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CASE #  
PLAN REVIEW #  
ROW ID

2013-106844RA  
11030772

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Kari Blachly

AUTHORIZED AGENT (if applicable): Kari Blachly

STREET ADDRESS: 1507 Rainbow Bend

LEGAL DESCRIPTION: Subdivision - Lot 39A-2 Enfeild D Resub Lts 37-39 & Part Lt 40

Lot(s) Block Outlot Division

ZONING DISTRICT AND NEIGHBORHOOD PLAN: Old Enfeild

LAND STATUS DETERMINATION CASE NUMBER (if applicable) C8i910056 C8i080016

REQUEST: up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or gross floor area >2300 sq ft.
- ☐ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

- ☒ Side Wall Length Articulation

*Please briefly and thoroughly*

To maintain an existing non complying structure that has been determined now subject to current development regulations based upon a legal resubdivision of the parcel the home is situated upon. The request is to maintain a non complying wall that does not meet section 2.7 and to decrease the FAR from 51% to 48% to complete a remodel to this home.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) - case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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APPLICATION TO THE RESIDENTIAL DESIGN  
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DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?

No

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2. Does the development:

- a. Comply with the neighborhood design guidelines, if any

Yes

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- b. Provide consistency with the streetscape of the properties in the vicinity

Yes

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- c. Provide consistency with the massing, scale and proximity of structures located on either side of or behind the development

Yes

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d. Impact the privacy of adjacent rear yards

No

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e. Impact the topography or lot shape

No

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3. For a development of an entire block, will the development have a negative impact on the adjacent property?

N/A

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APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

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**Reasonable Use:**

The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for reasonable use because:

This home was built and issued a certificate of occupancy in 1991. The previous owners of this property legally resubdivided the property twice. In 2010, the owners resubdivided 1.22 acres resulting in Lots 37A, 38A and 39A. The second resubdivision occurred in 2012. At that time they resubdivided 1.301 acres into Lots 38A-1, 39A-1 and 39A-2. The subject home is located on Lot 39A-2.

When the home was originally built a land status determination was issued under file no. C81-91-0056 and permitted under 1991-008298 BP. In 2008, the home had a legal remodel addition completed under 2008-00477 BP and an additional land status determination was issued at that time under file no. C81-08-0016. The 2011 resubdivision mirrored the exact configuration of the description of both of the approved land status determinations for both permits issued for this home by the City of Austin.

**Request:**

The request for the modification is unique to the property in that:

The home has existed in the same configuration since 1991 except for removing a portion of an existing second story porch and the enclosure of 138 square foot first story porch and the addition of second story exercise room over the enclosed first story porch. The proposed remodel proposed to remove both levels of the enclosed 138 square foot porch and exercise room added above that in 2008. City of Austin Staff has determined that the legally approved resubdivided lot has now caused this home to lose its legal non conforming status and is now subject to the current development regulations including Subchapter F resulting in both of the modification requests before you.

**Area Character:**

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

The home was built in 1991 and the proposed remodel will reduce the level of non compliance that COA Staff has now determined exist because of the legally approved resubdivision of this property.

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**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION**

**GENERAL MODIFICATION WAIVER**

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

Mailing Address 1123 Gunter Street  
City, State Austin, TX Zip 78702  
Phone 512-289-0010 Printed Name Kari Blachley  
Signature [Signature] Date 11/20/13

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

Mailing Address 811 Theresa Ave  
City, State Austin, TX Zip 78703  
Phone 512-469-2008 Printed Name Pradeep Kumar MD  
Signature [Signature] Date 11/19/13

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C6



87-082

P

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PEASE PARK



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

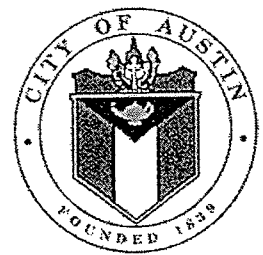
### Residential Design and Compatibility Commission

CASE#: 2013-106844RA

1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# City of Austin Residential Permit Application

Residential Review, 2<sup>nd</sup> floor, One Texas Center  
505 Barton Springs, Austin, TX 78704  
(512) 974-2747

For Departmental  
Use Only

PR #: 13-106844  
Assigned: \_\_\_\_\_  
Review Date: \_\_\_\_\_  
Reviewed/Approved: \_\_\_\_\_

BP #: \_\_\_\_\_  
Due Date: \_\_\_\_\_  
Issue Date: \_\_\_\_\_  
Issued: \_\_\_\_\_

## Project Information

Project Address: 1507 Rainbow Bend

Tax Parcel ID: 0113011012

Legal Description: LOT 39A-2 ENFIELD D RESUB LTS 38A&39A OF RESUB LTS 37-39 & PT LOT 40

Zoning District or PUD: SF-3

Lot Size (square feet): 9339 sf

Neighborhood Plan Area (if applicable): \_\_\_\_\_

Historic District (if applicable): North

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y ☒ N ☐

Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.

Does this site currently have water availability? Y ☒ N ☐

wastewater availability? Y ☒ N ☐

If no, contact Austin Water Utility to apply for water/wastewater taps and/or sewer extension request.

Does this site have or will it have an auxiliary water source? Y ☒ N ☐ If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site have a septic system? Y ☐ N ☒

If yes, submit a copy of approved septic permit to construct

Does this site require a cut or fill in excess of four (4) feet? Y ☐ N ☒

If yes, contact the Development Assistance Center for a Site Plan Exemption.

Does this site front a paved street? Y ☒ N ☐

Is this site adjacent to a paved alley? Y ☐ N ☒

Does this site have a Board of Adjustment (BOA) variance? Y ☐ N ☒ Case # \_\_\_\_\_

(if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ N ☒

If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.

Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. Y ☐ N ☒

Note: If yes, application for a tree permit with the City Arborist may be required.

Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y ☐ N ☒

Note: Proximity to a floodplain may require additional review time.

## Description of Work

Existing Use: vacant ☐ single-family residential ☒ duplex residential ☐ two-family residential ☐ other \_\_\_\_\_

Proposed Use: vacant ☐ single-family residential ☒ duplex residential ☐ two-family residential ☐ other \_\_\_\_\_

Project Type: new construction ☐ addition ☐ addition/remodel ☐ remodel/repair ☒ other demolition \_\_\_\_\_

# of bedrooms existing: 5 # of bedrooms proposed: 5 # of baths existing: 4.5 # of baths proposed: 4.5

Will all or part of an existing exterior wall be removed as part of the project? Y ☒ N ☐

Note: Removal of all or part of a structure requires a demolition permit.

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)

Demolish 2-story portion of building at rear yard and front porch. Complete interior and exterior remodel: new covered porch, new uncovered patio at back yard, Facade remodel and window replacement at select areas, replace interior stair and cut opening between floors, all new fixtures and finishes. Additional uncovered patio at demolished back yard area.

Trades Permits Required: electric ☒ plumbing ☒ mechanical (HVAC) ☒ concrete (right-of-way) ☐

## Job Valuation

Total Job Valuation: \$200,000

Portion of Total Job Valuation Dedicated to Addition/New Construction: \$50,000

Bldg: \$40,000 Elec: \$10,000

Plmbg: \$ \_\_\_\_\_ Mech: \$ \_\_\_\_\_

Primary Structure: \$50K

Accessory Structure: \$ \_\_\_\_\_

Portion of Total Job Valuation Dedicated to Remodel/Repair: \$200,000 - 150,000

Bldg: 75,000 Elec: \$30,000

Plmbg: \$15,000 Mech: \$30,000

Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees based on adopted fee schedule.

Residential Permit Application

Page 1 of 8

① HISTORIC ② FAIR (EXIST) ③ COSTS ④ 1507 C8. 2012-0047.0A

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 <sup>st</sup> floor conditioned area	1813 ✓	-136	1677
b) 2 <sup>nd</sup> floor conditioned area	2449 ✓	-136	2313
c) 3 <sup>rd</sup> floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport) <i>including Garage-Porch</i>	635 ✓		635
f) Covered Patio, Deck or Porch	48 ✓	<del>47</del> +47	<del>25</del> 95
g) Balcony			
h) Other	48 ✓		48
Total Building Coverage (exclude b, c & d from total)	2544 ✓		<del>2435</del> 2455
i) Driveway	565		565
j) Sidewalks	130	+49	179
k) Uncovered Patio	564	+136	700
l) Uncovered Wood Deck (counts at 50%)			
m) AC pads	18		18
n) Other (Pool Coping, Retaining Walls)	79		79
Total Site Coverage	3900		<del>3936</del> 3976
o) Pool	473		473
p) Spa			

9339 ✓		Site Development Information	
<b>Building Coverage Information</b>			
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)			
Existing Building Coverage (sq ft):	2544 ✓	% of lot size:	27.2
Proposed Building Coverage (sq ft):	<del>2435</del> 2455	% of lot size:	<del>26.1</del> 26.3
<b>Impervious Cover Information</b>			
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)			
Existing Impervious Cover (sq ft):	3900 ✓	% of lot size:	41.8
Proposed Impervious Cover (sq ft):	<del>3936</del> 3996	% of lot size:	<del>42.6</del> 42.8
<b>Setbacks</b>			
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513)		Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)		Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3)		Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)		<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478)	
Building Height: 26'8" ft    Number of Floors: 2		# of spaces required: 2    # of spaces provided: 2	
<b>Right-of-Way Information</b>			
Is a sidewalk required for the proposed construction? (LDC-6-353)		Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
<b>*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</b>			
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?		Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Width of approach (measured at property line): 10 ft		Distance from intersection (for corner lots only): _____ ft	
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property?		Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>



**Gross Floor Area**

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

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	Existing	New	Exemption	Total
1 <sup>st</sup> Floor	1813	-136		1677
2 <sup>nd</sup> Floor	2449	-136		2313
3 <sup>rd</sup> Floor				
Basement				
Attic				
Garage (attached)	635		-200	435
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)	48			48

**TOTAL GROSS FLOOR AREA**      4473

(Total Gross Floor Area /lot size) x 100 = 47.9      **Floor-To-Area Ratio (FAR)**

> 40%

- Is this project claiming a "parking area" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "basement" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☐ Y ☒ N
- Is a sidewall articulation required for this project? ☐ Y ☒ N
- Does any portion of the structure extend beyond a setback plane? ☐ Y ☒ N

☒ Y ☐ N

☒ Y ☐ N

☐ Y ☒ N

☐ Y ☒ N

☐ Y ☒ N

☐ Y ☒ N

**Parking Area exemption:** Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

**Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

**Contact Information**

Owner	Pradeep Kumar	Applicant or Agent	Steve Leitch, S&W Permits
Mailing Address	811 Theresa Avenue, Austin, 78703	Mailing Address	2601 E 2nd Street, 78702
Phone		Phone	512-574-7539
Email		Email	steve@swpermits.com
Fax		Fax	
General Contractor	TBD	Design Professional	Alterstudio, LLP
Mailing Address		Mailing Address	1403 Rio Grande, 78701
Phone		Phone	512-499-8007
Email		Email	
Fax		Fax	

**Acknowledgments**

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y ☐ N ☒

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

Erosion and Sedimentation Controls are required per Section 25-8-181.

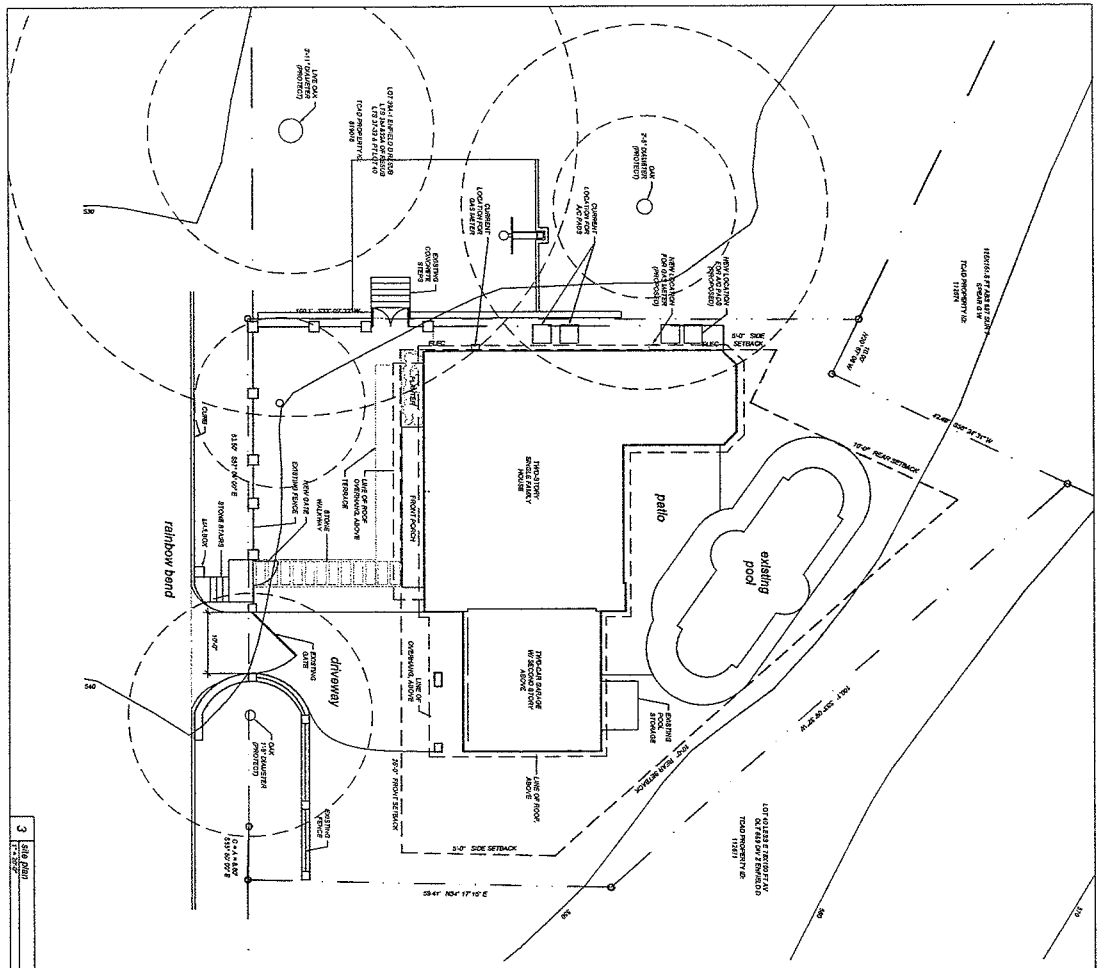
I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

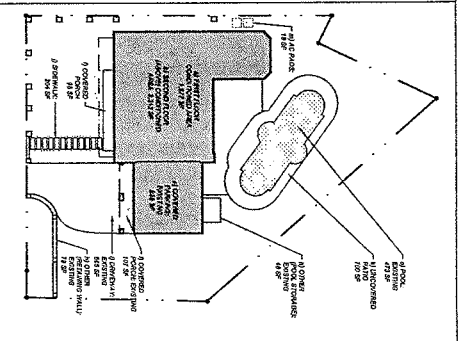
Applicant's signature: \_\_\_\_\_

Date: 10.9.2013

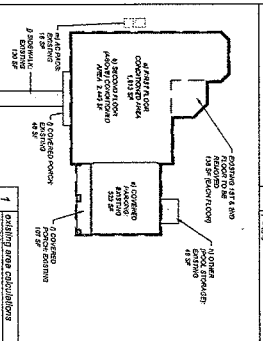
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SHEET 3 OF 3



2 PROPOSED AREA CALCULATIONS



1 EXISTING AREA CALCULATIONS

EXISTING AREA CALCULATIONS		PROPOSED AREA CALCULATIONS	
AREA	AREA	AREA	AREA
1. EXISTING BUILDING FOOTPRINT	1,111.00	1. PROPOSED BUILDING FOOTPRINT	1,111.00
2. EXISTING DRIVEWAY	1,111.00	2. PROPOSED DRIVEWAY	1,111.00
3. EXISTING PARKING LOT	1,111.00	3. PROPOSED PARKING LOT	1,111.00
4. EXISTING LANDSCAPE	1,111.00	4. PROPOSED LANDSCAPE	1,111.00
5. EXISTING TOTAL	4,444.00	5. PROPOSED TOTAL	4,444.00

ABBREVIATIONS

SYMBOL	DESCRIPTION
1	EXISTING BUILDING FOOTPRINT
2	EXISTING DRIVEWAY
3	EXISTING PARKING LOT
4	EXISTING LANDSCAPE
5	EXISTING TOTAL

DRAWING INDEX

DRAWING	DESCRIPTION
1	EXISTING AREA CALCULATIONS
2	PROPOSED AREA CALCULATIONS

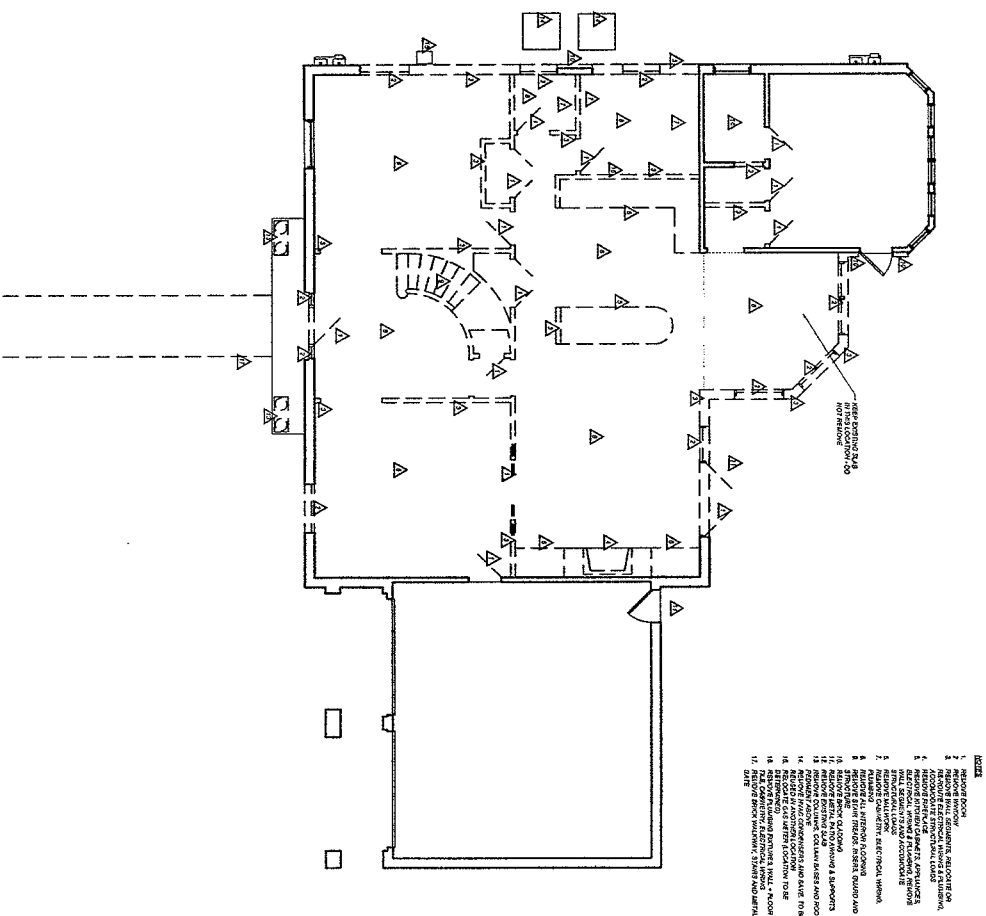
**kumar**  
**residence**  
1507 rainbow bend  
austin, texas 78703

**alterstudio, LLP**  
1403 the grande  
austin, tx 78701  
512.499.8007  
fax 512.499.8049

PRICING SET	07.02.13
PRICING SET - REV	09.07.13
PERMIT	09.17.13
PERMIT - REV	11.12.13

AS NOTED  
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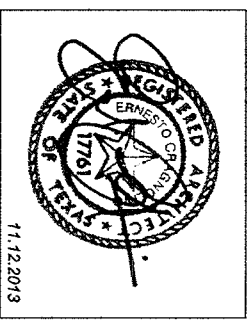
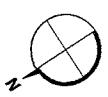


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kumar

residence

1507 rainbow bend  
austin, texas 78703



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austin, tx 78701  
512.489.8007  
fax 512.499.8049

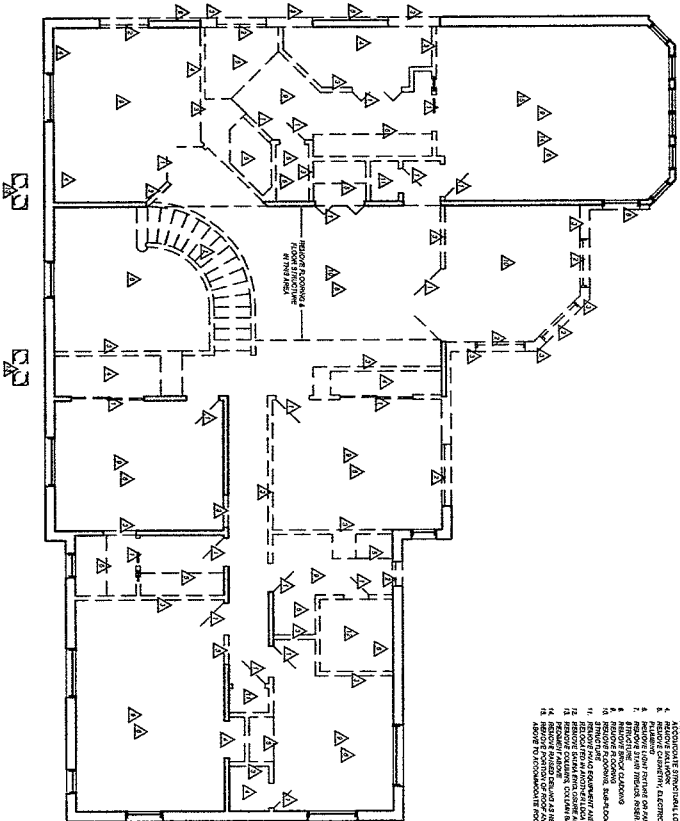
PRICING SET	07.02.13
PRICING SET - REV	09.07.13
PERMIT	09.17.13
PERMIT - REV	11.12.13

demo plan:  
first floor

SCALE  
1" = 10'-0"  
HALF OF NOTED SCALE WHEN PRINTED ON T&E  
THIS SHEET IS ONLY ONE COMPONENT OF THE TOTAL  
DOCUMENT PACKAGE WHICH CONSISTS OF ALL  
DRAWINGS AND SPECIFICATIONS

A1.3

B1  
13



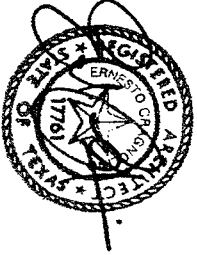
1. REMOVING FLOOR
2. REMOVING WALL, RECONSTRUCTING AND SPACING ON
3. REMOVING WALL, RECONSTRUCTING AND SPACING ON
4. RECONSTRUCTING INTERIOR WALL, CEILING, FLOOR
5. REMOVING EXISTING, ELECTRICAL, PLUMBING
6. REMOVING EXISTING, ELECTRICAL, PLUMBING
7. REMOVING EXISTING, ELECTRICAL, PLUMBING
8. REMOVING EXISTING, ELECTRICAL, PLUMBING
9. REMOVING EXISTING, ELECTRICAL, PLUMBING
10. REMOVING EXISTING, ELECTRICAL, PLUMBING
11. REMOVING EXISTING, ELECTRICAL, PLUMBING
12. REMOVING EXISTING, ELECTRICAL, PLUMBING
13. REMOVING EXISTING, ELECTRICAL, PLUMBING
14. REMOVING EXISTING, ELECTRICAL, PLUMBING

10/12/13

**kumar**

**residence**

1507 rainbow bend  
austin, texas 78703



11.12.2013

**alterstudio, LLP**

1403 rio grande  
austin, tx 78701  
512.489.8007  
fax 512.489.8049

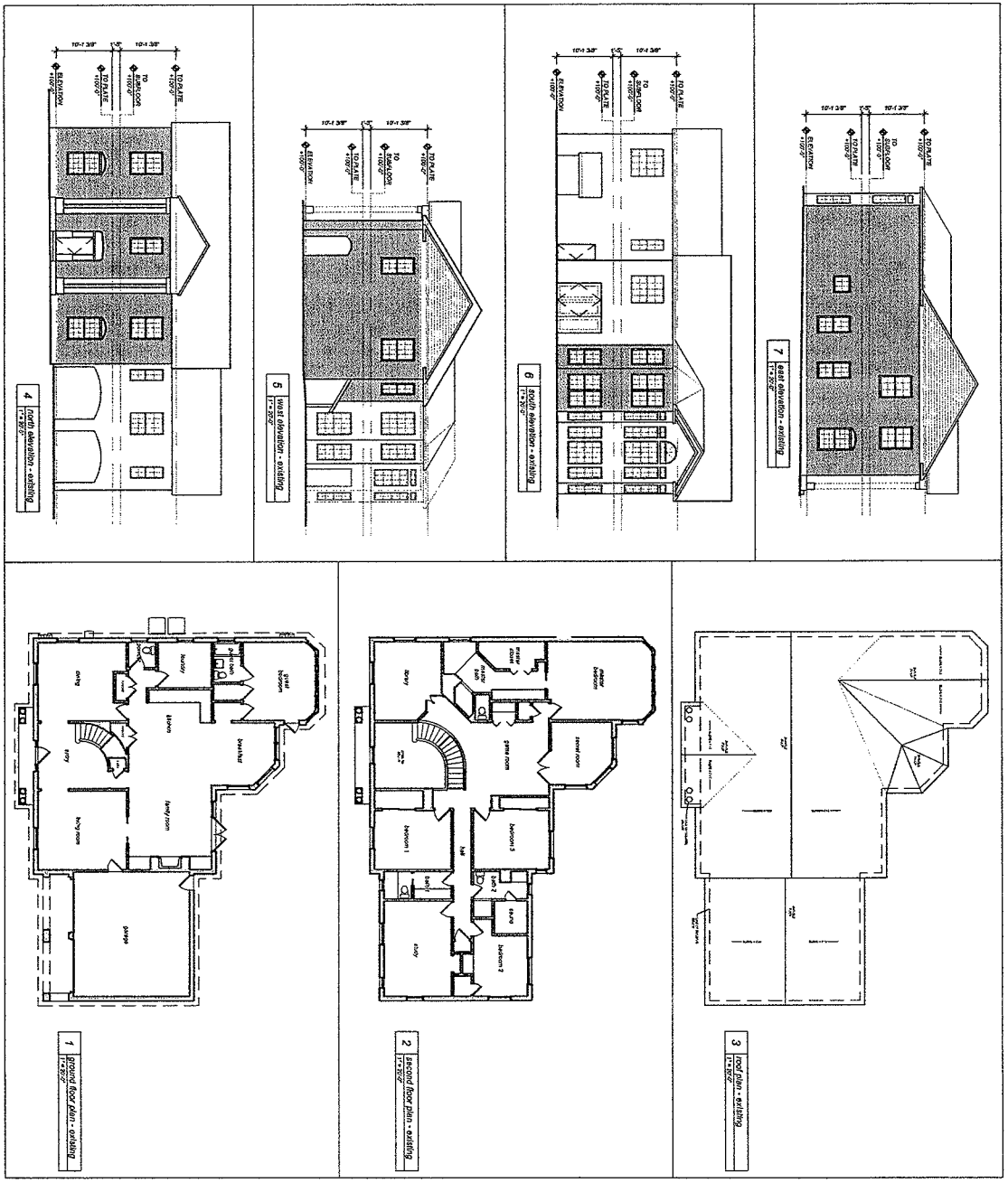
BRICING SET	07.02.13
BRICING SET - REV	08.07.13
PERMIT	08.17.13
PERMIT - REV	11.12.13

**demo plan:  
2nd floor**

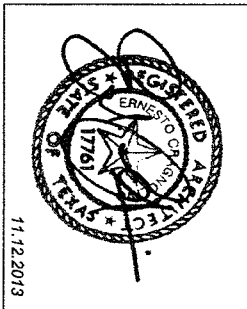
SCALE  
1" = 10'-0"  
SCALE OF LARGER SCALE WHEN PRINTED ON 12X18  
DO NOT SCALE DRAWINGS  
CONTACT ARCHITECT IN CASE OF DISCREPANCIES  
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DRAWINGS AND SPECIFICATIONS

**A1.4**

131/14



**kumar**  
**residence**  
 1507 rainbow bend  
 austin, texas 78703



**alterstudio, LLP**  
 1403 ho grande  
 austin, tx 78701  
 512.489.8007  
 fax 512.489.8049

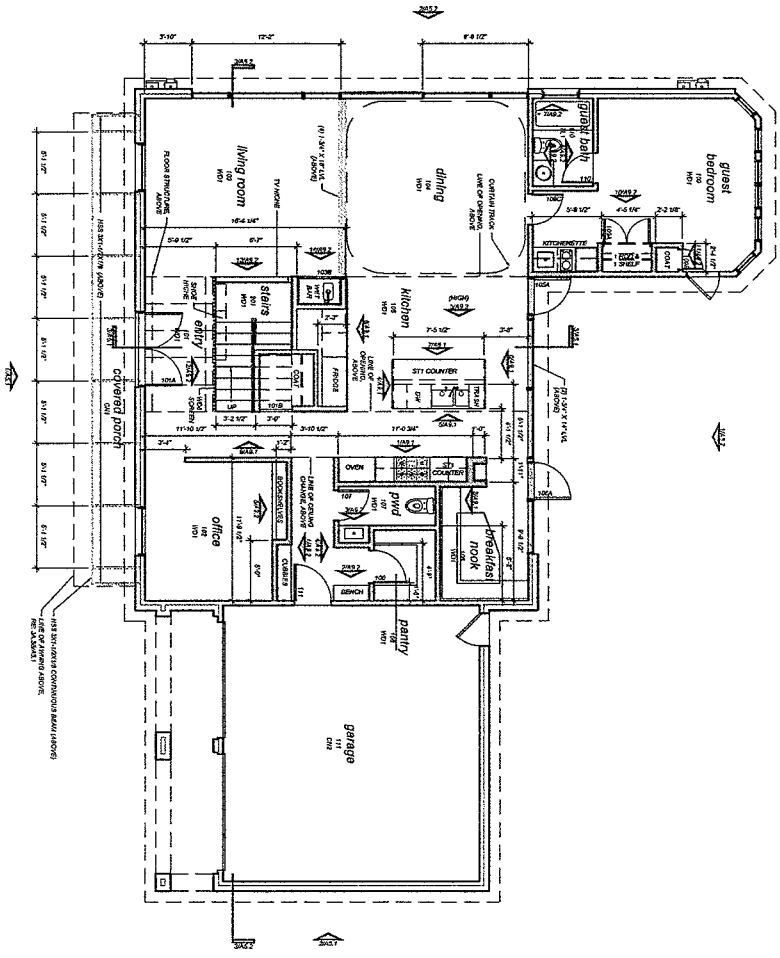
PRICING SET	07.02.13
PRICING SET - REV	08.07.13
PERMIT	08.17.13
PERMIT - REV	11.12.13

**existing**  
**plans + elevations**

SCALE  
 1" = 20'-0"  
 HALF OF NOTED SCALE WHEN PRINTED ON 12X18  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS  
 THIS SHEET IS ONLY ONE COMPONENT OF THE TOTAL  
 DRAWINGS AND SPECIFICATIONS

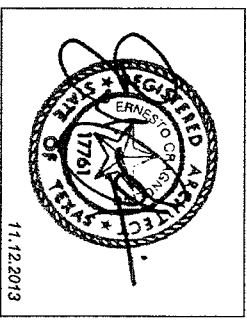
**A1.5**

BL  
15



1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE DETERMINED BY THE CLIENT.
3. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY AVAILABLE.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL CITY, STATE AND FEDERAL ORDINANCES.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL CODES.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SAFETY CODES.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENERGY CODES.
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE CODES.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PEST CONTROL CODES.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDSCAPE CODES.
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HARDSHIP CODES.
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIALTY CODES.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TRADE CODES.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PROFESSIONAL CODES.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ETHICS CODES.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONDUCT CODES.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARDS CODES.

**alterstudio, LLP**  
1403 rio grande  
austin, tx 78701  
512.489.8007  
fax 512.489.8049



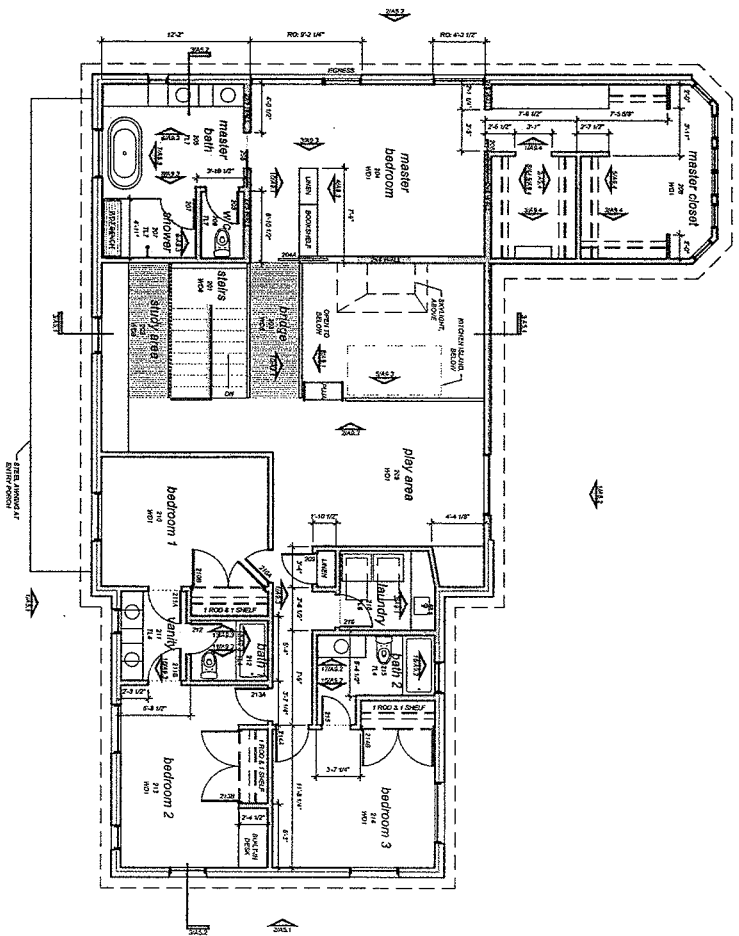
**kumar**  
**residence**  
1507 rainbow bend  
austin, texas 78703

PRICING SET	07.02.13
PRICING SET - REV	09.07.13
PERMIT	09.17.13
PERMIT - REV	11.12.13

**A2.1**

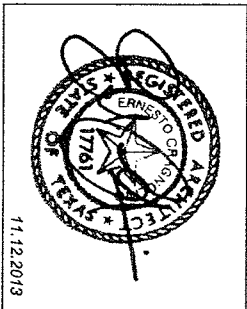
**plan**  
SCALE: 1/4" = 10'-0"  
DATE OF NOTED SCALE WHEN PRINTED ON TEXAS  
THIS SHEET IS ONLY ONE COMPONENT OF THE TOTAL  
DRAWINGS AND SPECIFICATIONS

BL  
16



REGISTERED ARCHITECT  
1507 RAINBOW BEND  
AUSTIN, TEXAS 78703

**kumar**  
**residence**  
1507 rainbow bend  
austin, texas 78703



**alterstudio, LLP**

1403 rio grande  
austin, tx 78701  
512.499.8007  
fax 512.499.8049

PRICING SET	07.02.13
PRICING SET - REV	09.07.13
PERMIT	09.17.13
PERMIT - REV	11.12.13

**second floor plan**

SCALE:  
1" = 10'-0"  
DATE OF NOTED SCALE WHEN PRINTED ON 12x18  
DO NOT SCALE DRAWINGS  
CONTACT ARCHITECT IN CASE OF DISCREPANCIES  
THIS SHEET IS ONLY ONE COMPONENT OF THE TOTAL  
DOCUMENT PACKAGE WHICH CONSISTS OF ALL  
DRAWINGS AND SPECIFICATIONS

**A2.2**



# A4.1

[illegible]

3	section @ double height space 1" = 10'-0"
---	--

owning structure  
174 m 1' 4"




3A	steel mounting plates 7/8" x 1 1/2"
----	--

[illegible]

2	West elevation
	1' x 12'-0"

[illegible]

1	north elevation
	1950

					
alterstudio, LLP		1403 rio grande austin, tx 78701 512.499.8007 fax 512.499.8049		11.12.2013	
PRICING SET		07.02.13			
PRICING SET - REV		09.07.13			
PERMIT		09.12.13			
PERMIT - REV		11.12.13			
<div><div>elevations</div><div>+ sections</div></div>					
AS NOTED					
Scale					
HALF OF NOTED SCALE WHEN PRINTED ON 12x18					
DO NOT SCALE DRAWINGS					
CONTACT ARCHITECT IN CASE OF DISCREPANCIES					
THIS SHEET IS ONLY ONE COMPONENT OF THE TOTAL					
DOCUMENT PACKAGE WHICH CONSISTS OF ALL					
DRAWINGS AND SPECIFICATIONS					
A5.1					

This floor plan shows a 1000 sq. ft. house with a garage, living room, kitchen, and bedrooms. The layout includes a master bedroom with a private bathroom, a second bedroom, a living room with a fireplace, a kitchen with a breakfast bar, and a central hall. The house features a front porch, a side entrance, and a rear deck. The overall dimensions are 25' 0" wide by 37' 0" deep.

**Rooms and Features:**

- Garage:** Attached to the side of the house.
- Living Room:** Features a fireplace and a large window.
- Kitchen:** Includes a breakfast bar and a side entrance.
- Master Bedroom:** Includes a private bathroom and a closet.
- Bedroom:** Located at the rear of the house.
- Hall:** Central hallway connecting the bedrooms and living areas.
- Stairs:** Lead to a rear deck or basement.
- Front Porch:** Accessible from the front entrance.
- Side Entrance:** Located near the garage.
- Rear Deck:** Accessible from the living room and stairs.

**Dimensions:**

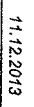
- Overall Width: 25' 0"
- Overall Depth: 37' 0"
- Living Room: 12' 0" x 12' 0"
- Master Bedroom: 12' 0" x 12' 0"
- Bedroom: 12' 0" x 12' 0"
- Kitchen: 10' 0" x 10' 0"
- Hall: 6' 0" x 6' 0"
- Garage: 12' 0" x 12' 0"

3	section 2 stairs
	1" = 10'-0"

2	east elevation
---	----------------

1	South elevation
	1' x 10' 6"

**kumar**  
**residence**  
1507 rainbow bend  
austin, texas 78703



1403 nlo grande  
austln, tx 78701  
512.499.8007  
fax 512.499.8049

PRICING SET	07.02.13
PRICING SET - REV	09.07.13
PERMIT	09.12.13
PERMIT - REV	11.12.13

***elevations***  
**+ sections**

**Scale**  
1" = 10'-0"

HALF OF NOTED SCALE WHEN PRINTED ON 12X18  
DO NOT SCALE DRAWINGS  
CONTACT ARCHITECT IN CASE OF DISCREPANCIES  
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DRAWINGS AND SPECIFICATIONS

## A5.2

September 27, 2013

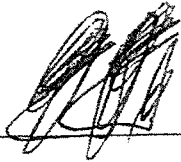
City of Austin,

I am writing to authorize Steve Leitch, with S&W Permits to act as my agent regarding all matters pertaining to Permitting for the Kumar residence, 1507 Rainbow Bend.

Thank you for your help. If you have any questions, please do not hesitate to call Steve Leitch at 512.574.7539.

Owner: Pradeep Kumar

Sign: \_\_\_\_\_

A handwritten signature in dark ink, appearing to be 'Pradeep Kumar', is written over a horizontal line. The signature is stylized and somewhat cursive.

B1/21

One Stop Shop  
505 Barton Springs Rd  
(512) 974-2632 – phone  
(512) 974-9112 – phone  
(512) 974-9109 – fax  
(512) 974-9779 – fax



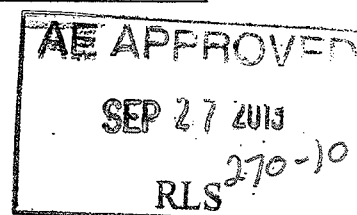
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Austin Energy  
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only  
For use in One Stop Shop Only*

Responsible Person for Service Request <u>Steve Letcher</u>			
Email <u>STEVE@SWPERMITS.COM</u>		Fax _____	Phone <u>512 514 7539</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Remodeling
Project Address <u>1507 RAINBOW BEND</u>			OR _____
Legal Description _____		Lot _____	Block _____
Who is your electrical provider?		<input checked="" type="checkbox"/> AE	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input checked="" type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)
Location of meter _____		<u>LR.</u>	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)			
Expired permit # _____			
Comments <u>REMODEL - PARTIAL DEMOLITION</u>			
<u>[Signature]</u> <u>STEVE LETCHER</u>		Date <u>9.26.13</u>	Phone <u>512 514 7539</u>
BSPA Completed by (Signature & Print Name)		Date	Phone
		Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
AE Representative		Date	Phone

Application expires 180 days after the date of approval  
(Any change to the above information requires a new BSPA)





**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
(W&WW SPV)

B1/22

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

(Please Print or Type)

Customer Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Service Address: 1507 RAINBOW BEND

Lot: 21A-2 Block: \_\_\_\_\_ Subdivision/Land Status: ENFIELD D Tax Parcel ID No.: \_\_\_\_\_

Existing Use: vacant single-family res. duplex garage apartment other \_\_\_\_\_  
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other \_\_\_\_\_  
(Circle one)

Number of existing bathrooms: 4.5 Number of proposed bathrooms: 4.5

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes \_\_\_\_\_ No ☒

City of Austin Office Use

Water Main size: 6" Service stub size: 3/4" Service stub upgrade required? NO New stub size: \_\_\_\_\_

Existing Meter number: 20118 Existing Meter size: 5/8" Upgrade required? YES New size: 3/4"

WW Service: Septic System/On-Site Sewage Facility (OSSF) \_\_\_\_\_ or WW Collection System \_\_\_\_\_ WW Main size: \_\_\_\_\_

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) Steve Lehen Date 7-26-13 Phone \_\_\_\_\_

OSSF (if applicable) Approved by UDS (Signature & Print name) [Signature] Date 9-21-13 Phone 974-9722

AWU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

**NOTE:** For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

**Verification expires 180 days after date of Submittal**

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

**RECEIVED**  
SEP 27 2013  
AUSTIN WATER UTILITY  
CONSUMER SERVICES DIVISION

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
RESIDENTIAL PLAN REVIEW APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: 2013-106844 PR  
CASE MANAGER: Kristin Kibling PHONE #: 974-6444

PROJECT NAME: 1507 RAINBOW BND  
LOCATION: Lot: 40 Block: Subdivision:

SUBMITTAL DATE: Friday, October 11, 2013  
FINAL REPORT DATE: October 14, 2013

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent residential application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

**UPDATE SUBMITTALS:** It is highly advised that you clear comments by submitting all updates together at once. You will only be able to submit one (1) free update. If your initial update does not clear all comments from your reviewer and results in another rejection, you will be subject to an update fee for every update thereafter. This fee is \$342.00 plus 4% development surcharge.

Please submit all updates at intake during the hours of M/W/F 8am-11am and W 1-3pm. Updates will not be accepted at any other time. We do not accept walk in appointments or requests at intake. You may make an appointment by emailing or calling your specific reviewers @ [Kristin.kibling@austintexas.gov](mailto:Kristin.kibling@austintexas.gov) or @ [beth.culver@austintexas.gov](mailto:beth.culver@austintexas.gov)

Please submit 2 copies of the plans and 2 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers.

**REVIEWERS:**

Beth Culver  
Kristin Kibling

**Residential Zoning Review - Kristin Kibling - 974-6444**

I have reviewed the above mentioned residential permit review submittal and have REJECTED it based upon the following comments that will require your ACTION:

- 1) Due to the legal description of your lot, you will need to provide a Land Status Determination report from the Development Assistance Center located on the 1<sup>st</sup> floor of 505 Barton Springs.
- 2) Your legal description has changed since the last permit. In the last permit the lot size was 31,336sf with an FAR of 13.7%. Now, the lot size is 9339sf and you are over the 40% FAR limit for lots within Subchapter F boundaries. There may be reason to go to BOA, RDCC or other means to get this approved for permit. Please be aware that we will know more once the LSD has been approved.
- 3) Your demolition permit has been sent to the Historic Department due to its location within a National Historic Registered District. No additional action is required on your part.

- 4) Please revise your job valuation breakdowns to show what the "addition/new construction" costs are from the "remodel/repair" costs. See page 1 of the application.
- 5) Please give me the width of the driveway approach at the property line.
- 6) Please submit all updates at intake during the hours of M/W/F 8am-11am and W 1-3pm. Updates will not be accepted at any other time.
- 7) All zoning plan updates are to be submitted in triplicate, with 1 set being a small set on 11x17" paper or smaller and 2 sets on 11x17" or larger. All sets are to be to scale, legible and exact copies. Please read technical requirements if necessary.
- 8) We only accept scales found on an architectural and engineer's scale: 1/16", 1/8", 1/4", 1/2", 1", 3/32", 3/16", 1/8", 3/4", 3/8", 3", 1 1/2", 1":10', 1":20', 1":30', 1":40', 1":50' and 1":60'
- 9) I do not accept walk in appointments or requests at intake. You may make an appointment if needed to clarify comments by emailing or calling me @ [Kristin.kibling@austintexas.gov](mailto:Kristin.kibling@austintexas.gov)
- 10) Plans will remain in my possession and will only be accessible through appointment only.

## Technical Building Code Review - Beth Culver - (512) 974-3111

The application for 1507 Rainbow Bnd has been Rejected, see comments:

1. Submit structural drawings stamped by Engineer or Architect including, but not limited to, items outlined below. Applicant is responsible for identifying all areas with structural modifications.
2. Show headers and framing for new or modified wall openings.
3. Show new framing and details for new or modified walls, stairs, floor framing, and roof framing including skylight as applicable.
4. Show structural drawings for covered porch.
5. Submit brace wall plan showing compliance with the currently adopted IRC at modified building perimeter. The plan shall clearly indicate the braced wall lines (BWL), the braced wall methods used, and applicable details. *General notes regarding continuous sheathing and code references are no longer accepted with the adoption of the 2012 IRC on 9/16/2013.*

Submit 3 corrected sets (2 full, 1 small, collated and stapled) that address both zoning and technical review comments combined. Please bring a copy of this report with you upon submittal to intake.

If you would like to set up an appointment, please email me at [beth.culver@austintexas.gov](mailto:beth.culver@austintexas.gov). I do not take walk in appointments.

**Beth Culver, AIA**

Plans Examiner

City of Austin Planning and Development (Residential) Review Dept.

[Beth.culver@austintexas.gov](mailto:Beth.culver@austintexas.gov)

(512)-974-3111 office



September 27, 2013

B1/25

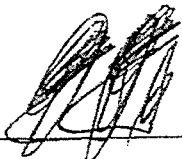
City of Austin,

I am writing to authorize Steve Leitch, with S&W Permits to act as my agent regarding all matters pertaining to Permitting for the Kumar residence, 1507 Rainbow Bend.

Thank you for your help. If you have any questions, please do not hesitate to call Steve Leitch at 512.574.7539.

Owner: Pradeep Kumar

Sign: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'Pradeep Kumar', is written over a horizontal line.

B1/26

One Stop Shop  
505 Barton Springs Rd  
(512) 974-2632 – phone  
(512) 974-9112 – phone  
(512) 974-9109 – fax  
(512) 974-9779 – fax



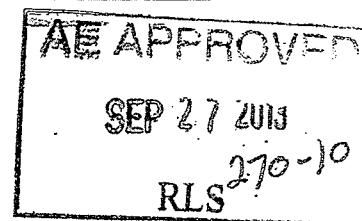
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Austin Energy  
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only  
For use in One Stop Shop Only*

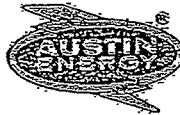
Responsible Person for Service Request <u>Steve Latch</u>		
Email <u>SLATCH@SWPERMITS.COM</u>	Fax _____	Phone <u>512 574 7539</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Remodeling
Project Address <u>1507 RAINBOW BEND</u>		OR _____
Legal Description _____		Lot _____ Block _____
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> Overhead Service	<input type="checkbox"/> Underground Service	<input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Location of meter <u>LR.</u>		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>REMODEL - PARTIAL DEMOLITION</u>		
BSPA Completed by (Signature & Print Name) <u>Steve Latch</u>		Date <u>9.26.13</u> Phone <u>512 574 7539</u>
AE Representative _____		Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____
		Date _____ Phone _____

Application expires 180 days after the date of approval  
(Any change to the above information requires a new BSPA)



B1/27

One Stop Shop  
505 Barton Springs Rd  
(512) 974-2632 - phone  
(512) 974-9112 - phone  
(512) 974-9109 - fax  
(512) 974-9779 - fax



All structures etc. must maintain 75" clearance from AE energized power lines. Enforced by AE & NESC codes.

Austin Energy  
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only  
For use in One Stop Shop Only*

Responsible Person for Service Request STEVE LETCHER

Email STEVE@SWPERMITS.COM Fax \_\_\_\_\_ Phone 512 574 7539

☒ Residential ☐ Commercial ☐ New Construction ☒ Remodeling

Project Address 1507 RAINBOW BEND OR \_\_\_\_\_

Legal Description \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Who is your electrical provider? ☒ AE ☐ Other \_\_\_\_\_

☒ Overhead Service ☐ Underground Service ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)

Location of meter LR.

Number of existing meters on gutter \_\_\_\_\_ (show all existing meters on riser diagram)

Expired permit # \_\_\_\_\_

Comments REMODEL - PARTIAL DEMOLITION

[Signature] STEVE LETCHER 9-26-13 512 574 7539  
BSPA Completed by (Signature & Print Name) Date Phone

Approved ☒ Yes ☐ No \_\_\_\_\_  
AE Representative Date Phone

AE APPROVED  
DEC 04 2013  
338-25  
RLS

AE APPROVED  
NOV 25 2013  
329-12  
RLS

Application expires 180 days after the date of approval  
(Any change to the above information requires a new BSPA)

AE APPROVED  
SEP 27 2013  
270-10  
RLS



**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
**(W&WW SPV)**

B1/28

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

(Please Print or Type)

Customer Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Service Address: 1507 RAINBOW BLVD

Lot: 39A-2 Block: \_\_\_\_\_ Subdivision/Land Status: ENFIELD D Tax Parcel ID No.: \_\_\_\_\_

Existing Use: vacant single-family res. duplex garage apartment other \_\_\_\_\_  
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other \_\_\_\_\_  
(Circle one)

Number of existing bathrooms: 4.5 Number of proposed bathrooms: 4.5

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes \_\_\_\_\_ No ☒

City of Austin Office Use

Water Main size: 10" Service stub size: 3/4" Service stub upgrade required? NO New stub size: \_\_\_\_\_

Existing Meter number: 201718 Existing Meter size: 5/8" Upgrade required? YES New size: 3/4"

WW Service: Septic System/On-Site Sewage Facility (OSSF) \_\_\_\_\_ or WW Collection System \_\_\_\_\_ WW Main size: \_\_\_\_\_

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) [Signature] Date 7-26-13 Phone \_\_\_\_\_

OSSF (if applicable) Approved by UDS (Signature & Print name) [Signature] Date 9-21-13 Phone 972-9722

AWU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

**Verification expires 180 days after date of Submittal**

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

**RECEIVED**  
SEP 27 2013  
WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION



# Demolition Application

Adopted December 2012

DATE of SUBMISSION:

RECEIVED

OCT 15 2013

NPZD/CHPO

B1/29

Application type: Commercial ☐

Residential ☒

Fee paid: \$

<b>Permit Information</b>	
FOR OFFICE USE ONLY	BP- _____ PR- <u>13-106844 PR</u> LHD NRD HDP <u>2013-0083</u> Ca. _____
	REFERRED BY: <u>KRISTIN KIBURN</u> NRHD/LHD: <u>old west Austin - non ch</u>
	<input checked="" type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW- _____
	<u>[Signature]</u> <u>11/7/13</u> HISTORIC PRESERVATION OFFICE DATE
<b>Property Information</b>	
Address: <u>1507 Rainbow Bend</u>	
City/Zip: <u>Austin/78703</u>	
Current use: <u>Single Family</u>	
<b>Demolition Type</b>	
<input type="checkbox"/> Total	
<input checked="" type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished. <u>demolish 2-story breakfast room/secret room and its roof, front porch, sidelet areas of facades</u>	
<b>Applicant</b>	
Name: <u>Steve Leitch, S&amp;W Permits</u>	
Address: <u>2601 E 2nd Street</u>	
City/Zip: <u>Austin/78702</u>	
Phone: <u>512-574-7539</u>	
Email: <u>steve@swpermits.com</u>	
<b>Owner</b>	
Name: <u>Pradeep Kumar</u>	
Address: <u>811 Theresa Avenue</u>	
City/Zip: <u>Austin/78703</u>	
Phone: _____	
Email: _____	
<b>Demolition Contractor Information</b>	
Company: <u>TBS</u>	
Address: _____	
City/Zip: _____	
Phone: _____	
<b>Structural Information</b>	
Square Feet: <u>3851</u>	
Building Materials: <u>WOOD, BRICK</u>	
Foundation Type: <u>CONC.</u>	
Estimated cost of demolition: <u>\$20,000</u>	

## IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

## DO NOT LET YOUR PERMIT EXPIRE!!!!

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.



# Demolition Application

Page 2 of PR- \_\_\_\_\_

## Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page  
**OR a NOTARIZED** letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

## Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

## Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

- 1. No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. **Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.** Information can be found at <http://www.austintexas.gov/departments/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or [cityarborist@austintexas.gov](mailto:cityarborist@austintexas.gov).
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8<sup>th</sup> floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/departments/right-way-management>
- 6. The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☒ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: \_\_\_\_\_

(if different from owner)

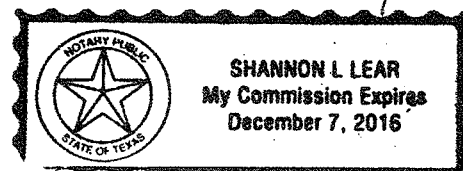
Date: 9.30.13

Signature of Owner: \_\_\_\_\_

Date: 9/30/13

Sworn and subscribed before me this 30 day of September, 2013

Signature of Public Notary



Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

B1/32

ACCOUNT NUMBER: 01-1301-1009-0000

PROPERTY OWNER:

RAINBOW BEND PROPERTIES LLC  
1601 RIO GRANDE ST STE 330  
AUSTIN, TX 78701-1149

PROPERTY DESCRIPTION:

LOT 39A ENFIELD D RESUB OF LOTS 37  
-39 & A PORTION OF LOT 40

ACRES .0000 MIN% .000000000000 TYPE

SITUS INFORMATION: 1507 RAINBOW BND

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2012	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0 \*ALL PAID\*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2012 \$44,645.75

TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2012 EXCEPT FOR UNPAID TAXES LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/02/2013

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 

Benavidez, Sylvia

---

**From:** McGee, Alyson  
**Sent:** Tuesday, November 12, 2013 3:11 PM  
**To:** Benavidez, Sylvia  
**Cc:** [steve@swpermits.com](mailto:steve@swpermits.com)  
**Subject:** RE: 1507 Rainbow Bend - LMC

It is a non-contributing house built in 1992.

Alyson McGee  
Deputy Historic Preservation Officer  
Historic Preservation Program  
Planning & Development Review  
City of Austin, Texas  
512-974-7801  
[alyson.mcgee@austintexas.gov](mailto:alyson.mcgee@austintexas.gov)

**Please note:** E-mail correspondence to and from the City of Austin is subject to requests for required disclosure under the Public Information Act.



B1  
34



KUMAR - south elevation

1507 Rainbow Bend

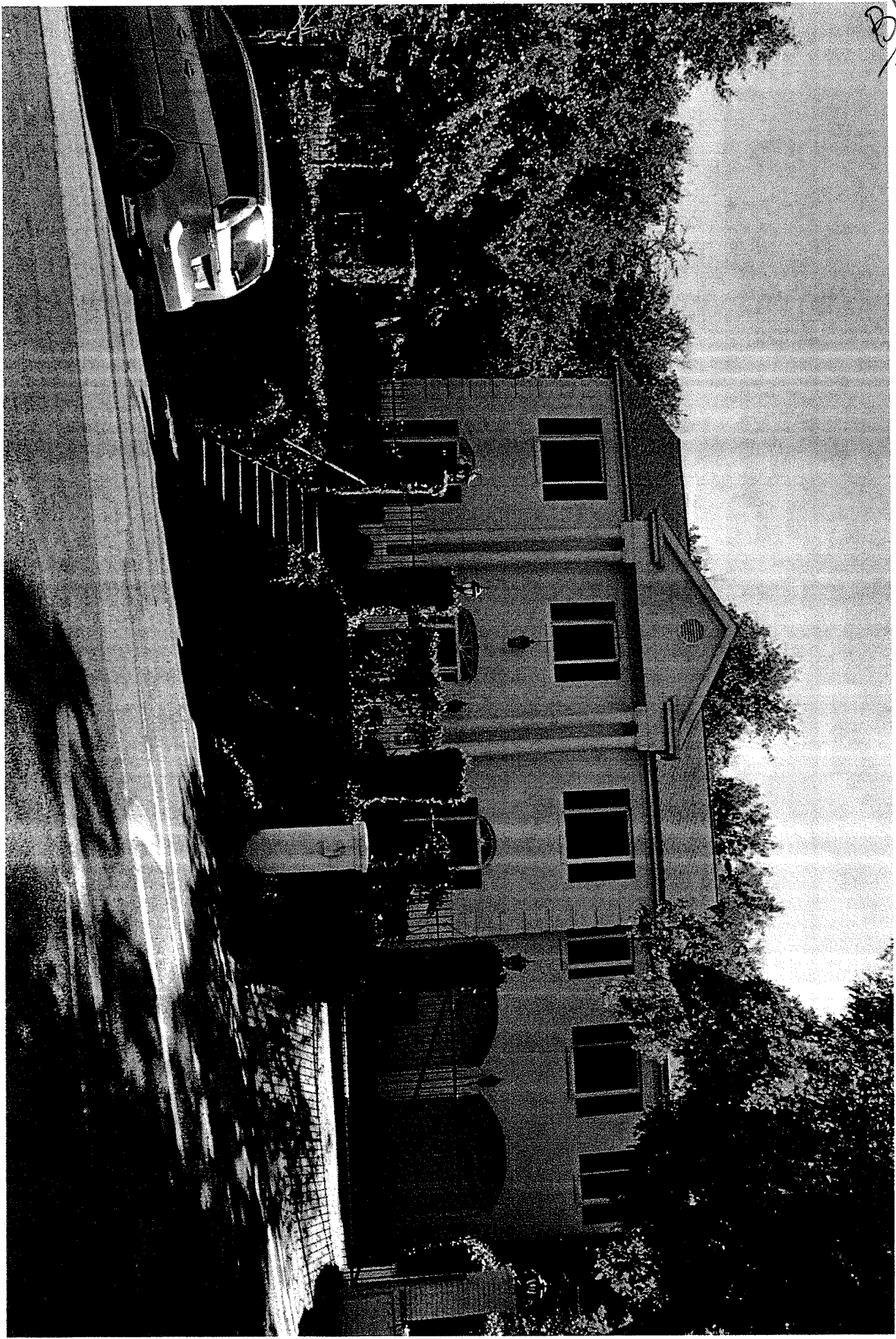
5/35



KUMAR - west elevation

1507 Rainbow Bend

B1  
36



KUMAR - north elevation

1507 Rainbow Bend

**Travis CAD****Property Search Results > 819075 KUMAR PRADEEP for Year 2013**

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**Property****Account**

Property ID: 819075 Legal Description: LOT 39A-2 ENFIELD D RESUB LTS 38A&39A OF RESUB LTS 37-39 & PT LOT 40  
 Geographic ID: 0113011012 Agent Code: 0595  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: 1507 RAINBOW BND Mapsco: 584H  
 TX 78703  
 Neighborhood: OLD ENFIELD (SFR) Map ID: 011008  
 Neighborhood CD: Z31000

**Owner**

Name: KUMAR PRADEEP Owner ID: 1555201  
 Mailing Address: 811 THERESA AVE % Ownership: 100.000000000000%  
 AUSTIN, TX 78703-4733

Exemptions:

**Values**

(+) Improvement Homesite Value: + \$607,247  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$340,000 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0  
 (+) Timber Market Valuation: + \$0  
 (=) Market Value: = \$947,247  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$947,247  
 (-) HS Cap: - \$0  
 (=) Assessed Value: = \$947,247

**Taxing Jurisdiction**

Owner: KUMAR PRADEEP  
 % Ownership: 100.000000000000%  
 Total Value: \$947,247

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$947,247	\$947,247	\$11,764.81
02	CITY OF AUSTIN	0.502700	\$947,247	\$947,247	\$4,761.81
03	TRAVIS COUNTY	0.494600	\$947,247	\$947,247	\$4,685.08
0A	TRAVIS CENTRAL APP DIST	0.000000	\$947,247	\$947,247	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$947,247	\$947,247	\$1,221.94
68	AUSTIN COMM COLL DIST	0.094900	\$947,247	\$947,247	\$898.94
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$23,332.58  
 Taxes w/o Exemptions: \$23,332.59

**Improvement / Building**

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 3851.0 sqft Value: \$607,247

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 6+		1992	1776.0
2ND	2nd Floor	WW - 6+		1992	2075.0
011	PORCH OPEN 1ST F	* - 6+		1992	48.0
011	PORCH OPEN 1ST F	* - 6+		1992	120.0

B1  
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041	GARAGE ATT 1ST F	WV - 6+	1992	528.0
095	HVAC RESIDENTIAL	* - *	1992	3851.0
251	BATHROOM	* - *	1992	4.5
448	SPA FIBERGLASS	* - 6+	1992	1.0
512	DECK UNCOVERED	* - 6+	1992	397.0
604	POOL RES CONC	* - 6+	1992	1.0
613	TERRACE COVERED	* - 6+	1992	239.0
435	FENCE IRON LF	A - *	2012	193.0

#### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2149	9360.00	0.00	0.00	\$340,000	\$0

#### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		N/A	N/A	N/A	N/A	N/A
2013	\$607,247	\$340,000	0	947,247	\$0	\$947,247

#### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/19/2012	WD	WARRANTY DEED	RAINBOW BEND PROPERTIES LLC	KUMAR PRADEEP			2012216536TR

**Questions Please Call (512) 834-9317**

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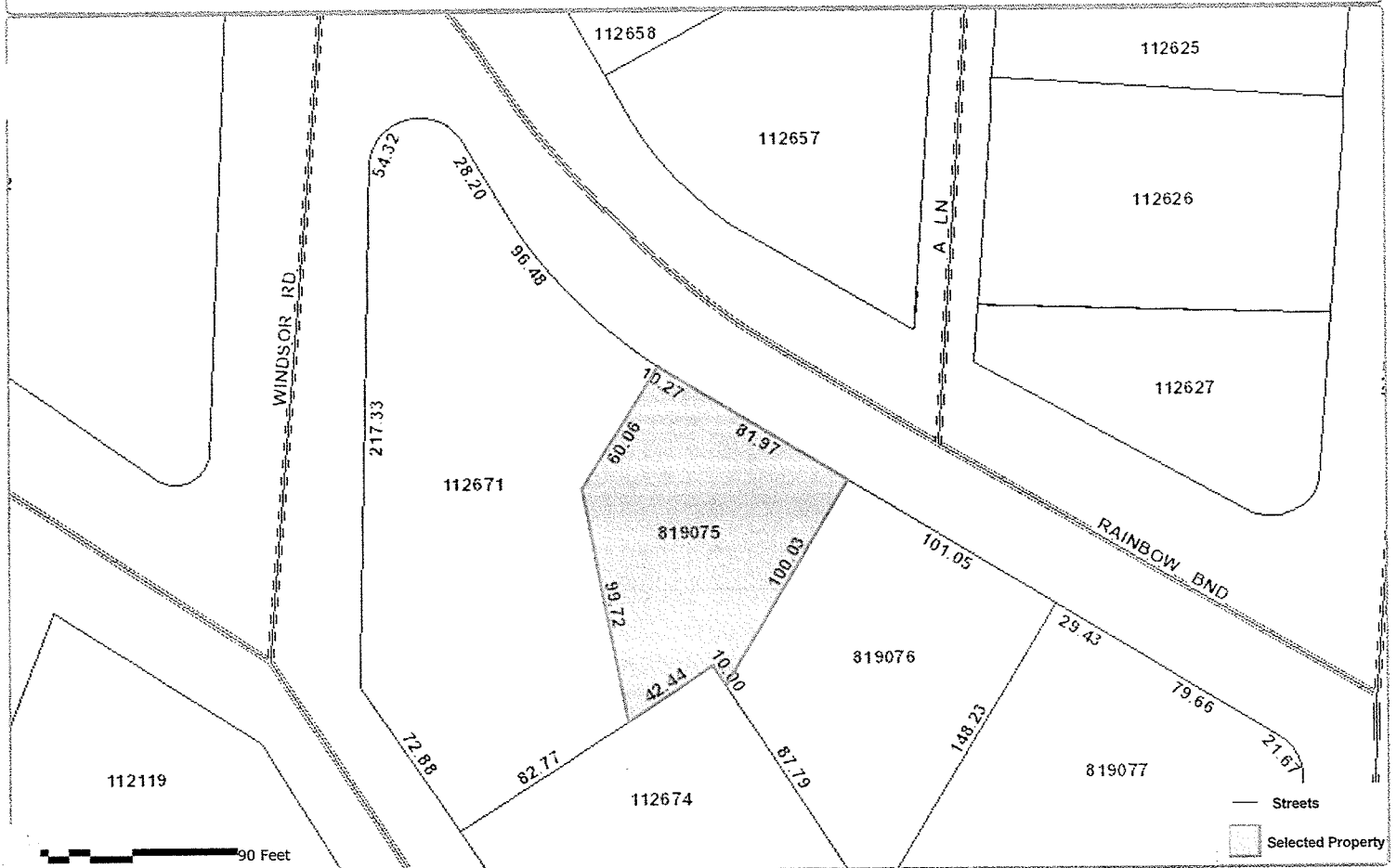
Database last updated on: 11/11/2013 4:05 AM

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# Travis CAD - Map of Property ID 819075 for Year 2013



## Property Details

### Account

Property ID: 819075

Geo ID: 0113011012

Type: Real

Legal Description: LOT 39A-2 ENFIELD D RESUB LTS 38A&39A OF RESUB LTS 37-39 & PT LOT 40

### Location

Situs Address: 1507 RAINBOW BND TX 78703

Neighborhood: OLD ENFIELD (SFR)

Mapsco: 584H

Jurisdictions: 0A, 01, 02, 03, 2J, 68

### Owner

Owner Name: KUMAR PRADEEP

Mailing Address: , 811 THERESA AVE, , AUSTIN, TX 78703-4733

### Property

Appraised Value: \$947,247.00

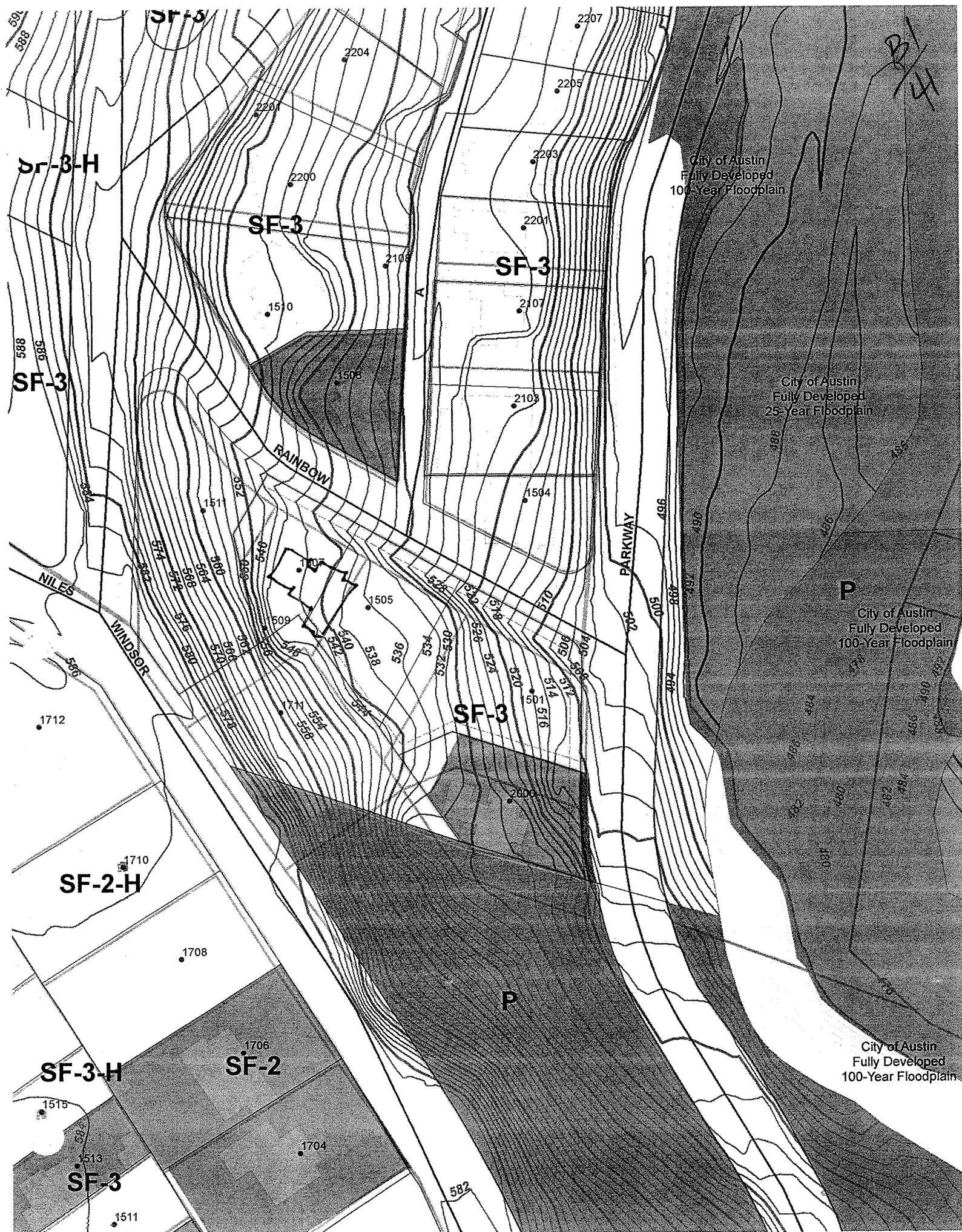
<http://propaccess.traviscad.org/Map/View/Map/1/819075/2013>

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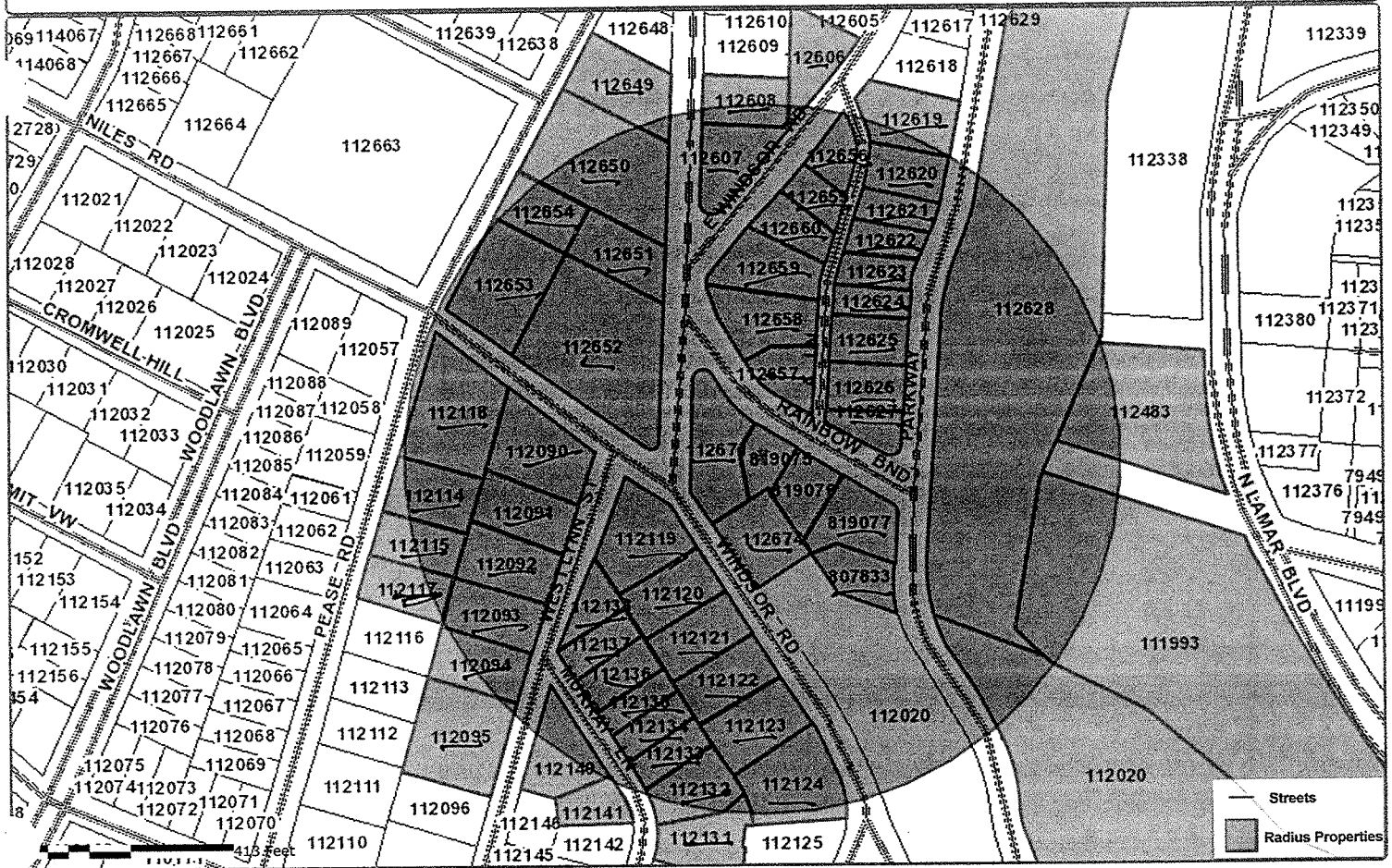








# Travis CAD - Map of Property ID 819075 for Year 2013



## Property Details

### Account

Property ID: 819075  
Geo ID: 0113011012  
Type: Real

Legal Description: LOT 39A-2 ENFIELD D RESUB LTS 38A&39A OF RESUB LTS 37-39 & PT LOT 40

### Location

Situs Address: 1507 RAINBOW BND TX 78703  
Neighborhood: OLD ENFIELD (SFR)  
Mapsc0: 584H  
Jurisdictions: 0A, 01, 02, 03, 2J, 68

### Owner

Owner Name: KUMAR PRADEEP  
Mailing Address: , 811 THERESA AVE, , AUSTIN, TX 78703-4733

### Property

Appraised Value: \$947,247.00

<http://propaccess.traviscad.org/Map/View/Map/1/819075/2013>

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**PropertyACCESS**  
www.trueautomation.com

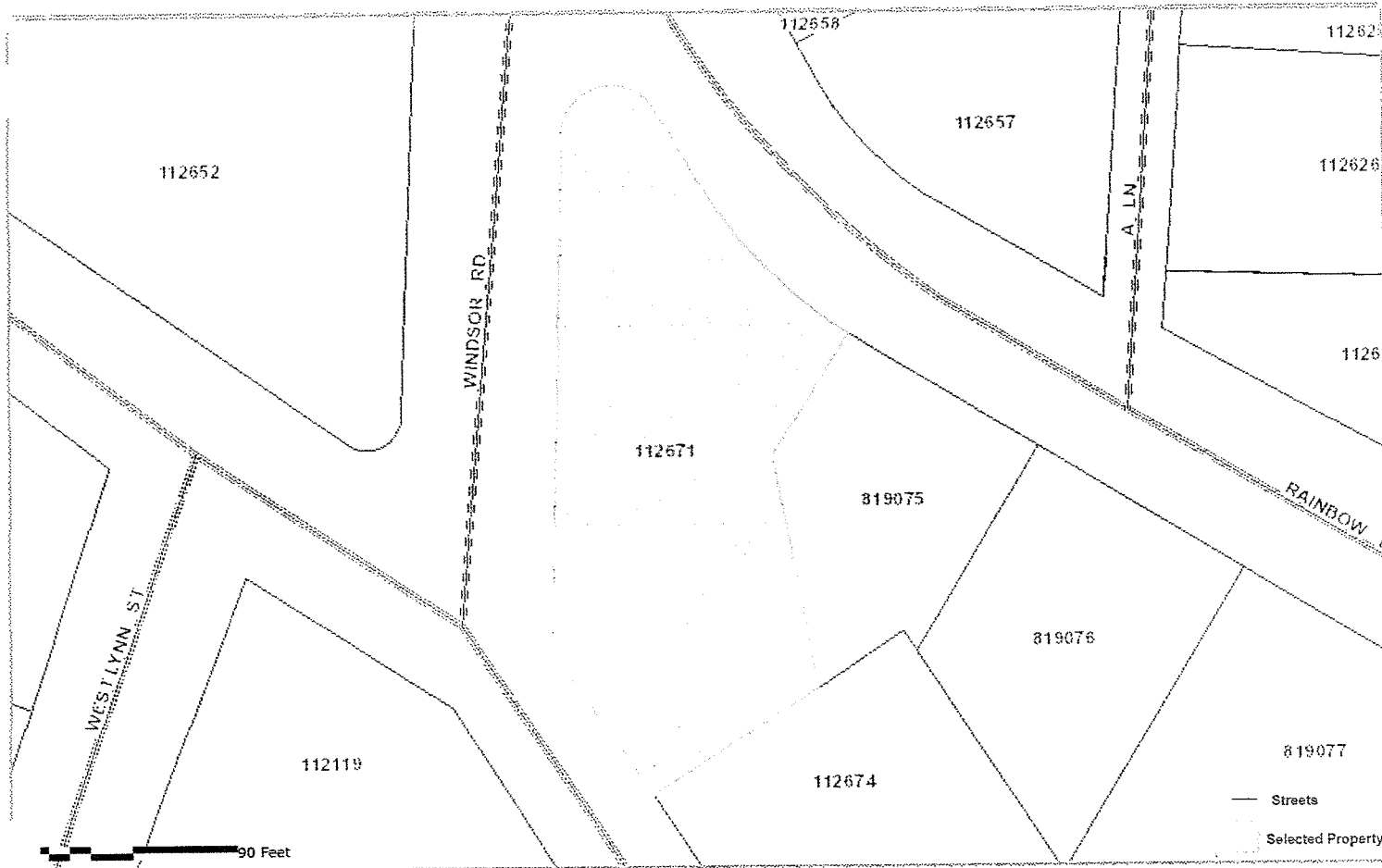
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Property ID	Address	Land Area	HVAC Area	Garage	Garage #	Storage	Total	F.A.R.
112606	2206 E WINDSOR	16355	4343	706 cpt att (-200)	506	48	4897	0.3
112607	2211 WINDSOR RD	17725	2964	667 cpt att(-200)	467	0	3431	0.19
112608	2213 WINDSOR RD	15598	3878	0	0	0	3878	0.25
112649	2210 WINDSOR RD	24143	5350	500 grg att(-200)	300	0	5650	0.23
112650	2208 WINDSOR RD	49393	8076	816 grg det(-200)	616	264	8956	0.18
112651	2200 WINDSOR RD	18665	4378	600 grg det(-200)	400	0	4778	0.26
112652	1602 NILES RD	65545	8175	1110 grg & cpt att(-200)	910	0	9085	0.14
112653	1604 NILES RD	32537	6413	552 grg det(-200)	352	171	6936	0.21
112654	2105 PEASE RD	15402	5977	695 grg & cpt att(-200)	495	0	6472	0.42
112118	3 NILES RD	32171	7548	252 cpt att(-200)	52	0	7600	0.24
112114	1613 PEASE RD	17672	6198	342 grg att(-200)	142	0	6340	0.36
112115	1607 PEASE RD	14279	4199	780 grg att(-200)	580	0	4779	0.33
112117	1605 PEASE RD	15210	4966	1300 cpt det(-200)	1100	140	6206	0.41
112095	1506 WEST LYNN ST	33003	6256	676 grg det(-200)	476	0	6732	0.2
112094	1510 WEST LYNN ST	18106	5933	475 cpt att(-200)	275	200	6408	0.35
112093	1600 WEST LYNN ST	18089	5672	674 grg att(-200)	474	0	6146	0.34
112092	1602 WEST LYNN ST	19517	4790	168 grg att(-168)	0	0	4790	0.25
112091	1604 WEST LYNN ST	19029	4777	1444 cpt det/att & grg det(-200)	1244	0	6021	0.32
112090	1601 NILES RD	26401	10496	1784 cpt & grg att(-200)	1584	168	12248	0.46
112132	1509 MURRAY LN	16509	3842	635 grg att(-200)	435	82	4359	0.26
112133	1511 MURRAY LN	9164	1784	560 grg det(-200)	360	0	2144	0.23
112134	1513 MURRAY LN	9140	3190	0	0	80	3270	0.36
112135	1515 MURRAY LN	7970	2708	0	0	0	2708	0.34
112136	1517 MURRAY LN	11421	2911	552 cpt det(-200)	352	489	3752	0.33
112137	1519 MURRAY LN	9962	3245	190 cpt att(-190)	0	0	3245	0.33
112138	1601 WEST LYNN ST	10007	2830	400 grg det(-200)	200	0	3030	0.3
112119	1712 WINDSOR RD	29093	3990	780 grg det & cpt att(-200)	580	80	4650	0.16
112120	1710 WINDSOR RD	17522	6204	361 cpt det(-200)	161	66	6431	0.37
112121	1708 WINDSOR RD	18140	4820	286 cpt att(-200)	86	0	4906	0.27
112122	1706 WINDSOR RD	17951	7646	0	0	0	7646	0.43
112123	1704 WINDSOR RD	20255	4415	414 cpt att(-200)	214	0	4629	0.23
112124	1702 WINDSOR RD	27138	10010	756 grg att(-200)	556	313	10879	0.4
112671	1511 RAINBOW BND	25420	3812	380 grg att(-200)	180	486	4478	0.18
112674	1711 WINDSOR RD	19725	3514	528 grg & cpt att(-200)	328	164	4006	0.2
819077	1501 RAINBOW BND	18540	4324	984 grg att(-200)	784	0	5108	0.28
807833	2000 PARKWAY	12650	2981	572 grg att(-200)	372	0	3353	0.27
112656	2209 E WINDSOR RD	8376	2160	286 grg att(-200)	86	0	2246	0.27
112655	2206 A LANE	8276	3354	552 grg att(-200)	352	0	3706	0.45
112660	2203 E WINDSOR RD	12469	3126	492 grg att(-200)	292	0	3418	0.27
112659	2201 E WINDSOR RD	19037	4203	400 grg att(-200)	200	239	4642	0.24
112658	1510 RAINBOW BND	16930	4366	920 grg att(-200)	720	0	5086	0.3
112657	1506 RAINBOW BND	11784	3882	630 grg att(-200)	430	0	4312	0.37
112627	1504 RAINBOW BND	8803	2320	0	0	0	2320	0.26
112626	2103 A LANE	11649	3118	526 grg att(-200)	326	0	3444	0.3
112625	2107 A LANE	13413	1676	0	0	0	1676	0.12
112624	2201 A LANE	8515	2478	0	0	0	2478	0.29
112623	2203 A LANE	8749	3419	220 cpt att(-200)	20	0	3439	0.39
112622	2205 A LANE	8704	2490	462 grg att(-200)	262	0	2752	0.32
112621	2206 PARKWAY	9232	2032	400 grg att(-200)	200	0	2232	0.24
112620	2209 A LANE	13559	4097	572 grg att(-200)	372	0	4469	0.33
112619	2211 E WINDSOR RD	20283	3702	289 grg att(-200)	89	0	3791	0.19

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# Travis CAD - Map of Property ID 112671 for Year 2013

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## Property Details

### Account

Property ID: 112671  
Geo ID: 0113011001  
Type: Real

Legal Description: LOT 40 LESS E 78X100 FT AV OLT 8&9 DIV Z ENFIELD D

Lot : 25,420  
Area : 3992  
FAR : 0.16

### Location

Situs Address: 1511 RAINBOW BND TX 78703  
Neighborhood: OLD ENFIELD (SFR)  
Mapsc: 584H  
Jurisdictions: 0A, 01, 02, 03, 2J, 68

### Owner

Owner Name: JORDAN LYNN ROTH  
Mailing Address: , 1511 RAINBOW BND, , AUSTIN, TX 78703-3101

### Property

Appraised Value: \$1,027,887.00

<http://propaccess.traviscad.org/Map/View/Map/1/112671/2013>

PropertyACCESS

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# Travis CAD

## Property Search Results > 112671 JORDAN LYNN ROTH for Year 2013

### Property

#### Account

Property ID: 112671 Legal Description: LOT 40 LESS E 78X100 FT AV OLT 8&9 DIV Z ENFIELD D  
 Geographic ID: 0113011001 Agent Code: 0095  
 Type: Real  
 Property Use Code:  
 Property Use Description:

#### Location

Address: 1511 RAINBOW BND Mapsco: 584H  
 TX 78703  
 Neighborhood: OLD ENFIELD (SFR) Map ID: 011008  
 Neighborhood CD: Z31000

#### Owner

Name: JORDAN LYNN ROTH Owner ID: 110794  
 Mailing Address: 1511 RAINBOW BND % Ownership: 100.000000000000%  
 AUSTIN , TX 78703-3101  
 Exemptions: HS, OV65

### Values

(+) Improvement Homesite Value: + \$369,137  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$658,750  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$1,027,887  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$1,027,887  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$1,027,887

### Taxing Jurisdiction

Owner: JORDAN LYNN ROTH  
 % Ownership: 100.000000000000%  
 Total Value: \$1,027,887

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
01	AUSTIN ISD	1.242000	\$1,027,887	\$977,887	\$6,030.42	\$6,030.42
02	CITY OF AUSTIN	0.502700	\$1,027,887	\$976,887	\$4,910.81	
03	TRAVIS COUNTY	0.494600	\$1,027,887	\$752,310	\$3,720.93	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,027,887	\$1,027,887	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$1,027,887	\$752,310	\$970.48	
68	AUSTIN COMM COLL DIST	0.094900	\$1,027,887	\$902,608	\$856.58	
Total Tax Rate:		2.463200				

Taxes w/Current Exemptions: \$16,489.22  
 Taxes w/o Exemptions: \$25,318.91

### Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 3812.0 sqft Value: \$369,137

B1  
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 5		1935	913.0
1ST	1st Floor	WW - 5		1935	1156.0
2ND	2nd Floor	WW - 5		1935	603.0
2ND	2nd Floor	WW - 5		1935	1140.0
011	PORCH OPEN 1ST F	* - 5		1935	120.0
011	PORCH OPEN 1ST F	* - 5		1935	160.0
012	PORCH OPEN 2ND F	* - 5		1935	64.0
041	GARAGE ATT 1ST F	WW - 5		1935	380.0 - 200 = 180
095	HVAC RESIDENTIAL	* - *		1935	3812.0
251	BATHROOM	* - *		1935	3.0
522	FIREPLACE	* - 5		1935	1.0
581	STORAGE ATT	WW - 4+		1935	486.0
612	TERRACE UNCOVERD	* - 5		1935	448.0

#### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.5836	25420.45	0.00	0.00	\$658,750	\$0

#### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		N/A	N/A	N/A	N/A	N/A
2013	\$369,137	\$658,750	0	1,027,887	\$0	\$1,027,887
2012	\$329,250	\$658,750	0	988,000	\$0	\$988,000
2011	\$315,350	\$658,750	0	974,100	\$0	\$974,100
2010	\$293,940	\$658,750	0	952,690	\$0	\$952,690
2009	\$401,331	\$658,750	0	1,060,081	\$0	\$1,060,081

#### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/7/1991	WD	WARRANTY DEED	SAYERS LEONARD J	JORDAN LYNN ROTH	11561	02424	
2	12/28/1962	WD	WARRANTY DEED		SAYERS LEONARD J	02567	00198	

**Questions Please Call (512) 834-9317**

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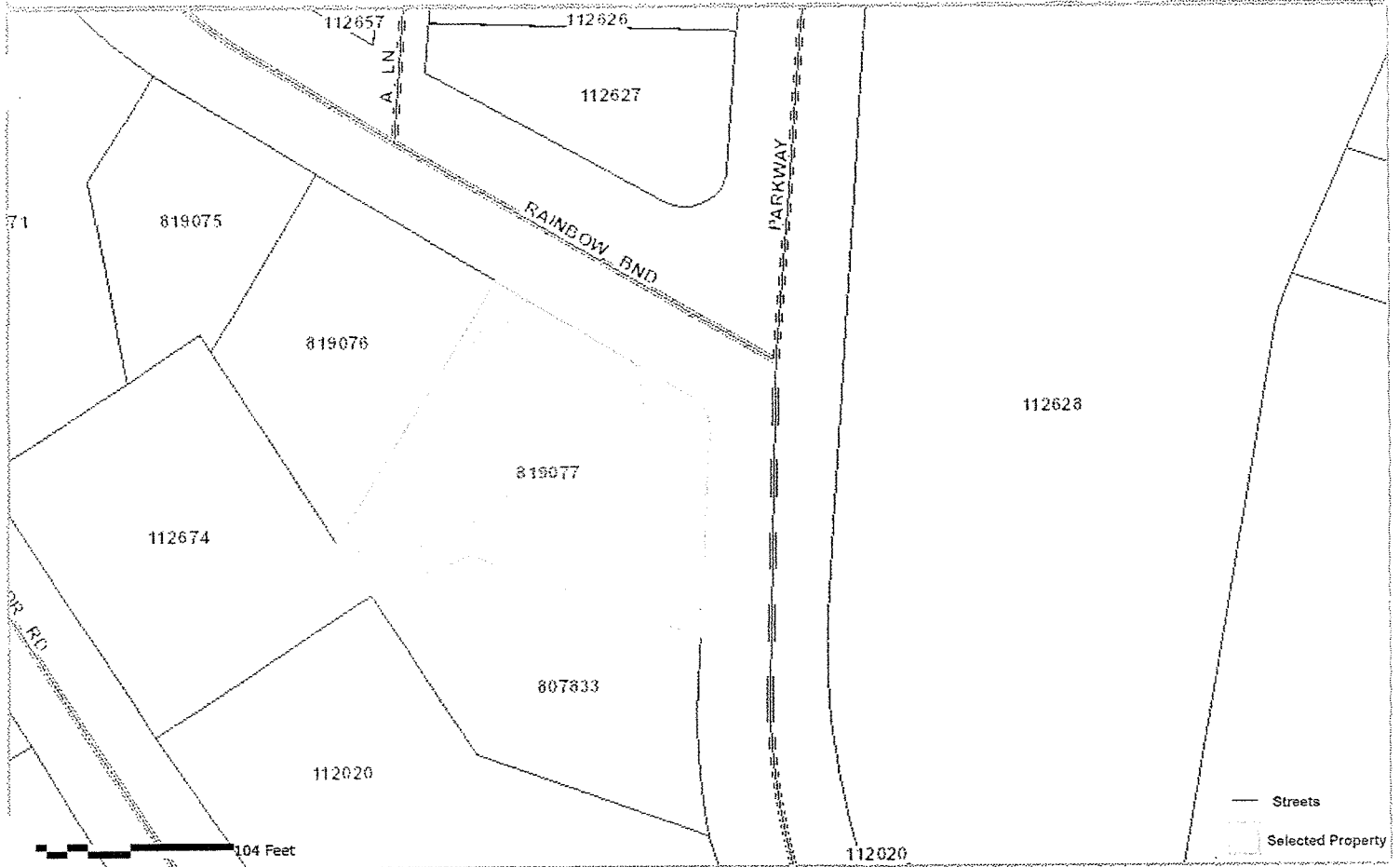
Website version: 1.2.2.3

Database last updated on: 11/11/2013 4:05 AM

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# Travis CAD - Map of Property ID 819077 for Year 2013



## Property Details

### Account

Property ID: 819077  
Geo ID: 0113011014  
Type: Real

Lot: 18,540  
Area: 4324  
FAR: 0.23

Legal Description: LOT 38A-1 ENFIELD D RESUB LTS 38A&39A OF RESUB LTS 37-39 & PT LOT 40

### Location

Situs Address: 1501 RAINBOW BND TX 78703  
Neighborhood: OLD ENFIELD (SFR)  
Mapsc: 584H  
Jurisdictions: 0A, 01, 02, 03, 2J, 68

### Owner

Owner Name: BPR PARTNERS LTD &  
Mailing Address: RAINBOW BEND PROPERTIES LLC, 1501 RAINBOW BND, , AUSTIN, TX 78703-3101

### Property

Appraised Value: \$1,424,495.00

<http://propaccess.traviscad.org/Map/View/Map/1/819077/2013>

PropertyACCESS

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# Travis CAD

## Property Search Results > 819077 BPR PARTNERS LTD & for Year 2013

### Property

#### Account

Property ID: 819077 Legal Description: LOT 38A-1 ENFIELD D RESUB LTS 38A&39A OF RESUB LTS 37-39 & PT LOT 40  
Geographic ID: 0113011014 Agent Code: 0140  
Type: Real  
Property Use Code:  
Property Use Description:

#### Location

Address: 1501 RAINBOW BND Mapsco: 584H  
TX 78703  
Neighborhood: OLD ENFIELD (SFR) Map ID: 011008  
Neighborhood CD: Z31000

#### Owner

Name: BPR PARTNERS LTD & Owner ID: 1541486  
Mailing Address: RAINBOW BEND PROPERTIES LLC % Ownership: 100.000000000000%  
1501 RAINBOW BND  
AUSTIN, TX 78703-3101

Exemptions:

### Values

(+) Improvement Homesite Value: + \$813,557  
(+) Improvement Non-Homesite Value: + \$0  
(+) Land Homesite Value: + \$0  
(+) Land Non-Homesite Value: + \$610,938 Ag / Timber Use Value  
(+) Agricultural Market Valuation: + \$0 \$0  
(+) Timber Market Valuation: + \$0 \$0  
  
(=) Market Value: = \$1,424,495  
(-) Ag or Timber Use Value Reduction: - \$0  
  
(=) Appraised Value: = \$1,424,495  
(-) HS Cap: - \$0  
  
(=) Assessed Value: = \$1,424,495

### Taxing Jurisdiction

Owner: BPR PARTNERS LTD &  
% Ownership: 100.000000000000%  
Total Value: \$1,424,495

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$1,424,495	\$1,424,495	\$17,692.23
02	CITY OF AUSTIN	0.502700	\$1,424,495	\$1,424,495	\$7,160.93
03	TRAVIS COUNTY	0.494600	\$1,424,495	\$1,424,495	\$7,045.55
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,424,495	\$1,424,495	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$1,424,495	\$1,424,495	\$1,837.60
68	AUSTIN COMM COLL DIST	0.094900	\$1,424,495	\$1,424,495	\$1,351.85
	Total Tax Rate:	2.463200			

Taxes w/Current Exemptions: \$35,088.16  
Taxes w/o Exemptions: \$35,088.16

### Improvement / Building

Improvement #1: 1 FAM DWELLING State Code: A1 Living Area: 4324.0 sqft Value: \$813,557

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WP - 6		2006	3122.0
RSBLW	Residence Below	WP - 6		2006	1202.0
011	PORCH OPEN 1ST F	* - 6		2006	406.0
011	PORCH OPEN 1ST F	* - 6		2006	406.0
040	GARAGE BELOW GRD	WP - 6		2006	984.0
251	BATHROOM	* - *		2006	4.5
522	FIREPLACE	* - 6		2006	1.0
477	ELEVATOR RES	2A - *		2006	1.0

B1  
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095	HVAC RESIDENTIAL	* - *	2006	4324.0
186	THEATER (HOME)	G - *	2007	1.0
435	FENCE IRON LF	G - *	2007	125.0
512	DECK UNCOVERED	* - 6	2007	508.0
413	STAIRWAY EXT	A - *	2012	1.0
435	FENCE IRON LF	A - *	2012	216.0
512	DECK UNCOVERED	* - 6	2012	176.0

#### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4256	18540.00	0.00	0.00	\$610,938	\$0

#### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$813,557	\$610,938	0	1,424,495	\$0	\$1,424,495

#### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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