60 SQ. FT.

(S 87°46' E, 173.86')  
(S 87°42'27" E, 173.85')

LOT 40



TREE LEGEND

(30)	11" OAK, TAG 80
(31)	9" OAK, TAG 81
(32)	6" OAK, TAG 82
(33)	6' 10" OAK, TAG 83
(34)	9" OAK, TAG 84
(35)	10" OAK, TAG 85
(36)	8' 10" OAK, TAG 86
(37)	9" OAK, TAG 87
(38)	8" OAK, TAG 88
(39)	8" OAK, TAG 89
(40)	10" OAK, TAG 90
(41)	7" OAK, TAG 91
(42)	6" OAK, TAG 92
(43)	6" OAK, TAG 93
(44)	6' 7" 7" OAK, TAG 101

TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



LEGEND

- PK NAIL FOUND IN STONE
- 600 NAIL SET FOR POINT ON LINE
- 1/2" ROD FOUND
- WOOD FENCE
- BUILDING LINE
- PUE
- PUBLIC UTILITY ESENT
- RECORD INFORMATION
- WATER METER
- CABLE RISER
- ELECTRIC MANHOLE
- AIR CONDITIONER
- OUTSIDE OF SUBJECT BOUNDARY

\*\*\*IMPERVIOUS COVERAGE\*\*\*  
STRUCTURES - 1799.71 SQ. FT.  
STONE - 105.75 SQ. FT.  
WOOD - 115.87 SQ. FT.  
CONCRETE - 1315.82 SQ. FT.  
TOTAL IMPROVEMENTS - 3293.15 SQ. FT.  
TOTAL LOT AREA - 7931.77 SQ. FT.  
IMPERVIOUS COVERAGE = 41.49%

SCALE 1"=20'

STEVE BOURNE  
5306 TORTUGA TRAIL,  
LOT 41, BLOCK E  
MOUNT BONNELL SHORES  
SECTION 2,  
VOLUME 80, PAGES 325-327,  
AUSTIN, TRAVIS COUNTY, TEXAS

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THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY NOT BE GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

## PAGE 2 OF 2

SURVEY DATE	06/25/2012
TITLE CO.	
G.F. NO.	
JOB NO.	A0403112
FILED BY	EANON HORTON
CALC. BY	CHRIS ZOTTER
DRAWN BY	DAMIAN SMITH
RELS CHECK	EDWARD RUNSEY

**ALLSTAR**  
Land Surveying

9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
WWW.ALLSTARLANDSURVEYING.COM

## CURRENT IMPERVIOUS COVER

SLOPE RANGE	LOT AREA IN SLOPE RANGE (F <sup>2</sup> )	LOT AREA IN SLOPE RANGE (F <sup>2</sup> )	IMPERVIOUS COVER ALLOWANCE (F <sup>2</sup> )	IMPERVIOUS COVER ALLOWANCE (F <sup>2</sup> )	IMPERVIOUS COVER IN THIS SLOPE RANGE (F <sup>2</sup> )	IMPERVIOUS COVER IN THIS SLOPE RANGE (%)
0 - 15%	88,29%	7008.26	33.00%	2452.87	3293.15	46.99%
15 - 25%	0	0	10.00%	0	0	0
25 - 35 %	11.71%	929.51	5.00%	46.48	0	0
ENTIRE LOT (TOTAL)	100%	7937.77	31.49%	2499.35	3293.15	41.49%

## PROPOSED IMPERVIOUS COVER

SLOPE RANGE	LOT AREA IN SLOPE RANGE (F <sup>2</sup> )	LOT AREA IN SLOPE RANGE (F <sup>2</sup> )	IMPERVIOUS COVER ALLOWANCE (F <sup>2</sup> )	IMPERVIOUS COVER ALLOWANCE (F <sup>2</sup> )	IMPERVIOUS COVER IN THIS SLOPE RANGE (F <sup>2</sup> )	IMPERVIOUS COVER IN THIS SLOPE RANGE (%)
0 - 15%	88.29%	7008.26	33.00%	2452.87	3347.15	47.76%
15 - 25%	0	0	10.00%	0	0	0
25 - 35 %	11.71%	929.51	5.00%	46.48	114.60	12.33%
ENTIRE LOT (TOTAL)	100%	7937.77	31.49%	2499.35	3461.75	43.61%



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED  
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE  
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE  
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO  
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS  
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.





# City of Austin BUILDING PERMIT

PERMIT NO: 1990-009891-BP  
5306 TORTUGA TRL

Type: RESIDENTIAL Status: Final  
Issue Date: 04/10/1990 EXPIRY DATE: 08/29/1990

LEGAL DESCRIPTION		SITE APPROVAL		ZONING			
PROPOSED OCCUPANCY: Two Story Residence		WORK PERMITTED: New		ISSUED BY:			
TOTAL SQFT	VALUATION Tot Job Val: \$105,840.00	TYPE CONST.	USE CAT. 101	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE	

--	--	--	--	--	--	--	--

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	277.00	4/10/1990	Building Permit Fee	20.00	4/10/1990	Electrical Permit Fee	148.00	5/1/1990
Mechanical Permit Fee	85.00	5/4/1990	Plumbing Permit Fee	91.00	4/12/1990			
<b>Fees Total:</b>		<b>621.00</b>						

Inspection Requirements			
Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sewer Tap Inspection	Sidewalks Inspection	Water Tap Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.  
**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b> Water Tap#G-51714 W&Vw#123908 Rein Fee Fr 5-29-90 Rd.Pd Rein Fr 7-17-90*** Ug
--

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

PERMIT NO: 1990-009894-BP

5306 TORTUGA TRL

Type: RESIDENTIAL

Status: Final

Issue Date: 04/10/1990

EXPIRY DATE: 08/24/1990

LEGAL DESCRIPTION				SITE APPROVAL		ZONING		
PROPOSED OCCUPANCY: Add Detached Garage Residence		WORK PERMITTED: New			ISSUED BY:			
TOTAL SQFT	VALUATION Tot Job Val: \$16,170.00		TYPE CONST.	USE CAT. 438	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE		

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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	31.00	4/10/1990	Electrical Permit Fee	31.00	5/1/1990			
<b>Fees Total:</b>	<b>62.00</b>							

<b>Inspection Requirements</b>	
Building Inspection	Mechanical Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<b>Comments</b>
-----------------

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.