

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 8, 2013

CASE NUMBER: C15-2013-0023

<input checked="" type="checkbox"/> Y	Jeff Jack	
<input checked="" type="checkbox"/> Y	Michael Von Ohlen	Motion to Grant the fence variance and PP Gazebo
<input checked="" type="checkbox"/> Y	Nora Salinas	
<input checked="" type="checkbox"/> Y	Bryan King	
<input checked="" type="checkbox"/> Y	Fred McGhee	
<input checked="" type="checkbox"/> Y	Melissa Hawthorne	
<input checked="" type="checkbox"/> Y	Sallie Burchett	
<input type="checkbox"/> -	Cathy French (SRB only)	

OWNER/APPLICANT: EFREN E. MERCADO JR.

ADDRESS: 12509 CORTARO CV

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 3 feet 8 inches in order to maintain an accessory structure (gazebo/cabana) for a single-family residence in an "SF-2", Single-Family Residence zoning district.
Postpone to May 13, 2013

The applicant has requested a variance to increase the maximum height of a solid fence requirement of Section 25-2-899 (D) from 6 feet to 7 feet 4 inches at the highest point in order to maintain a solid fence for a single-family residence in an "SF-2", Single-Family Residence zoning district. **Granted**

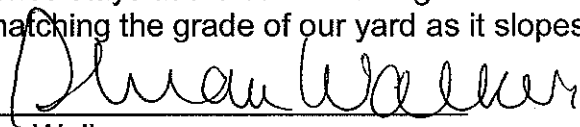
BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant height of fence and Postpone to May 13, 2013 for side street setback for gazebo, Board Member Melissa Hawthorne second on a 7-0 vote; **GRANTED HEIGHT OF FENCE AND POSTPONED TO MAY 13, 2013 FOR SIDE STREET SETBACK FOR GAZEBO.**

FINDING:

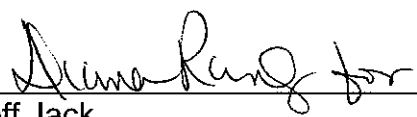
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: property on Cortaro Cove is a corner lot with active foot traffic along Buckshot Trail, property has a swimming pool, hot tub and electrical box which are potential hazards
2. (a) The hardship for which the variance is requested is unique to the property in that: the yard on Cortaro Cove slopes to the back of the yard dropping approximately 16 inches the last 20 feet, property has a swimming pool, hot tub and electrical box which are potential hazards

(b) The hardship is not general to the area in which the property is located because: other lots in Los Indios Phase A do not have the same property grade issues that our house exhibits

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 fence stays at the constant height at the top and the length variance is due to matching the grade of our yard as it slopes





Susan Walker
Executive Liaison

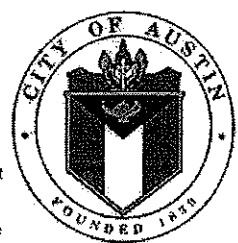


Jeff Jack
Chairman



 SUBJECT TRACT
 ZONING BOUNDARY

CASE#: C15-2013-0023
LOCATION: 12509 CORTARO COVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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- and:

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Case Number: C15-2013-0023 - 12509 Cortaro Cove
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 8th, 2013

Bryan Thornhill
Your Name (please print)

☒ I am in favor
☐ I object

8004 Fiero Ct ATX 78729
Your address(es) affected by this application

B. Fiero 3/30/13
Signature Date

Daytime Telephone: *512-294-2960*

Comments: *We feel that the gazebo is in good taste. It's mostly hidden by the fence, so it's not an eyesore. Also, we prefer houses with pools have a taller fence, so we're ok with the taller fence.*

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 8th, 2013

Todd M. Wiese
 Your Name (please print) ☒ I am in favor
☐ I object

12501 Cortaro Cove
 Your address(es) affected by this application

Todd Wiese 4/1/2013
 Signature Date

Daytime Telephone: (512) 680-9081

Comments: _____

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Public Hearing: Board of Adjustment, April 8th, 2013

CHARLOTTE J. CHAMBER
 Your Name (please print)

☒ I am in favor
☐ I object

7911 DETROIT AVE AUSTIN 78729
 Your address(es) affected by this application

Charlotte Chamber 4/2/13
 Signature Date

Daytime Telephone: 512-350-3686

Comments: I have seen the property
of fence behind both houses
Dr Co Mo

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 8th, 2013

Brandy Hohman
 Your Name (please print)

Boos Buckshot II

Your address(es) affected by this application

Shirley Hoffman 4.06.13
 Signature Date

Daytime Telephone: 512-335-7726

Comments: it presents no problem for her

If you use this form to comment, it may be returned to:

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 Susan Walker
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☒ I am in favor
☐ I object

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Public Hearing: Board of Adjustment, April 8th, 2013

LAURENCE E. COVATNEY

☒ I am in favor
☐ I object

6003 Bucksaw TR.

Your address(es) affected by this application

Susan Walker

Signature

Date

Daytime Telephone: 512-331-0621

3-29-13

Comments: THIS VARIANCE WILL NOT AFFECT

THE CHARACTER OR VALUE OF THE

LOS INVADIS NEIGHBORHOOD.

THE PROPERTY AT 12508 CORTARO

COVE IS ONE OF THE BEST KEPT AND

APPEARING IN THE AREA,

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Public Hearing: Board of Adjustment, April 8th, 2013

Alvan Brown
 Your Name (please print)

☒ I am in favor
☐ I object

8008 Bockshot Trl Austin, TX 78729
 Your address(es) affected by this application

Alan J Brown 4/6/2013
 Signature Date

Daytime Telephone: 785-633-1733

Comments: I like the new fence and cabana, and I
feel that it adds character to our neighborhood.

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Public Hearing: Board of Adjustment, April 8th, 2013

Jacqueline M. Zaydel
 Your Name (please print)

☐ I am in favor
☒ I object

7904 Petaca Trail Austin, TX. 78729
 Your address(es) affected by this application

[Signature] Signature
512-699-6212 Daytime Telephone

4/2/13 Date

Comments: I object to increasing Max
force height and will be inconsistent
with all existing & privacy
zoning; will be unappealing
& potentially affect people
of homes that are in close
proximity

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Public Hearing: Board of Adjustment, April 8th, 2013

Peggy Wohlgemuth
 Your Name (please print) ☒ I am in favor
☐ I object

7915 Petaca Tr Austin, TX 78729
 Your address(es) affected by this application

Peggy Wohlgemuth 4/3/13
 Signature Date

Daytime Telephone: 512-258-5033

Comments: The fence and gates are
attractive and well designed,
causing no problems in this
neighborhood. I like it
opposite the height of the
fence since the backyard has
a stunning pool, this should
be given extra safety.

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Public Hearing: Board of Adjustment, April 8th, 2013

Your Name (please print)

APRICIA STEVENS

☒ I am in favor
☐ I object

Your address(es) affected by this application

P. Stevens

4-4-13

Signature

Date

Daytime Telephone: 512-653-7383

Comments: The Fence + gazebo are a drastic improvement. The current hedges take care of this yard + they have unlike the previous ones. The current hedges are the changes they made are a welcome improvement. The gazebo is beautiful + I have no problem with the fence height. It looks great too. Please leave it like it is. I love having just the gazebo.

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For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2013-0023 - 12509 Cortaro Cove
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 8th, 2013

GREG Sims

Your Name (please print)

☒ I am in favor
☐ I object

12501 DRD Valley Trail Austin TX 78725

Your address(es) affected by this application

[Signature]

Signature

4-1-13

Date

Daytime Telephone: 512-299-8330

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

LEGEND

- 1/2" REBAR FOUND
- WOOD FENCE
- BUILDING LINE
- PUBLIC UTILITY EXMT
- RECORD INFORMATION
- ELECTRIC TRANSFORMER ON PAD
- ELECTRIC MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- AIR CONDITIONER
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY

CORTARO COVE
(50' R.O.W.)

RADIUS = (13.00')
ARC = 23.52'
CH = N 63°05'04" E, 21.18'
(N 62°50'55" E, 21.21')

RADIUS = (173.00')
ARC = 19.34'
CH = N 20°21'00" E, 19.53'
(N 20°21'00" E, 19.64')



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
boundary lines, building lines and easements as per plat.

Dennis R. Rust

LOT 24
N 63°23'38" W, 105.66'
(BEARING BASIS, 105.67')

LOT 2

LOT 1

S 29°57'38" W, 82.87'
(S 29°37'30" W, 82.77')

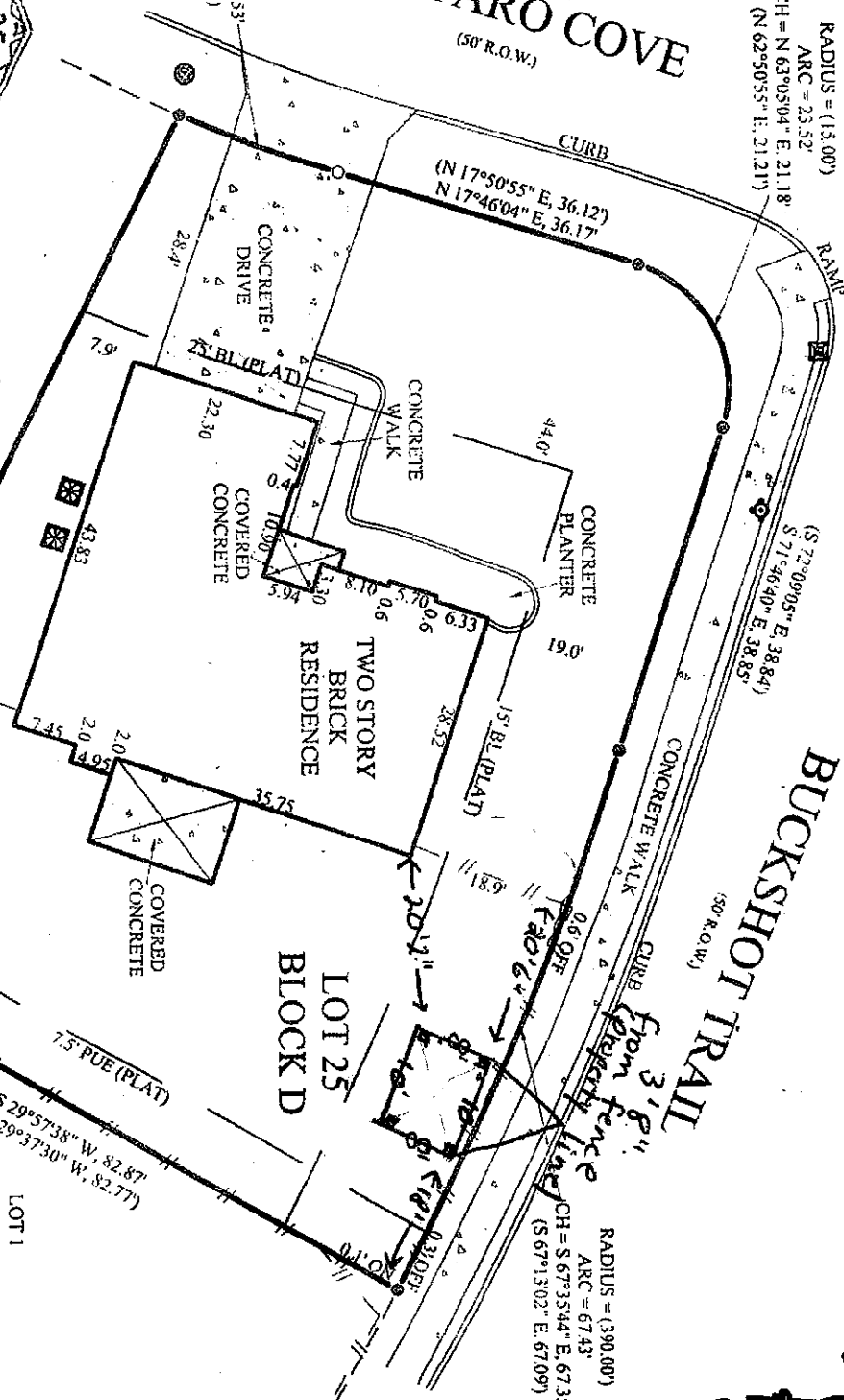
LOT 25
BLOCK D

BUCKSHOT TRAIL
(50' R.O.W.)

C 15-2013-0023

SCALE 1"=20'

RADIUS = (390.00')
ARC = 67.43'
CH = S 67°35'44" E, 67.35'
(S 67°15'02" E, 67.09')



If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2013-0023
ROW # 10911802

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

*WCAAD-Owner's
list
attached*

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

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

STREET ADDRESS: 12509 Cortaro Cv, Austin, TX 78729

LEGAL DESCRIPTION: Subdivision - LOS INDIOS _____

Lot(s) 25 Block D Outlot _____ Division PHASE A

I/We Efren Mercado on behalf of myself/ourselves as authorized agent for

Efren Mercado affirm that on February 11, 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL x MAINTAIN

Privacy Fence E Side Street Setback
5'7"4" at max height 3'8"

in a SF-2 district.
(zoning district)

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:

FENCE: Our property on Cortaro Cv is a corner lot with active foot traffic along Buckshot Trail. The property has a swimming pool, hot tub and electrical box which are potential hazards. There are many kids in the neighborhood with Pond Springs Elementary and VIP Preschool (located on adjoining lot), so accessibility to the back yard is a big concern.

ADDITIONAL STRUCTURE: The gazebo/cabana was built by Southern Outdoor Appeal (referred hereon as SOA). SOA spoke with the City of Austin regarding the permitting of the structure before construction and because the structure is 80 sq ft, well under the 200 sq ft guideline in R105.2, no permit was required. The City of Austin residential planning review board did not mention anything about setback or other details during that time.

HARDSHIP:

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

FENCE: The yard on Cortaro Cv (running along Buckshot Trail), slopes to the back of the yard dropping approximately 16 inches the last 20 feet. The sidewalk along Buckshot Trail, has a raised portion (pushed up by tree root) by 12 inches. This adversely affects the privacy of the property with a standard 6' fence.

ADDITIONAL STRUCTURE: The current position of the gazebo/cabana was determined due to various factors that prohibited building on alternative locations in the backyard. Various factors such as the grade of the property (15" drop off from house to back fence), existing trees, existing shed, electrical box and plumbing for the pool made its current position the only possible choice.

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

FENCE: Other lots in Los Indios Phase A do not have the same property grade issues that our house exhibits. In addition, many of the homes in the area have pools that are not as highly accessible as our home.

ADDITIONAL STRUCTURE: Our backyard slopes down from house to back of the property by as much as 15" in some areas. Also the yard has extensive underground plumbing, electrical box and existing storage shed on the right hand side of the yard (opposite the gazebo/cabana).

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 fence stays at a constant height at the top and the length variance is due to matching the grade of our yard as described above.

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:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

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:

<p>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.</p>

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 _____ Mail Address 12509 Cortaro Cove _____

City, State & Zip Austin, TX 78729

Printed Efren Mercado Phone 512-567-0822 Date 02/11/2013

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 _____ Mail Address 12509 Cortaro Cove

City, State & Zip Austin, TX 78729

Printed Efren Mercado Phone 512-567-0822 Date 02/11/2013

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

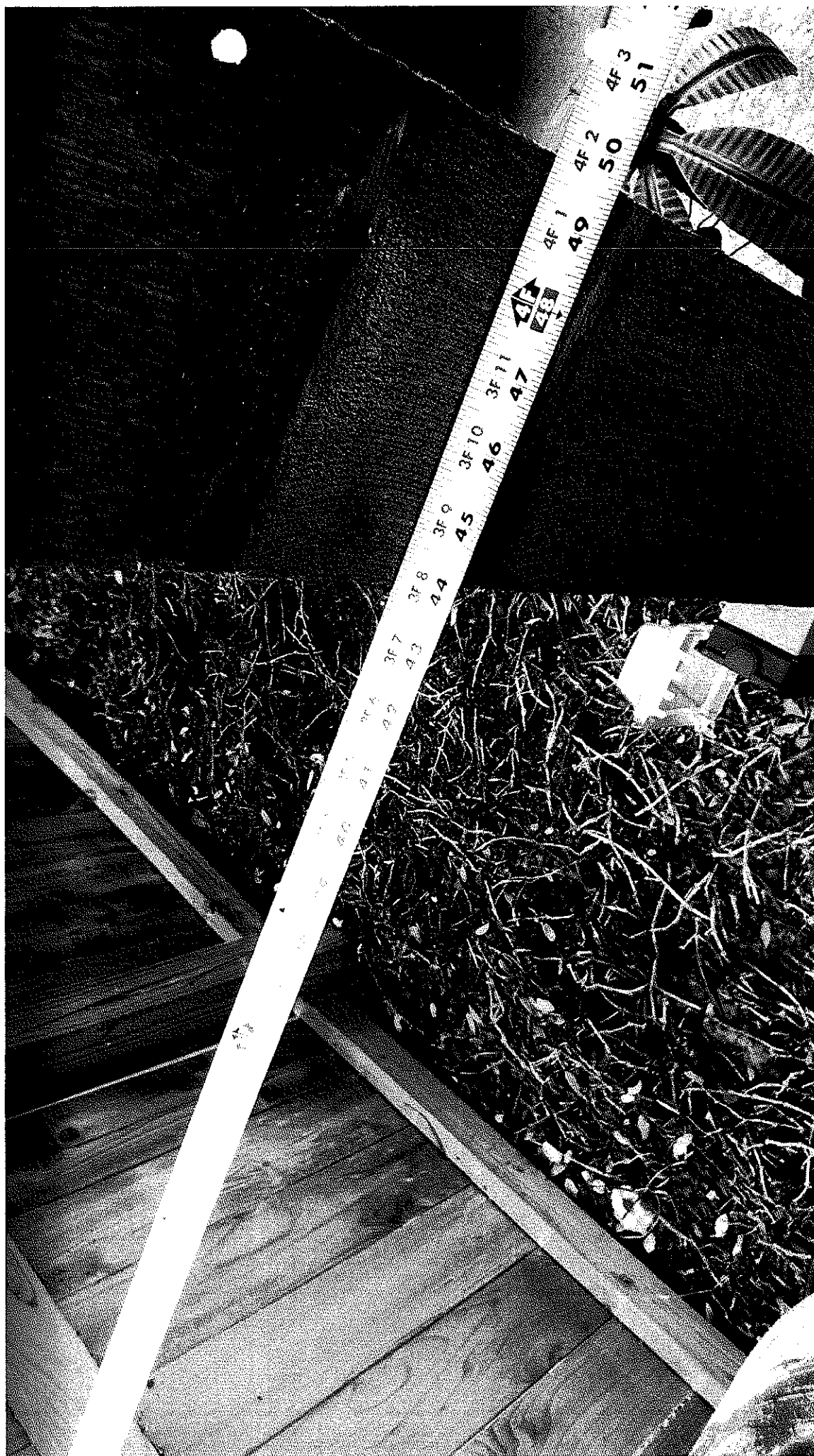
General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.



VANESSA WOODSON	12502 CORTARO COVE	Vanessa Woodson
Lori Wiese	12501 Cortaro Cove	L. Wiese
Todd Wiese	12501 Cortaro Cove	Todd Wiese

Bruce Kimball
Efren Mercado
12509 Cortaro Cove
Austin Texas 78729

To Board of Adjustments

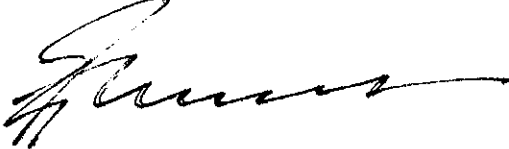
Attached please find a copy of a letter that we personally took to all the neighbors in our neighborhood.

We, personally spoke to each of them and explained the situation. Many of them have been to our house previously and have been pleased with the work we have done to improve our home and property.

All these good folks agreed that the fence and additional structure add to our neighborhood. As many of these are also good friends and attend our parties here, they are happy with the structure and see no problems with its placement.

They, and we, the owners of the property in question ask that you grant the variance for both the fence and additional structure.

Thank you,

A handwritten signature in black ink, appearing to read 'Efren Mercado', with a long horizontal flourish extending to the right.

Efren Mercado

A handwritten signature in black ink, appearing to read 'Bruce Kimball', with a stylized, cursive script.

Bruce Kimball

Regarding Property at 12509 Cortaro Cove Austin Texas 78729

We, the undersigned are neighbors of Efren Mercado and Bruce Kimball who are owners of property at 12509 Cortaro Cove.

We are aware of their request for a variance for both their fence (height) and other structure/gazebo (distance from property line). We would like it known that we do not oppose this request and ask the city of Austin to grant their request

Property Owner and Address

Signature

Tanner Sandlin 8006 Buckshot Trail	Tanner Sandlin
Naddy Sandlin 8006 Buckshot Trail	Naddy Sandlin
Nicholas Watson 8004 Buckshot Trail	Nicholas Watson
Adriana Russell 8002 Buckshot Trail	Adriana Russell
Patti Stewens 8000 Buckshot Tr.	Patti Stewens
Brenda J. Hohman 8005 Buckshot Tr.	Brenda J. Hohman
Adrian Brown 8008 Buckshot Tr.	Adrian Brown
Tamara + Brown 8008 Buckshot Tr.	Tamara + Brown
Ted + Beverly Wendlandt 7903 Buckshot Tr.	Ted + Beverly Wendlandt
Mike + Emma Wilson 8007 Buckshot Tr.	Mike + Emma Wilson
James Harty 12505 Cortaro Cv	James Harty
BRIAN MACCLERY 7802 BUCKSHOT TR	Brian Macclery
DUC V TRAN MD 79600 BUCKSHOT TRI.	Duc V Tran
Lawrence E. Courtney 8003 BUCKSHOT TR.	Lawrence E. Courtney
JAMES BURKE 7902 BUCKSHOT TRAIL	James Burke

Beverly Miller-Krohn	8008 Petaca Cv.	Beverly Miller-Krohn
Matthew Krohn	8008 Petaca Cv	Matthew Krohn
Joseph Willhite	8010 Petaca Cv.	Joseph Willhite
Christy Willhite	8010 Petaca Cove	Christy Willhite
Kim Nielsen	8013 Petaca Cove	Kim Nielsen
Mitch Nielsen	8013 Petaca Cove	Mitch Nielsen
Scott Nannen	8014 Petaca Cove	Scott Nannen
Robert Eklund	8012 Petaca Cove	Robert Eklund
Rodney Moeller	8005 Petaca Tr.	Rodney Moeller
MIKE HAMMILL	8003 " "	MIKE HAMMILL
Chip Rhea	8000 Petaca Tr.	Chip Rhea
DEBBIE RHEA	8000 Petaca Tr.	DEBBIE RHEA
Michael Czyst	8002 Petaca Tr	Michael Czyst
Clara Czyst	8002 Petaca Tr	Clara Czyst
Aaron Webb	8004 Petaca Tr	Aaron Webb
James (P.S.)	12604 Oak Valley Tr	James (P.S.)
Jennifer Lama	7910 Petaca Cv	Jennifer Lama
Donna Benner	7908 Petaca Trail	Donna Benner
Mark W. Dunsen	7915 Petaca Tr	Mark W. Dunsen
Peggy Wohlgenuth	7915 Petaca Tr	Peggy Wohlgenuth
ROBERT G. HUSE	7902 PETACA TR	ROBERT G. HUSE
Betty Houser	8000 Fiero Cove	Betty Houser
Charlotte Carter	7911 Petaca Tr	CHARLOTTE J. CARTER

April Walker 12600 Oro Valley Trl April Walker
Lusiana Hume 12510 Oro Valley Trail
Hanna 12510 Brown 12510 TRAIL ART
Tom Sjogardsmo 12500 Cortaro Cove Tom Sjogardsmo
Juanita Jacobs VIP Preschool Juanita Jacobs
Henry Jacobs 12507 Cortaro Cv Henry Jacobs
Citrus Mexicana 12504 Cortaro Cv

VANESSA WOODSON	12502 CORTARO COVE	Vanessa Woodson
Lori Wiese	12501 Cortaro Cove	Lori Wiese
Todd Wiese	12501 Cortaro Cove	Todd Wiese

EFREN E. MERCADO
12509 CORTARO COVE
LOT 25, BLOCK D,
CABINET E, SLIDES 227-23,
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.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. F.I.M. MAP NO.: 48491C0335 C
PAVED: 0325 C
DATED: SEPTEMBER 27, 1991
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD-PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SURVEY DATE: MAY 11, 2007

TITLE CO.

G.E. NO.

J.B. NO.

ADDED BY

PAID BY

DRAWN BY

CHECKED BY

RPLS CHECK

DENNIS RUST

05/09/2007

05/11/2007

05/11/2007

05/11/2007

05/11/2007

05/11/2007

05/11/2007

05/11/2007

05/11/2007

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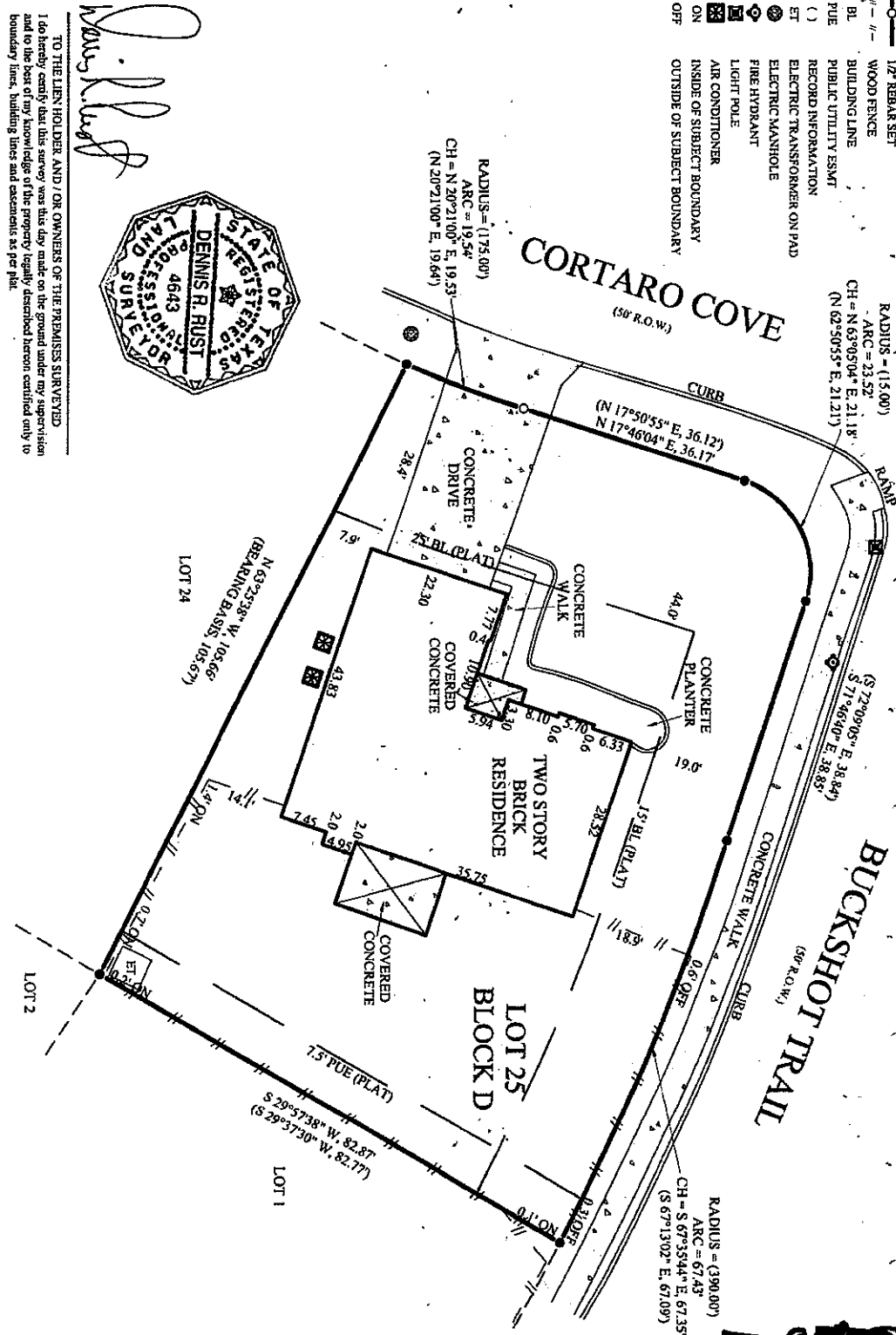
ALLSTAR
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

LEGEND

- 1/2" REBAR FOUND
- WOOD FENCE
- BUILDING LINE
- PUBLIC UTILITY ESMF
- RECORD INFORMATION
- ELECTRIC TRANSFORMER ON PAD
- ELECTRIC MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- AIR CONDITIONER
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY

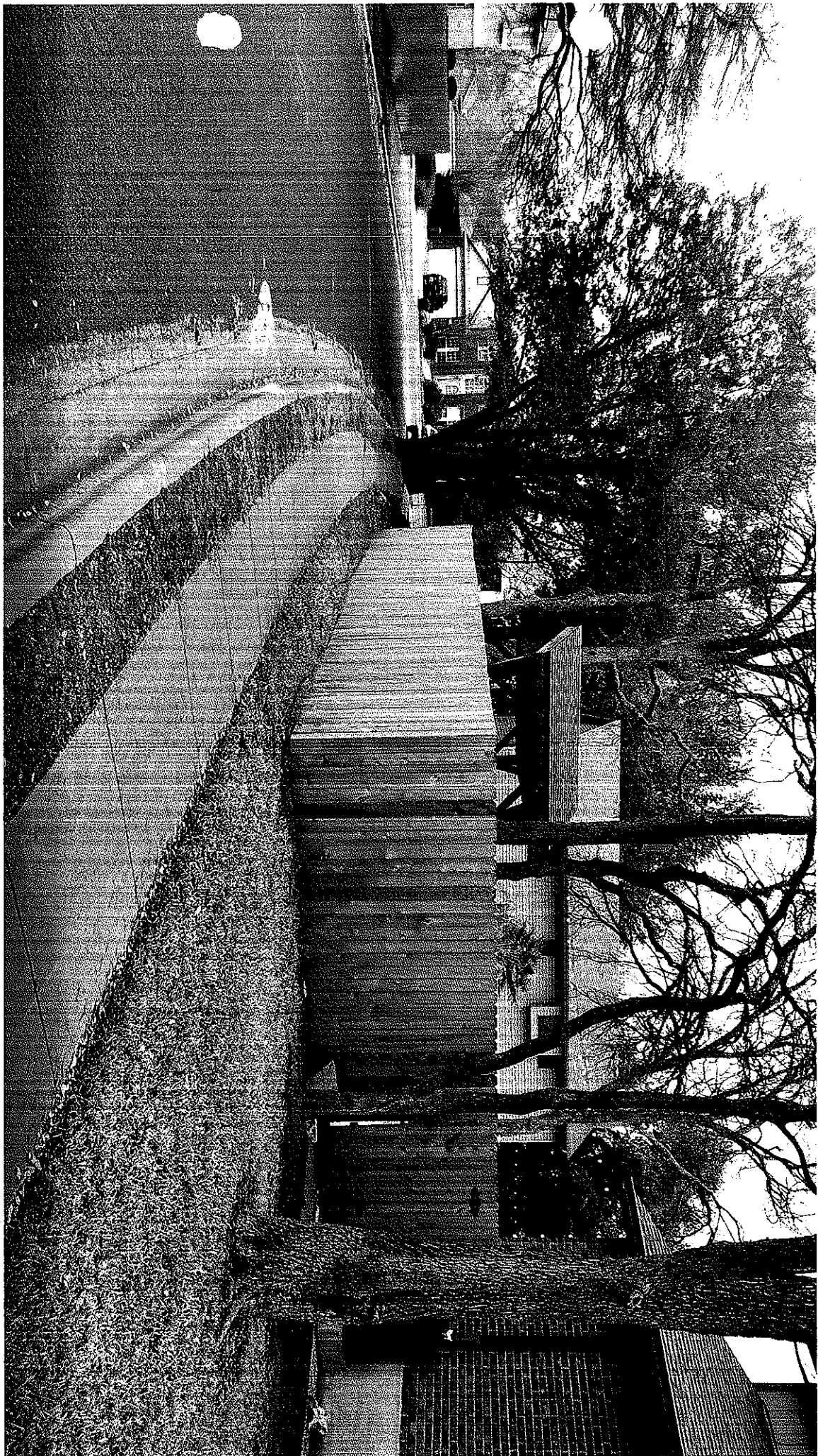
CORTARO COVE
(50' R.O.W.)

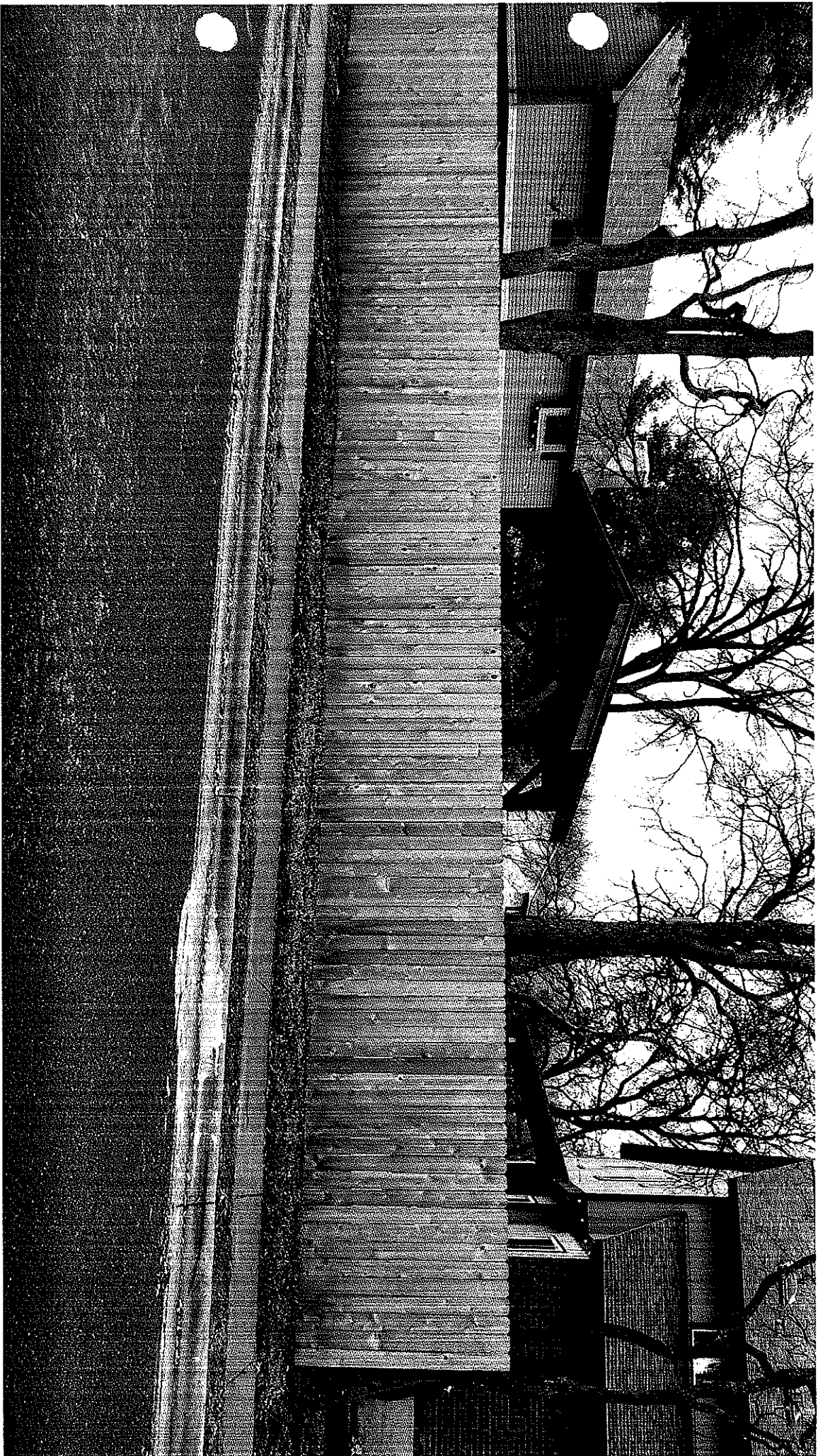
BUCKSHOT TRAIL
(50' R.O.W.)



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
boundary lines, building lines and easements as per plat.

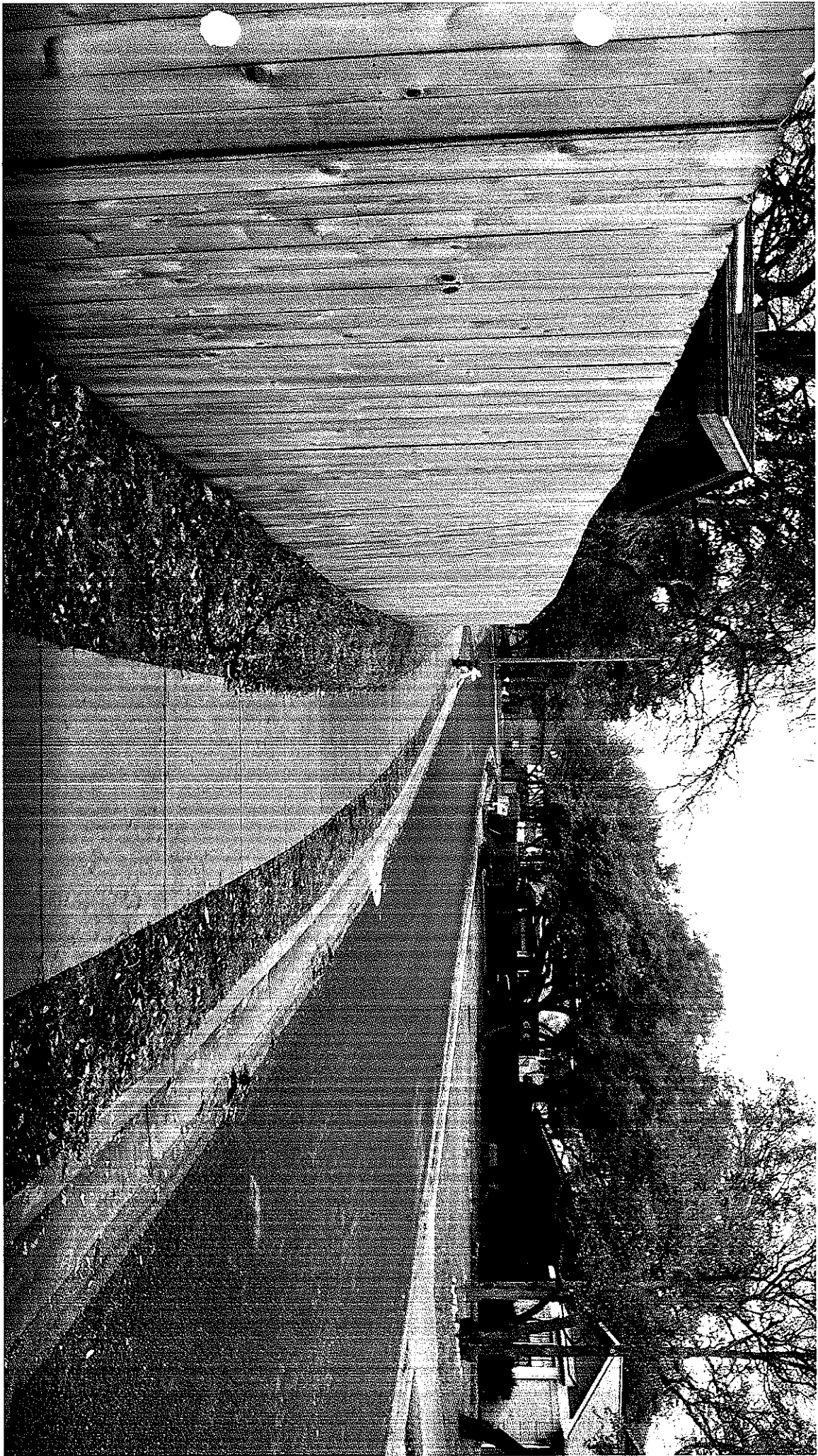
SCALE 1"=20'



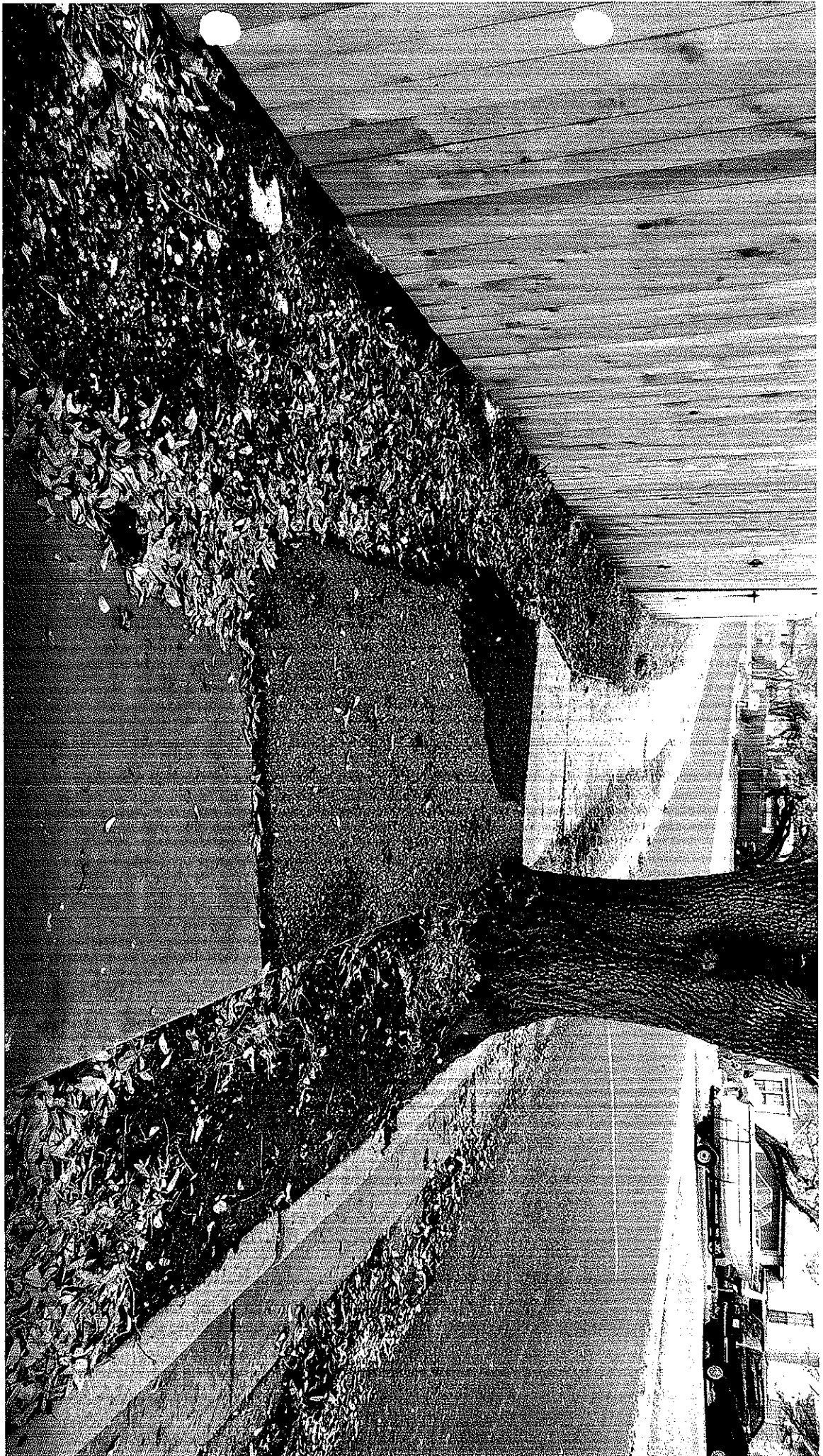


















SURVEY PLAT

By A. Batcher Date 4-30-07

The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of San

12509 CORTARO COVE - 50' R/W

N20°00'24"E

N 17° 15' 11" E 36.15'

21.19
163°10'42" E

205 10000 (1000
 206 10000 1000 1000
 207 10000 1000 1000
 208 10000 1000 1000

2-STORY BRICK/FRAME

BUCKSHOT TRAIL - 50' R/W

SE 30' 20" E 52° 30' 11" E 3893

118'

67.25

SEP 30 24 1961

AEAP
APR
F