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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0027
LOCATION: 3405 Clearview Dr.



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.

1" = 166'

CASE# C15-2016-0027
ROW# 1148 3907
TAX# 011608010

TCAD ✓

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

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

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

STREET ADDRESS: 3405 Clearview Drive, Austin, TX 78746

LEGAL DESCRIPTION: LOT 14 BLK 11 WALSH PLACE ON LAKE AUSTIN AND
10 FT OF ADJ ALLEY

I, Achal Dhruva, on behalf of myself, affirm that on February 1, 2016, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

Maintain 50% Impervious Cover on an SF3-zoned lot in order to correct series of permitting mistakes initiated by prior property owners and/or 3rd party vendors during entitlement phase of single family residence and subsequent pool project.

SF-3-NP (West Austin Neighborhood Group)

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. (a) The zoning regulations applicable to the property do not allow for a reasonable use because: the owner is requesting 50% IC in order to keep a pool which was permitted by the City of Austin via BP 2014-07364. The numbers utilized to calculate the total IC were based on the numbers approved as part of COA permit BP

2003-01997 for the primary structure. The applicant's request to maintain a small pool is reasonable as it is allowed accessory use in SF3 zoning. Strict application of the SF3 IC regulations in light of the permitting errors made by others prohibit a reasonable use of owner's property.

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(b) The variance is not general because: there are no known sites in this area with subsequent permits issued for house and pool, yet the as-built physical improvements exceed 45% IC.

HARDSHIP:

2. The hardship for which the variance is requested is unique to the property in that: a series of COA permits were issued for the house (2003) and the pool (2014). The pool inspector requested an IC survey at end of pool construction. Survey indicated property was north of 49% IC. While it is not known for sure how this happened, the applicant (and current owner) is seeking relief from BOA in order to maintain the pool as permitted by COA in 2003. The 6,304 square foot lot allows limited IC (2,853 square feet max) and the original builder was permitted at 43% (2,759 square feet), then the pool builder was approved at 44.9% IC (2,853 square feet). Neither of these numbers match TCAD nor a recent IC survey that was performed (included in packet).

Also, there is no ability to further remove IC from the site. The covered porches are part of the foundation and have HVAC space above them. It is an extreme hardship to removed HVAC sections of this home.

Removing the 119 square feet IC of pool, the site is still noncompliant at approximately 47.8% IC. There is no real impact removing the small portion of concrete from driveway. It can be done if the Board desires, but we will still be over the 45% IC at that point, too.

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: there is no adverse impact, no drainage runoff, nor any complaints of the pool accessory use. If it pleases the Board, rain barrels and gutters can be installed as needed, but as-is there does not appear to be any adverse impact to character of area nor impaired use of adjacent properties.

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:

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

NA

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

NA

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

NA

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

NA

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

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

Signed A. Dhruva Mail Address 3405 Clearview Drive

City, State & Zip Austin, TX 78703

Printed Achal Dhruva Phone 512-300-5668 Date February 1, 2016

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 A. Dhruva Mail Address 3405 Clearview Drive

City, State & Zip Austin, TX 78703

Printed Achal Dhruva Phone 512-300-5668 Date February 1, 2016

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2015 SURVEY

Waterloo Surveyors Inc. Survey Plat

J101021C

10' Public Utility Easement
LOT 2 785/436

ADDRESS:
3405 CLEARVIEW DRIVE

LEGAL DESCRIPTION:
0.1459 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOT 14, BLOCK 11, WALSH PLACE ON LAKE AUSTIN, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 26, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH TEN FEET (10') OF THE ADJACENT ALLEY VACATED BY INSTRUMENT RECORDED IN VOLUME 785, PAGE 436, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT 14 IS SUBJECT TO:

- [1] RESTRICTIVE COVENANTS- 643/221, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- [2] EASEMENT VACATION AND PUBLIC UTILITY EASEMENT IN 785/436, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- [3] EASEMENT RIGHTS AND RESTRICTIONS OF RECORD

IMPERVIOUS COVER	
DRIVEWAY	378 SQ. FT.
FRONT PORCH	70 SQ. FT.
REAR PATIO	325 SQ. FT.
POOL	119 SQ. FT.
HOUSE	2,259 SQ. FT.
TOTAL COVER	3,151 SQ. FT.
LOT	6,340 SQ. FT.
49.7% COVER	

LEGEND
Record Col: ()
Wood/wire Fence — W — W — W —
Wood Fence — — — — —
Wrought Iron Fence — N — N —
Typical Stone Column □

SCALE
1"=20'

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 5 Survey.

Dated this the 17TH day of JUNE, 2016.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445H

Zone: X Dated: 09/26/08

Thomas P. Dixon R.P.L.S. 4324

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FIRM # 10124400

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602

N 60°37'21" W
45.00'

Found 1/2" Iron Rod with cap

LOT 3

LOT 4

wood/wire fence
vacated 20' alley

wood fence
pool pump

POOL
119 sq. ft.

covered concrete patio
325 sq. ft.

pool heater

LOT 14
BLOCK 11
6,340 sq. ft.

TWO STORY
STONE/STUCCO HOUSE
2,259 sq. ft.

N 29°45'54" E 138.06'

(138')

5.1'

covered concrete porch
70 sq. ft.

stone column

Found Iron Rod with cap

S 60°37'21" E
45.85' (46')

Clearview Drive

Found 3/4" Iron Rod

S 29°42'11" W 138.06'

(138')

25' Building Line
643/221

25.1'

concrete
378 sq. ft.

Found 3/4" Iron Rod

Found 3/4" Iron Rod

Found 3/4" Iron Rod

Found 3/4" Iron Rod

Found 3/4" Iron Rod

Found 3/4" Iron Rod



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2014 POOL PERMIT PACKET

AUSTINTEXAS.GOV

AIRPORT

LIBRARY

AUSTIN ENERGY

AUSTIN WATER

CONVENTION CENTER

VISITORS BUREAU

OPEN

PUBLIC INFORMATION

FOLDER DETAILS

Public Search

Issued Construction
Permits

REGISTERED USERS

New Registration

Update Registration

Permit Assign and Pay

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HELP

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FEEDBACK

Contact PDR

Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expira Date
		new swimming pool	R- 329						
		proposing adding 105 sf of impervious cover (84 pool, 21 equipment)	Res Structures New Other Than Bldg		3405 CLEARVIEW DR	Approved	Jul 11, 2014	Jul 14, 2014	Jan 7, 2015

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Related Folders

FOLDER INFO

Information Description

Value

Is this over a Landfill ?	No
Smart Housing?	No
Residential Zoning Review Required?	Yes
Flood Plain Review Required	No
Erosion Hazard Zone Review Required	No
Fire Review Required	No
Is Historical Review Required?	No
Is this property in MUD ?	No
Current Zoning for Building	SF-3
Name of Neighborhood Plan	WANG
Is this a Legal Lot ?	Yes
Is there a Cut & Fill in excess of 4 ft	No
Parking Spaces Required	2
Front Set Back	25
Rear Set Back	10
Side Set Back	5
Does property access a paved alley?	No
Does property access a paved street?	Yes
Current Use	Sing Fam Res
Proposed Use	Sing Fam Res
Square Footage of Lot	6348
Existing 1st Flr Area Sq. Ft	1580
Existing 2nd Flr Area Sq. Ft	2129
Existing 3rd Flr Area Sq. Ft	0
Existing Basement Sq. Ft	0
Existing Attached Garage/Carport Sq. Ft	577
Existing Detached Garage/Carport Sq. Ft	0
Existing Wood Decks Sq. Ft	0
Existing Breezeways Sq. Ft	0
Existing Covered Patios Sq. Ft	454
Existing Covered Porches Sq. Ft	0
Existing Balconies Sq. Ft	0
Existing Swimming Pool(s) Sq. Ft	0
Existing Othr Bld/Covered Areas Sq.Ft	0

Total Existing Building Square Footage	4740
New/Addn 1st Flr Area Sq. Ft	0
New/Addn 2nd Flr Area Sq. Ft	0
New/Addn 3rd Flr Area Sq. Ft	0
New/Addn Basement Sq. Ft	0
New/Addn Attached Garage/Carport Sq. Ft	0
New/Addn Detached Garage/Carport Sq. Ft	0
New/Addn Wood Decks Sq. Ft	0
New/Addn Breezeways Sq. Ft	0
New/Addn Covered Patios Sq. Ft	0
New/Addn Covered Porches Sq. Ft	0
New/Addn Balconies Sq. Ft	0
New/Addn Swimming Pool(s) Sq. Ft	360
New/Addn Spa Sq. Ft	0
New/Addn Other Bldg/Covered Areas Sq.Ft	0
Total New/Addition Bldg Square Footage	360
Total Building Coverage on lot Sq. Ft.	2611
Total Building Coverage Percent, of Lot	41.1
Total Impervious Coverage Square Footage	2853
Total Impervious Coverage Percent.of Lot	44.9
Max. Bldg. Cov. Sq. Ft. Allowed	2539.2
Max. Impervious Coverage Sq Ft Allowed	2856.6
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	No
Plumbing Inspection	Yes
Energy Inspection	No
Driveway Inspection	No
Sidewalks Inspection	No
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	No
Water Tap Inspection	No
Sewer Tap Inspection	No
On Site Sewage Facility Inspection	No
Fire Inspection	No
Is there Auxiliary Water?	No
Auxiliary Water Inspection	No
Health Inspection	No
Usage Category	329
Hazardous Pipeline Review Required	No
Electric Service Planning Application Req'd?	Yes
ESPA Application Number	192-2 RLS
ESPA Approval Date	Jul 11, 2014
Site has Water availability?	Yes
Site has Waste Water availability?	Yes
Site has a septic system?	No

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Total Number of Driveways 1
 Driveway Width 1 16
 Certificate of Occupancy to be Issued No
 Code Year 2012
 Code Type International Residential Code
 Certified Applicant Type No

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PROPERTY DETAILS

Number	Pre. Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
3405	CLEARVIEW	DRIVE				AUSTIN	TX	78703	LOT 14 BLK 11 WALSH PLACE ON LAKE AUST 10 FT OF ADJ ALLEY

LOT 14 BLK 11 WALSH PLACE ON LAKE AUSTIN & 10 FT OF ADJ ALLEY

PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone1
Applicant	Da Vinci Pools Company	1460 E WHITESTONE BLVD UNIT 150	CEDAR PARK TX	78613	(512)259-9321	

FOLDER FEE

Fee Description	Fee Amount	Balance
Combined Plan Review Fee	\$342.00	\$0.00
Development Services Surcharge	\$13.68	\$0.00

PROCESSES AND NOTES

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Atten
Plan Review Administration	Open						
Coordinating Reviews	Approved		Jul 14, 2014	Jul 11, 2014	Jul 14, 2014	Renee Johns ((512)974-6444)	
Residential Zoning Reviewer	Approved		Jul 11, 2014	Jul 14, 2014	Jul 14, 2014	Renee Johns ((512)974-6444)	
Residential Revision After Issuance	Open		Jul 14, 2014				

FOLDER ATTACHMENT

Description	Detail
initial application on 7/11/2014	View Attachment
record set	View Attachment

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City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

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Project Information

Project Address: 3405 Clearview DR	Tax Parcel ID: 705865
Legal Description: Lot 14 Blk 11 Walsh place on Lake Austin	
Zoning District or PUD: SF-3	Lot Size (square feet): 6348
Neighborhood Plan Area (if applicable): Highland Park West	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Project Type: <input checked="" type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____			
# of existing bedrooms:	# of bedrooms upon completion:	# of existing baths:	# of baths upon completion:
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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)			
New Swimming Pool			
Proposing adding 105 sf impervious cover (84 pool, 21 equipment) Total - 2943 impervious cover			
Max. Impervious cover = 2856			
Demo 20 sf from driveway and completely remove 79 sf wooden patio in backyard.			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) (circle all that apply)			

Job Valuation

Total Job Valuation: \$ 20,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____ Bldg: \$ 17000 Elec: \$ 1500 Plmbg: \$ 1500 Mech: \$ _____ Primary Structure: \$ _____ Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
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 are based on adopted fee schedule.		

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 st floor conditioned area	1580.0		
b) 2 nd floor conditioned area	2129.0		
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)	577		
f) Covered Patio, Deck or Porch	454		
g) Balcony			
h) Other			
i) Uncovered Wood Deck	79	- 79	
Total Gross Building Area (total A through I)	2690		
j) Pool		360	360
k) Spa			

Site Development Information

Building Coverage Information

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)

Total Building Coverage (sq ft): 2690 % of lot size: 41.1

Impervious Cover Information

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. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)

Total Impervious Cover (sq ft): 2853 % of lot size: 44.9

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? ☐ Y ☒ N (LDC 25-2-513)

Does any structure (or an element of a structure) extend over or beyond a required yard? ☐ Y ☒ N (LDC 25-2-513)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) ☐ Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Parking (LDC 25-6 Appendix A & 25-6-478)

Building Height: _____ ft Number of Floors: _____

of spaces required: _____ # of spaces provided: _____

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) ☐ Y ☒ N

*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.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? ☐ Y ☒ N

Width of approach (measured at property line): _____ 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 ☒ N

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 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. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	<u>1580</u>			<u>1580</u>
2 nd Floor	<u>2129</u>			<u>2129</u>
3 rd Floor				
Basement				
Attic				
Garage (attached)	<u>577</u>			<u>577</u>
(detached)				
Carport (attached)				
(detached)				
Accessory building(s)				
(detached)				
Ceilings over 15 ft				
TOTAL GROSS FLOOR AREA				<u>2157</u>

(Total Gross Floor Area /lot size) = _____ Floor-To-Area Ratio (FAR)

- 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
- Are any ceilings over 15 feet in height? ☐ 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	CALHOON THOMAS C	Applicant or Agent	da Vinci Pools
Mailing Address	315 LAVACA ST AUSTIN , TX 78701-3936	Mailing Address	1460 whitestone blvd #150
Phone		Phone	512-259-9321
Email		Email	gabriel@davincipools.com
Fax		Fax	

General Contractor	da Vinci Pools	Design Professional	
Mailing Address	1460 whitestone blvd #150	Mailing Address	
Phone	512-259-9321	Phone	
Email	gabriel@davincipools.com	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: Garr Skin Date: 7/9/14

Design Professional's signature: _____ Date: _____

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



Austin Energy
Building Service Planning Application (BSPA)

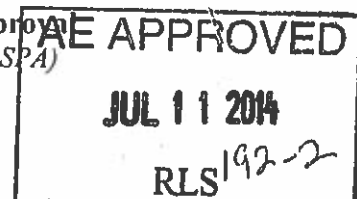
All structures/pools/etc.
must maintain a 10'
horizontal clearance from
AE energized power lines.

M/15

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

Responsible Person for Service Request <u>GABRIEL SKINNER</u>		
Email <u>GABRIEL@DAVINCIPOOLS.COM</u>	Fax _____	Phone _____
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>3405 CLEARVIEW DR.</u> OR		
Legal Description _____		Lot <u>14</u> Block <u>11</u>
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>NEW SWIMMING POOL / Service pole in next door property</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)



16/13

Owner's Authorization Letter

In accordance with the Austin City Code §25-1-81 (Authority to File an Application), I

hereby certify that I am an owner of property located at

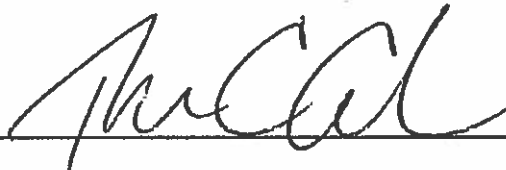
3405 CLEARVIEW DR. (print

address), and authorize _____ (print

name of agent) to make application and act as agent for a residential building permit

on my behalf and acknowledge that the above authorized person will serve as the

primary contact for any and all issues related to said application.

 (owner signature)

_____ (owner signature)

THOMAS C. CARTWRIGHT (owner name)

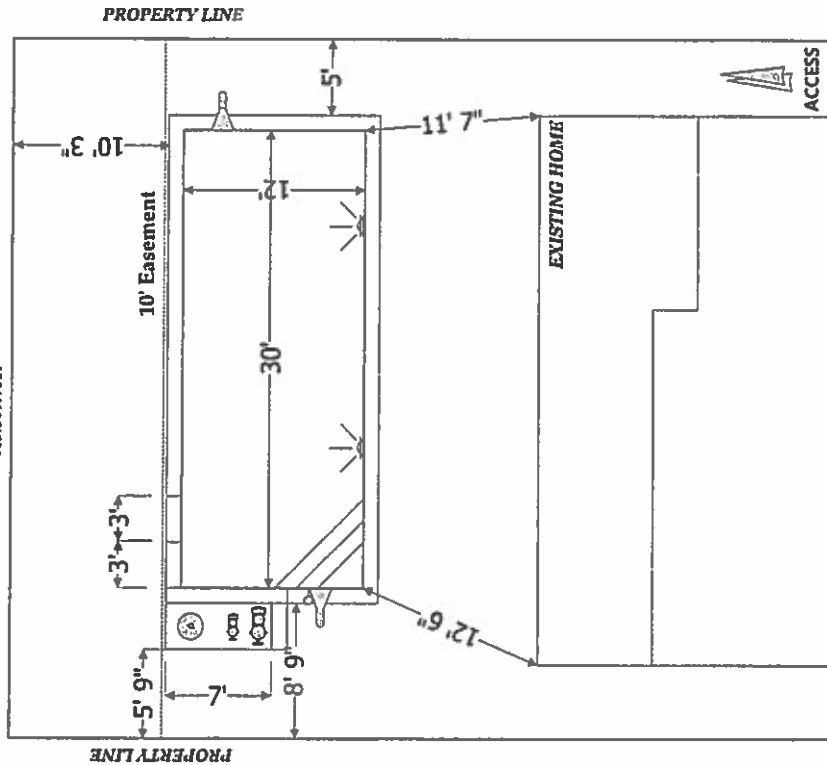
_____ (owner name)

7.7.14 (date)



DA VINCI
POOLS

1460 E. WHITSTONE BLVD #150
CEDAR PARK, TEXAS 78613
512.259.9321



VERSION
1.1

Scale: 1/8" = 1'-0"



POOL SPECS

SIZE: 30' x 12'
PERIMETER: 84'
SQFT: 360 SF
DEPTH: 3.5' - 6'
SKIMMERS: 2
CALLIONS: 12,000
L.A.: #72

INT. MATERIAL: QUARTZ

COPING: 12" Leader stone

RAISED BEAM (L.F.):

RAISED BEAM FACING (front)

(back)

N.E. WALL (s.f. plaster):

WATER FEATURES:

WATERLINE TILE (s.f.): 52 SF TOTAL

OTHER:

SPA SPECS

SIZE: _____ RAISED HEIGHT: _____

COPING: _____

SPILLWAY: _____

SPA VENEER: _____

SPA JETS: therapy jets

AIR BLOWER: _____

PLUMBING & EQUIPMENT

FILTER PUMP: Jandy E Pump 2.0 variable

FEATURE PUMP: _____

SANITIZER: Jandy Aquapure salt system

BACK-UP CHLORINATOR: Rainbow 320

POOL CLEANER: Polaris 280

AUTOFILL: Pool Alert

FILTER TYPE: Jandy Cartridge 480 CL

HEATER: _____

POOL LIGHTS: 2 LED

SPA LIGHTS: _____

CONTROLLER: Jandy PDA P1

DECKING/MASONRY

TOTAL SF: _____

TYPE: _____

TURNDOWN (s.f.): _____

TURNDOWN (veneer): _____

STEPS (L.F.): _____

RAISED WALK/BENCH (L.F.): _____

RAISED WALK/BENCH (s.f.): _____

PLANTER WALL (L.F.): _____

PLANTER WALL (FACING): _____

RETAINING WALL (L.F.): _____

RETAINING WALL (FACING): _____

DECK DRAIN (L.F.): _____

REMOVAL: _____

OTHER: _____

3405 CLEARVIEW

Handwritten initials or signature.

$$\frac{m}{18}$$

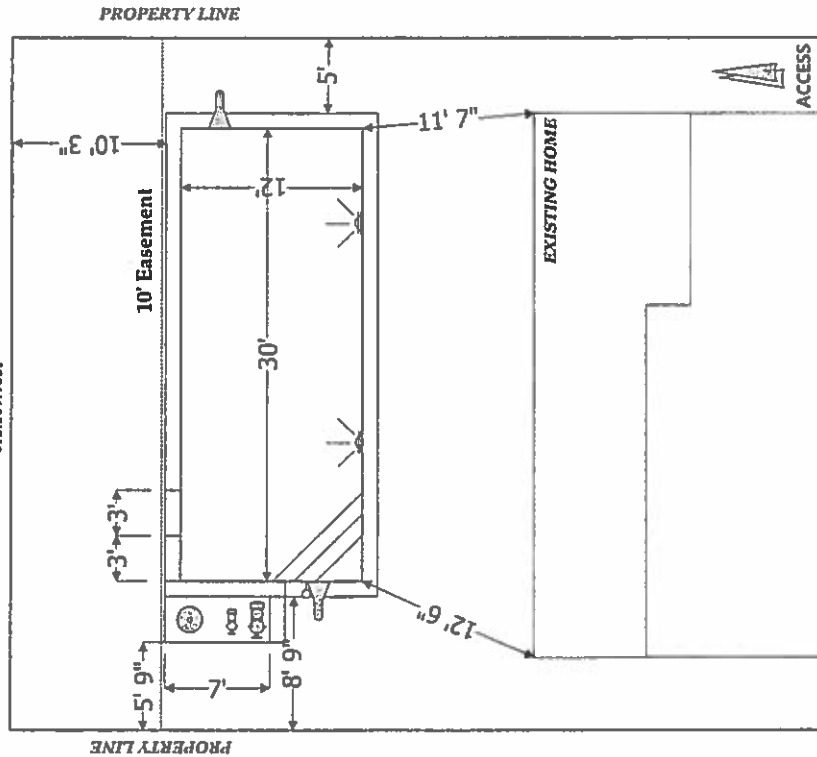

AE APPLIED
JUL 11 2014
RLS 192-2

SEEDS GOLF
FROM EXISTING
DR 15W4



DA VINCI
POOLS

1166 E. WHITSTONE BLVD #150
CEDAR PARK, TEXAS 78613
312.259.9321



REVIEWED FOR ZONING ONLY

3405 CLEARVIEW

POOL SPECS

SIZE: 30' x 12'
SQFT: 360 sf
DEPTH: 3.5 - 6'
GALLONS: 12,000
INT. MATERIAL: QUARTZ

PERIMETER: 84'
VENUE: N/A
SKIMMERS: 2
LA: 872

COPING: 12' Teal stone
RAISED HEAM (L.E.):
RAISED HEAM FACING (front):
(back)

SPA SPECS

SIZE: RAISED HEIGHT:
COPING:
SPILLWAY:
SPA VENEER:
SPA JETS: therapy jets
AIR BLOWER:

PLUMBING & EQUIPMENT

FILTER PUMP: Jandy E Pump 2.0 variable
FEATURE PUMP:
SANITIZER: Jandy Aquapure salt system
BACK-UP CHLORINATOR: Rainbow 320
POOL CLEANER: Polaris 280

AUTOBILL: Pool Miser
FILTER TYPE: Jandy Cartridge 160 CL
HEATER:

POOL LIGHTS: 2 LED
SPA LIGHTS:
CONTROLLER: Jandy PDA P4

DECKING/MASONRY

TOTAL SF:

TYPE:
TURNDOWN(S):
TURNDOWN(S) SIDE:
STEPS (L.F.):
RAISED WALL/BENCH (L.F.):
PLANTER WALL/BENCH (L.F.):
PLANTER WALL/BENCH (L.F.):
RETAINING WALL (L.F.):
DECK DRAIN(S) (L.F.):
REMOVAL:
OTHER:

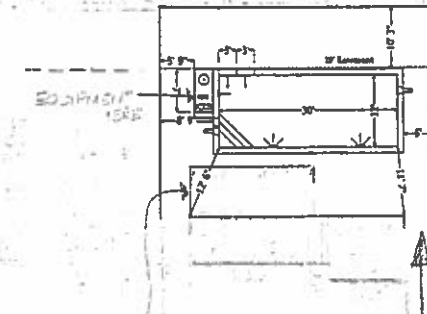


VERSION
1.1

Scale: 1/8" = 1'-0"

19B

12/20



All structures/pools/etc.
must maintain a 10'
horizontal clearance from
AE energized power lines.

AE APPROVED
JUL 11 2014
RLS/92-2

DECK 2014
FROM EXISTING
DRAWING

REVIEWED FOR ZONING ONLY

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guemsey
Planning and Development Review Department
By RLS Date 07-14-14
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 Austin.

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AUSTIN WATER

CONVENTION CENTER

VISITORS BUREAU

OPEN

PUBLIC INFORMATION

FOLDER DETAILS

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire you will be required to submit a new application & pay new fees.

Public Search

Issued Construction Permits

REGISTERED USERS

New Registration

Update Registration

Permit Assign and Pay

My Permits/Cases

My Licenses

Request / Cancel / View Inspections

My Escrow Accounts

Reports

Login

HELP

Web Help

FEEDBACK

Contact PDR

Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
2014-073764 BP	2014-073764 BP	new pool	R- 329 Res Structures New Other Than Bldg		3405 CLEARVIEW DR	Active	Jul 14, 2014	Jul 18, 2014	Jul 12, 2015

Related Folders

FOLDER INFO

Information Description	Value
Smart Housing?	No
Total New/Addition Bldg Square Footage	360
Total Job Valuation	20000
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	No
Plumbing Inspection	Yes
Energy Inspection	No
Driveway Inspection	No
Sidewalks Inspection	No
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	No
Water Tap Inspection	No
Sewer Tap Inspection	No
On Site Sewage Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Is there Auxiliary Water?	No
Auxiliary Water Inspection	No
Current Zoning for Building	SF-3
Name of Neighborhood Plan	WANG
Is this property in MUD ?	No
Is Site Plan or Site Plan Exemption req?	No
Is there a Cut & Fill in excess of 4 ft	No
Parking Spaces Required	2
Number of Floors	0
Number of Units	0
Front Set Back	25
Rear Set Back	10
Side Set Back	5
Does property access a paved alley?	No
Proposed Use	Sing Fam Res
Square Footage of Lot	6348
Total Building Coverage on lot Sq. Ft.	2611
Total Building Coverage Percent, of Lot	41.1

LOT

Total Impervious Coverage Square Footage 2853
 Total Impervious Coverage Percent of Lot 44.9
 Certificate of Occupancy to be Issued No
 Code Year 2012
 Code Type International Residential Code
 Hazardous Pipeline Review Required No
 Public or Private Private
 Usage Category 329



PROPERTY DETAILS

Number	Pre. Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
3405	CLEARVIEW	DRIVE				AUSTIN	TX	78703	LOT 14 BLK 11 WALSH PLACE ON LAKE AUST 10 FT OF ADJ ALLEY

LOT 14 BLK 11 WALSH PLACE ON LAKE AUSTIN & 10 FT OF ADJ ALLEY

PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phon
Applicant	Da Vinci Pools Company	1460 E WHITESTONE BLVD UNIT 150	CEDAR PARK	TX	78613	(512) 9321
Billed To	AQUATIC ARTS DESIGN (Gabriel M Skinner)	9900 MCNEIL DR APT 2106	Austin	TX	78750	(512) 9321
General Contractor	Da Vinci Pools Company	1460 E WHITESTONE BLVD UNIT 150	CEDAR PARK	TX	78613	(512) 9321

FOLDER FEE

Fee Description	Fee Amount	Balance
Building Permit Fee	\$52.00	\$0.00
Development Services Surcharge	\$2.08	\$0.00

PROCESSING AND NOTES

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Attem
Administrative Hold	Open						
Permit Refund	Open						
Red Tag Hold	Open						
101 Building Layout	Pass		Jan 7, 2015	Jan 7, 2015	Jan 7, 2015	Wes Buckner (512-207-0838)	
102 Foundation	Open					Wes Buckner (512-207-0838)	
112 Final Building	Open					Wes Buckner (512-207-0838)	
114 Continuance of work	Open			Aug 28, 2015		Wes Buckner (512-207-0838)	
Deficiencies	Open					Wes Buckner (512-207-0838)	
BP Permitting	Open						

[Back](#)
[PAY ONLINE](#) [CALENDAR](#) [MEDIA CENTER](#) [FAQ](#) [CONTACT US](#) [SITE MAP](#) [LEGAL NOTICES](#) [PRIVACY PC](#)

MJ
23

2003 HOUSE PERMIT PACKET

AUSTINTEXAS.GOV | AIRPORT | LIBRARY | AUSTIN ENERGY | AUSTIN WATER | CONVENTION CENTER | VISITORS BUREAU

PUBLIC INFORMATION

FOLDER DETAILS

Public Search	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expirat Date
Issued Construction Permits	2003-006620 PR	BP-03-6620R	New 2 Sty Residence W.Att Garage Cvd Porch	R- 101 Single Family Houses	New	HUNTER WHEELER HOMES, INC.	Approved	Aug 20, 2003	Aug 26, 2003	

Related Folders:

REGISTERED USERS

New Registration

FOLDER INFO

Update Registration	Information Description	Value
Permit Assign and Pay	Smart Housing?	No
My Permits/Cases	Project Name	Hunter Wheeler Homes, Inc.
My Licenses	Total Job Valuation	400000
	1704 Flag?	No
	Number of Floors	2
	Number of Units	1
	Building Inspection	Yes
Request / Cancel / View Inspections	Electric Inspection	Yes
	Mechanical Inspection	Yes
	Plumbing Inspection	Yes
My Escrow Accounts	Energy Inspection	Yes
	Driveway Inspection	Yes
Reports	Sidewalks Inspection	Yes
Login	On Site Sewage Facility Inspection	No
HELP	Fire Inspection	No
	Health Inspection	No
Web Help	Usage Category	101
FEEDBACK	Electrical Meter Provider	Austin Energy
	Certificate of Occupancy to be Issued	Yes

Contact PDR

PROPERTY DETAILS

Number	Pre. Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
3405	CLEARVIEW	DRIVE				AUSTIN	TX	78703	LOT 14 BLK 11 WALSH PLACE ON LAKE AUSTIN & 10 FT OF ADJ ALLEY

LOT 14 BLK 11 WALSH PLACE ON LAKE AUSTIN & 10 FT OF ADJ ALLEY

PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone1
General Contractor (Hunter W Wheeler)	404 GRACIOSA CV	Austin TX	78746	(512)775-1602		

PROCESSES AND NOTES

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Attem
Residential Intake	Approved		Aug 20, 2003	Aug 20, 2003	Aug 20, 2003		
Residential Zoning Review	Approved		Aug 20, 2003	Aug 26, 2003	Aug 26, 2003	Sylvia Benavidez	

Residential Revision
After Issuance

Open

Aug 20, 2003

2/25

FOLDER ATTACHMENT

Description **Detail**

APPLICATION

[View Attachment](#)

TPI

[View Attachment](#)

[Back](#)

[PAY ONLINE](#) [CALENDAR](#) [MEDIA CENTER](#) [FAQ](#) [CONTACT US](#) [SITE MAP](#) [LEGAL NOTICES](#) [PRIVACY](#)

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

8114
BP Number BP-03-6620R m/26
Building Permit No. _____
Plat No. _____ Date 8/26/03
Reviewer SRB

PRIMARY PROJECT DATA

Service Address 3405 Clearview Drive Tax Parcel No. _____
Legal Description
Lot 14 Block 11 Subdivision Wash Place Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
☒ New Residence _____ Remodel (specify) _____
☒ Duplex _____ Addition (specify) _____
☒ Garage ☒ attached ☐ detached _____ Other (specify) _____
☐ Carport ☐ attached ☐ detached _____
☐ Pool _____
Zoning (e.g. SF-1, SF-2...) (SF-3) Height of building 28.5 ft. # of floors 2
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
(LDC 25-2-551(B)(6))
Does this site have a Board of Adjustment ruling? ___ Yes ☒ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ___ Yes ☒ No
Does this site front a paved street? ☒ Yes ___ No A paved alley? ___ Yes ☒ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway & Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6348 sq.ft.
Job Valuation \$ 400,000
(Labor and materials)
Total Job Valuation (remodels and additions)
\$ _____
(Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>245</u>	\$ <u>370</u>
Electrical	\$ <u>140</u>	\$ <u>230</u>
Mechanical	\$ <u>49</u>	\$ <u>120</u>
Plumbing	\$ <u>65</u>	\$ <u>125</u>
Driveway & Sidewalk	\$ <u>39</u>	\$ <u>39</u>
TOTAL \$	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Matthew Wheeler</u>	Telephone (h) <u>476-2160</u>
BUILDER	Company Name <u>Hunter Wheeler Homes, Inc.</u>	(w) _____
DRIVEWAY /SIDEWALK	Contact/Applicant's Name <u>Hunter Wheeler</u>	Telephone <u>775-1602</u>
	Contractor _____	Pager _____
		FAX <u>(309) 413-4915</u>
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____	City _____ ST _____ ZIP _____

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

___ telephone ☒ e-mail: wheelerhomes@austin.rr.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address

3405 Clearview Dr

Applicant's Signature



Date

MAY 27

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	sq.ft.	1580 1580 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	2129 sq.ft.
c. 3 rd floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport		
<input checked="" type="checkbox"/> attached	sq.ft.	577 sq.ft.
detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	375 sq.ft.
i. Covered porches	sq.ft.	sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify _____		

TOTAL BUILDING AREA (add a. through l.)

sq.ft.

4661

sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

2532

sq.ft.

40

% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2532	sq.ft.
b. Driveway area on private property	168	sq.ft.
c. Sidewalk / walkways on private property	40	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads	19	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2759

sq.ft.

43%

% of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

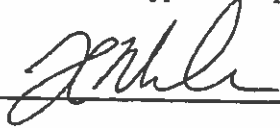
3/28

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, deed restrictions, 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, deed restrictions, 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 also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S
SIGNATURE

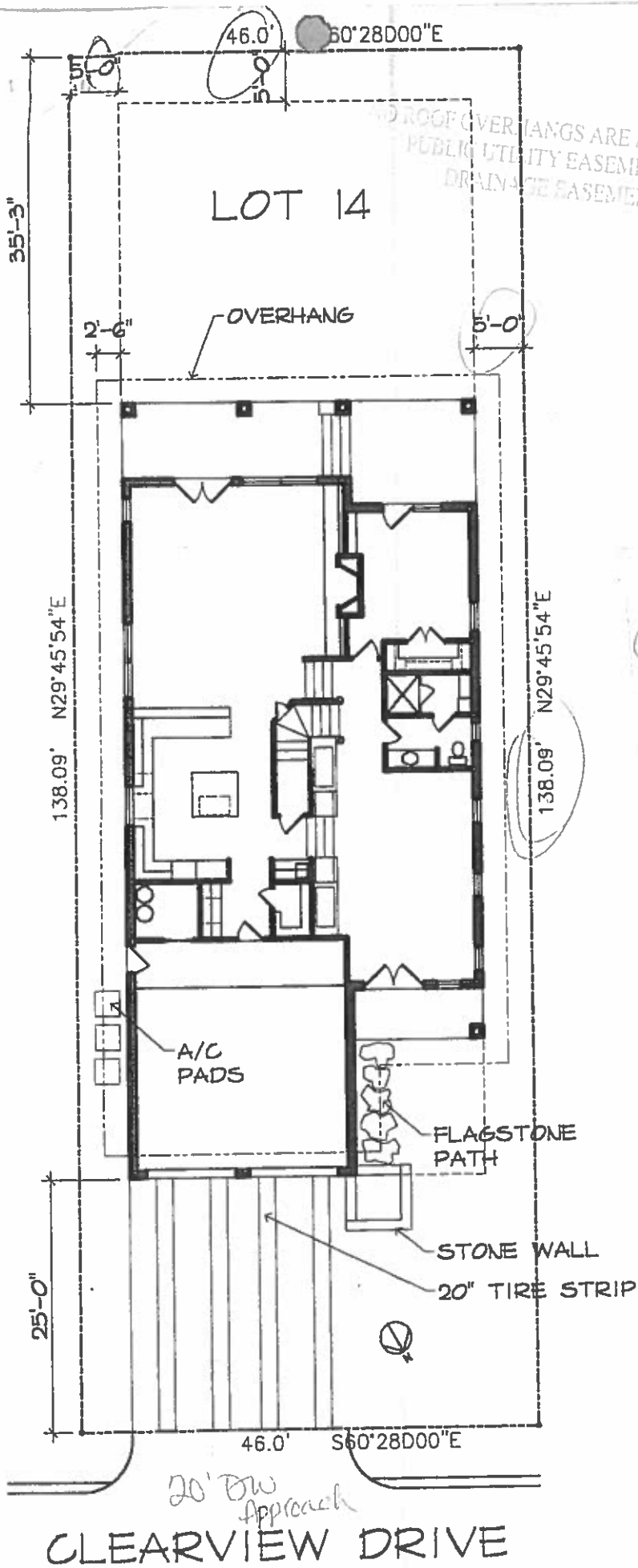


DATE _____

Rejection Notes/Additional Comments (for office use only):

Substandard Lot - LDC - 25-2-943 ^{Recorded -} Before 3-15-1946

' Demo BP-03-5845 RD

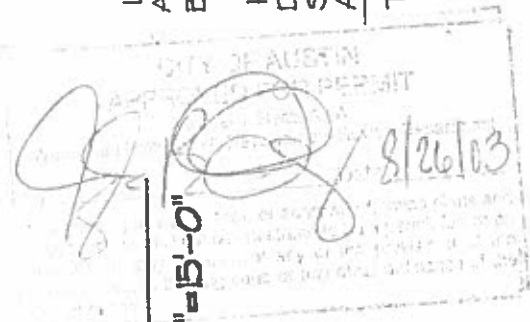


LOT	Percent	SQ. FT.
ALLOWED	100%	6348
BUILDING	45%	2857
HOUSE	41.4%	2630
DRIVEWAY	2.6%	168
SIDEWALK	.6%	40
A/C PADS	3%	19
TOTAL	45%	2857

S I T E P L A N

SCALE:

1"=15'-0"



293

030138.3 3405 Clearview

2/30

Waterloo Surveyors Inc. Survey Plat

ADDRESS:
3405 CLEARVIEW DRIVE

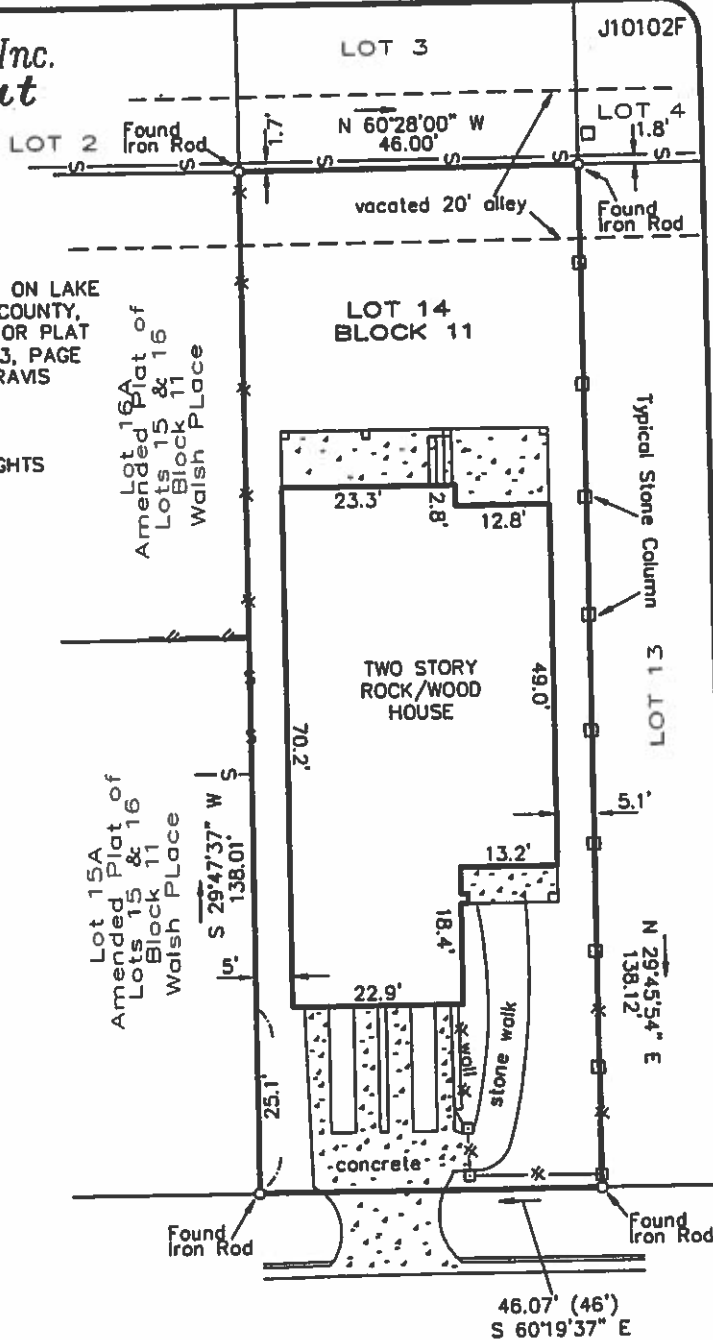
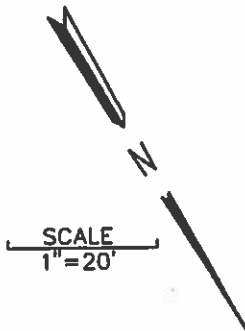
LEGAL DESCRIPTION:

LOT 14, BLOCK 11, WALSH PLACE ON LAKE AUSTIN, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

LOT 14 IS SUBJECT TO:
RESTRICTIONS AND EASEMENT RIGHTS
OF RECORD.

LEGEND

Record Call ()
Wood Fence ———
Chain Link Fence —s—s—
Wrought Iron Fence —*—*—
Typical Stone Column □



State of Texas:
County of Travis:

Clearview Drive

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Dated this the 29TH day of JUNE, 200 4

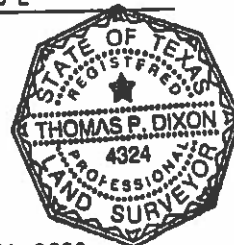
And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood

hazard boundary map revised as per Map Number: 48453C0205 E

Zone: X Dated: 06/16/93

Thomas P. Dixon R.P.L.S. 4324

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ATS

**Consulting
Engineers
& Inspectors**

4811 Bee Cave Road

Suite 200

Austin, Texas 78746

512.328.6995

512.328.6996 Fax

ATS@ATS-Engineers.com

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Residential Engineering

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- Civil
- Mechanical
- Electrical
- Plumbing

Rehabilitation Designs

Property Condition
Inspections

Texas Accessibility
Standards (ADA)
Compliance Reviews
& Inspections

Certified Code
Compliance Inspectors
& Plan Reviewers

Construction Consulting

BUILDER:	HUNTER WHEELER
ADDRESS:	3405 CLEARVIEW
SUBD:	HARRY TOWN
CITY:	AUSTIN
PER#	

DATE: 11-21-03
TIME: 11:31

TYPE OF INSPECTION

	Pass	Fail		Pass	Fail
1. Temp Loop			5. Insulation		
2. Plumbing Rough			Re-Frame		
Layout Inspection			6. Drywall		
3. Foundation			7. Building Final		
Copper			Plumbing Final		
4. Electrical Rough			Mechanical Final		
Mechanical Rough			Electrical Final		
Plumbing Topout			8. Other EXT SHEATHING		
Framing					

CORRECTION ITEMS

NAIL PAT. OK.
BLOCK AND NAIL ALL
HORIZONTAL OSB JOINTS
PLEASE RECALL

I certify that I have made a careful visual inspection of the above property and have reported the applicable code violations that were apparent at time of such inspection, and that I have no interest present or prospective in the above property.

Inspector



Consulting Engineers & Inspectors

6836 Bee Caves Road

Austin, Texas 78746

512.328.6965

512.328.6996 Fax

E-Mail

ATS-Engineers@msn.com

Commercial and Residential Engineering

- Structural
- Civil
- Mechanical
- Electrical
- Plumbing

Rehabilitation Designs

Property Condition Inspections

Texas Accessibility Standards (ADA) Compliance Reviews & Inspections

Certified Code Compliance Inspectors & Plan Reviewers

Construction Consulting



Residential Framing Correction Notice

Address 5905 CLEARVIEW

Permit #

Inspector DANIEL

Phone#

512-328-6995

Date 12-28-03

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED FOR CORRECTION:

() SURVEY REPORT NOT ON SITE () FOUNDATION REPORT NOT ON SITE

WALLS

- (1) 1. BORING NOTCHING
() excessive () location
() top plate () stud
- (2) 2. BRACING
() let in () nailing
- (3) 3. COLUMN
() material () support
- (4) 4. DOOR SHIMS
- (5) 5. EGRESS
() windows () doors
() landings
- (6) 6. FIREPLACES
() firestopping () support
() clearances () cap
() combustion air
- (7) 7. FIRESTOPPING
() stair stringers
() firestopping () chases
() floor/ceiling
- (8) 8. HEADERS/LINTELS
() support () size
() nailing
- (9) 9. SAFETY GLAZING
() tub () shower () doors
() windows () fixed glass
- (10) 10. PLATES
() anchorage () material
- (11) 11. ROOM DIMENSIONS
() height () width
- (12) 12. SIDING SHEATHING
() nailing () support
- (13) 13. SMOKE DETECTORS
() location
() interconnected
- (14) 14. STAIRWAYS
() rise () run () width
() support () landings
() headroom () guardrails
() handrails
- (15) 15. STUD SPACING
() 1600 () 2400 () height
- (16) 16. WEATHER PROTECTION
() windows () doors
() walls () flashing

FLOORS

- (17) 17. BEAMS
() support () size
() nailing () rotation
() hangers () overspan
() decay resistive
() transfer loads to slab
- (18) 18. BORING NOTCHING
() excessive () location
- (19) 19. ENGINEERED ELEMENTS
TRUSSES
() altered () damaged
() missing () letter
() not according to plans
() color coded
() draftstopping
- (20) 20. DECKING
() nailing () overspan
() support
- (21) 21. DRAINAGE
- (22) 22. HANGERS LEDGERS
() missing () nailing
() sizing () fastening
- (23) 23. JOISTS
() overspan () grade
() bearing () spacing
() lateral support
() decay resistive
() bracing

ROOFS/CEILINGS

- (24) 24. ATTIC ACCESS
() location () size
- (25) 25. BEAMS
() support () size
() nailing () rotation
() hangers () overspan
() transfer loads to slab
- (26) 26. BORING NOTCHING
() excessive () location
- (27) 27. DECKING
() nailing () overspan
() support
- (28) 28. ENGINEERED ELEMENTS
TRUSSES
() altered () damaged
() missing () letter
() not according to plans
- (29) 29. FLASHING
() counter () valley
() 2 flashing
- (30) 30. HANGERS LEDGERS
() missing () nailing
() sizing () fastening
- (31) 31. JOISTS
() altered () damaged
() missing () letter
() not according to plans
- (32) 32. JOISTS
() overspan () grade
() bearing () spacing
() hangers () lateral
() color coded () bracing
- (33) 33. PURLIN COLLAR TIES
() struts () length
() size () length
() bearing
- (34) 34. RAFTERS
() overspan () bearing
() grade () lateral
() overcut
- (35) 35. WEATHER PROOFING
- (36) 36. VENTILATION

COMMENTS

- (1) STUD UNDER FLOOR TRUSS
ON LINE & LEFT RAIL
- (2) FLOOR TRUSS OVER HANGERS
ON LINE & LEFT RAIL
- (3) STUD SUPPORT UNDER
FLOOR TRUSS ON LINE & LEFT RAIL
- (4) STUD UNDER FLOOR TRUSS
ON LINE & LEFT RAIL
- (5) STUD UNDER FLOOR TRUSS
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- (35) STUD UNDER FLOOR TRUSS
ON LINE & LEFT RAIL
- (36) STUD UNDER FLOOR TRUSS
ON LINE & LEFT RAIL

Re-INSPECTION TO BE PERFORMED BY THIRD PARTY? () Yes () No

- (1) STUD UNDER FLOOR TRUSS ON LINE & LEFT RAIL
- (2) STUD UNDER FLOOR TRUSS ON LINE & LEFT RAIL
- (3) STUD UNDER FLOOR TRUSS ON LINE & LEFT RAIL
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- (35) STUD UNDER FLOOR TRUSS ON LINE & LEFT RAIL
- (36) STUD UNDER FLOOR TRUSS ON LINE & LEFT RAIL

BA - Bathroom

MBA - Master Bathroom

BR - Bedroom

DIN - Dining Room

E - Entry

FAM - Family Room

K - Kitchen

LR - Living Room

MC - Mechanical Closet

PLA - Play Room

S - Study

UTL - Utility Room



Eileen Merritt, Inc.'s

ATS Consulting Engineers & Inspectors

4611 Bee Cave Road

Suite 200

Austin, Texas 78746

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P-7237

MJ
33

On 2/16/04, I conducted a/an WALL BOARD
(Type of Inspection)

at 3405 CLEAVVIEW TARRY TOWN for
(Address) (Subdivision)

HUNTER WHISLER and found that the work was complete at this
(Builder)

stage and that no violation of the: (Circle One) One and Two Family
Dwelling Code / Energy Star Program or the approved plot plan were
found. Upon completion of this inspection, I authorized the contractor
to proceed to the next stage of construction at the above referenced
address.

(Signature)

DONDI ATWELL
(Print or Type Name)

TRC
(Type of State License)

TX 252
(License Number)

Violation Notice(s) Attached: Yes / No

2/16/04
(Date)

Eileen Merritt's ATS
4611 Bee Cave Road
Suite 200
Austin, TX 78746

State Seal
(If Applicable)

EILEEN MERRITT'S ATS IS NOT RESPONSIBLE FOR DELIVERY
OR FAX OF THIS FORM OR THE APPLICABLE CORRECTION
NOTICES TO THE CITY OF AUSTIN.

MP
34D

CONSOLIDATED REINFORCEMENT, L.P.

Jul. 1, 2004

Hunter Wheeler


13801 AVENUE K
AUSTIN, TEXAS 78728
512-251-1044
512-251-0681 FAX

Subject: 3405 Clearview

The foundation at the above address was installed in accordance with our requirements. It was inspected by Floyd Oliver, Jr., P.E. prior to the placement of concrete. The system was approved for placement of concrete after a visual inspection revealed the appropriate grade, correct amount, size and location of reinforcing steel and grade beams in accordance with foundation plans.

This certificate of compliance does not relieve the Builder/Contractor of their responsibility to comply with all subgrade requirements inclusive compaction in accordance with the geotechnical report.

Sincerely,



Floyd Oliver, Jr., P.E.

ATS
Consulting
Engineers
& Inspectors

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Suite 200
Austin, Texas 78746
512.828.6995
512.328.6996 Fax

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FRAMING CERTIFICATION

Builder: Hunter Wheeler Homes
Address: 3405 Clearview
Attn: Hunter

January 16, 2004

To whom it may concern:

A representative from ATS recently visited the above referenced home and verified the existing conditions at the wall framing exceeding 10'-0" in height. I have reviewed these items of concern and it is my opinion that they will be properly addressed with the following assurances:

- It is my opinion that the SYP#2 2x4 studs at the Family Room/Breakfast area, approximately 11'-9" in height and spaced at 16" o.c. with 7/16" OSB installed on the exterior of the walls, are not adequate to support the anticipated design loads. One (1) additional stud should be installed alongside the existing studs at the three walls in this area. In addition, min. (3) SYP#2 2x4 studs should be installed at the left elevation wall of the Family Room directly below the ceiling beam supporting the hip rafter at the Master Suite above. The studs supporting the door and window headers of the Family Room should also consist of min. (3) SYP#2-2x4 studs. ✓ completed 1-20-04
- It is my opinion that the SYP#2 2x4 studs at the left elevation of the 2nd floor Bedroom, spanning approximately 10'-9" in height and spaced at 16" o.c. with 7/16" OSB installed on the exterior of the wall, are adequate to support the anticipated design loads. Please note however, that min. (3) SYP#2 2x4 studs should be installed at the exterior wall directly below the roof girder. This number of studs should be repeated at the same location at the exterior Kitchen wall at the 1st floor. ✓

The aforementioned sizes are based upon the following properties: SYP #2
 $F_{bmin} = 1200 \text{ psi}$, $F_v = 90 \text{ psi}$, $E = 1.6 \times 10^6 \text{ psi}$

Please contact me if you have any questions.

Rainer Bergmann
Rainer Bergmann, E.I.T.
Structural Design Assistant

Jeffrey E. Cloyd
Jeffrey E. Cloyd, P.E.
Structural Design Manager

I certify that I have produced this certification as an independent registered professional engineer and have no interest, present or prospective, in this property or anyone involved with this property. I warrant that ATS has visually inspected the structural components of this property in a diligent manner and have honestly reported my findings of existing conditions and have made recommendations based on my experience and opinion. The conditions of the various components in this property are true as of the date of this inspection. Changes may occur in this property after the inspection date, which could make null and void the contents of this report. No other warranty, either expressed or implied, is hereby made.

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PUBLIC INFORMATION

FOLDER DETAILS

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection). If you allow this permit to expire you will be required to submit a new application & pay new fees.

Public Search	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
Issued Construction Permits	2003-019979 BP	03013843	New 2 Sty Residence W.Att Garage Cvd Porch	R- 101 Single Family Houses	New	3405 Clearview Dr	Final	Aug 20, 2003	Sep 26, 2003	Oct 25, 2003

REGISTERED USERS

Related Folders:

New Registration

FOLDER INFO

Update Registration

Information Description

Value

Permit Assign and Pay	Smart Housing?	No
	Project Name	Hunter Wheeler Homes, Inc.
My Permits/Cases	Total Job Valuation	400000
	Building Inspection	Yes
My Licenses	Electric Inspection	Yes
	Mechanical Inspection	Yes
Request / Cancel / View Inspections	Plumbing Inspection	Yes
	Energy Inspection	Yes
	Driveway Inspection	Yes
My Escrow Accounts	Sidewalks Inspection	Yes
	Environmental Inspection	No
Reports	Landscaping Inspection	No
	Water Tap Inspection	Yes
Login	Sewer Tap Inspection	Yes
	On Site Sewage Facility Inspection	No
HELP	Fire Inspection	No
Web Help	Health Inspection	No
	Number of Floors	2
FEEDBACK	Number of Units	1
	Certificate of Occupancy to be Issued	Yes
Contact PDR	Usage Category	101

PROPERTY DETAILS

Number	Pre. Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
3405	CLEARVIEW	DRIVE				AUSTIN	TX	78703	LOT 14 BLK 11 WALSH PLACE ON LAKE AUSTIN & 10 FT OF ADJ ALLEY

PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone1
General Contractor	(Hunter W Wheeler)	404 GRACIOSA CV	Austin	TX	78746	(512)775-1602

FOLDER FEE

Fee Description	Fee Amount	Balance
-----------------	------------	---------

Building Permit Fee	\$370.00	\$0.00
Re-Inspection Fee	\$50.00	\$0.00
Re-Inspection Fee	\$50.00	\$0.00

PROCESSES AND NOTES

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
101 Building Layout	Pass		Oct 15, 2003	Oct 15, 2003	Jul 7, 2004	Dearl Croft	
102 Foundation	Pass		Jul 7, 2004	Jul 7, 2004	Jul 7, 2004		
609 Fire	Open					George Nance (512-577-3249)	
103 Framing	Pass		Jan 6, 2004	Jan 6, 2004	Feb 4, 2004	Dearl Croft	
104 Insulation	Pass		Feb 5, 2004	Feb 5, 2004	Feb 9, 2004	Julio Molis	
105 Wallboard	Pass		Jul 7, 2004	Jul 7, 2004	Jul 7, 2004		
111 Energy Final	Pass		Jul 2, 2004	Jul 2, 2004	Oct 25, 2004	Dearl Croft	
112 Final Building	Pass		Jul 2, 2004	Jul 2, 2004	Oct 25, 2004	Dearl Croft	
611 Water Tap	Pass				Dec 23, 2003		

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City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2003-019979 BP

ISSUE DATE: 10/25/2004

m/38

BUILDING ADDRESS: 3405 Clearview Dr

LEGAL DESCRIPTION: LOT 14 BLK 11 WALSH PLACE ON LAKE AUSTIN & 10 FT OF ADJ ALLEY

PROPOSED OCCUPANCY:

R- 101 Single Family Houses
New - New 2 Sty Residence W.Att Garage Cvd Porch

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR:

CODE TYPE:

FIXED OCCUPANCY:

NON FIXED OCCUPANCY:

CONTRACTOR: Hunter W Wheeler,

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

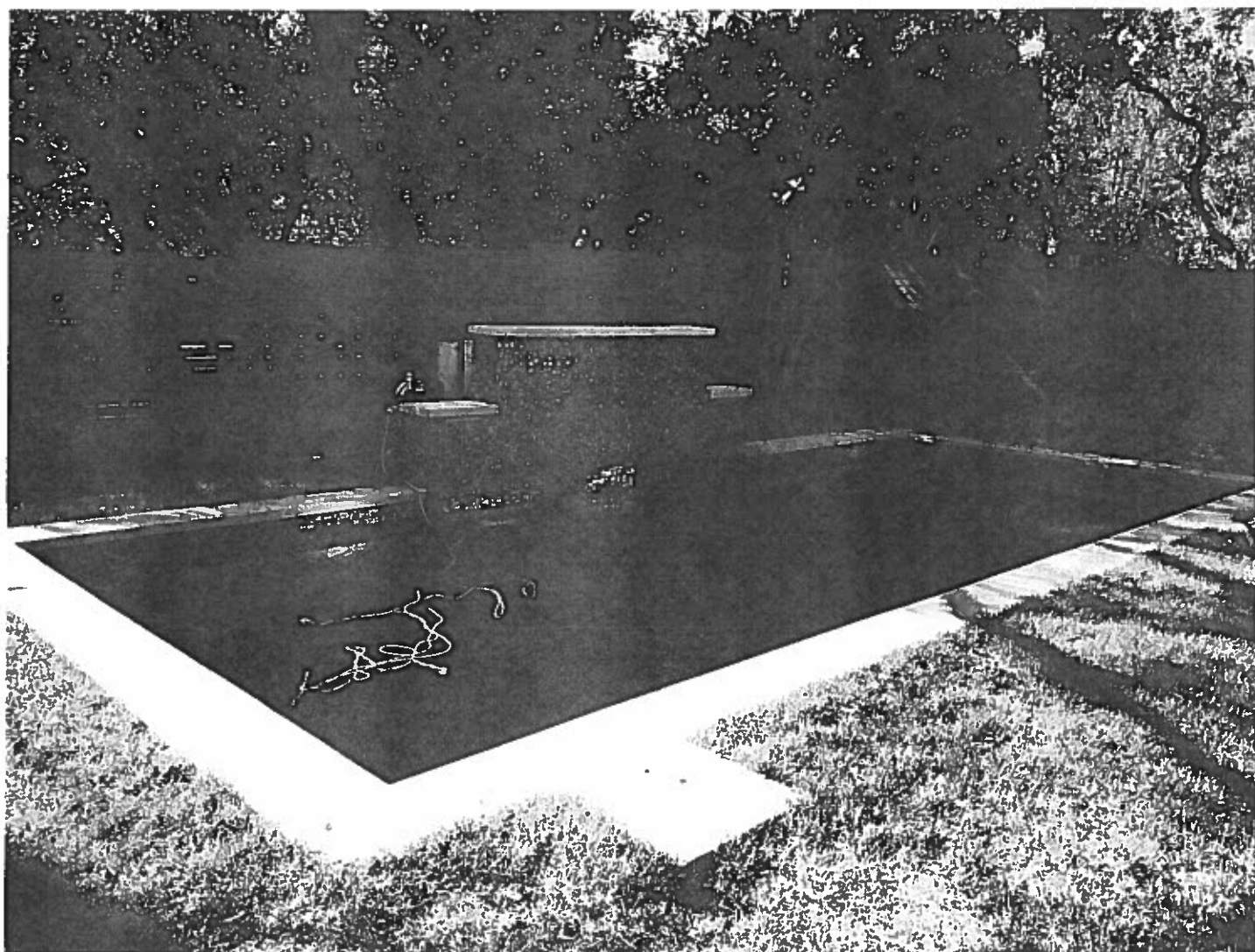
OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

Rick Arzola
For Carl Wren Building Official

m/39





12/4





C15-2016-0027

31/43

FOR ESTIMATING

POOL SPECS

SIZE: 12' x 30'
 PERIMETER: 84'
 VOLUME: 10,000 GALS
 DEPTH: 5'-6"
 MATERIAL: GUNITE
 FINISH: MARBLE
 COATING: 17 LBS/SQ YD
 LAZARUS
 BASED BEAM (4x16x10x10)
 BEAM: 4x16x10x10 (4x16)
 SEAM: 1/2" PLATE
 WATER FEATURES
 WATERFALL: 12' x 6" x 10"
 OTHER: 12' x 6" x 10"

SPA SPECS

SIZE: 6' x 8'
 PERIMETER: 26'
 VOLUME: 1,000 GALS
 DEPTH: 5'-6"
 MATERIAL: GUNITE
 FINISH: MARBLE
 COATING: 17 LBS/SQ YD
 LAZARUS
 BASED BEAM (4x16x10x10)
 BEAM: 4x16x10x10 (4x16)
 SEAM: 1/2" PLATE
 WATER FEATURES
 WATERFALL: 12' x 6" x 10"
 OTHER: 12' x 6" x 10"

PLUMBING & EQUIPMENT

FILTER: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 PUMP: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 SANITIZER: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 BACKWASH: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 FLOOR: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 AUTOMATIC: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 FILTER TYPE: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 HEATER: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 FLOOR: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 SPA: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 CONTROLLER: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP

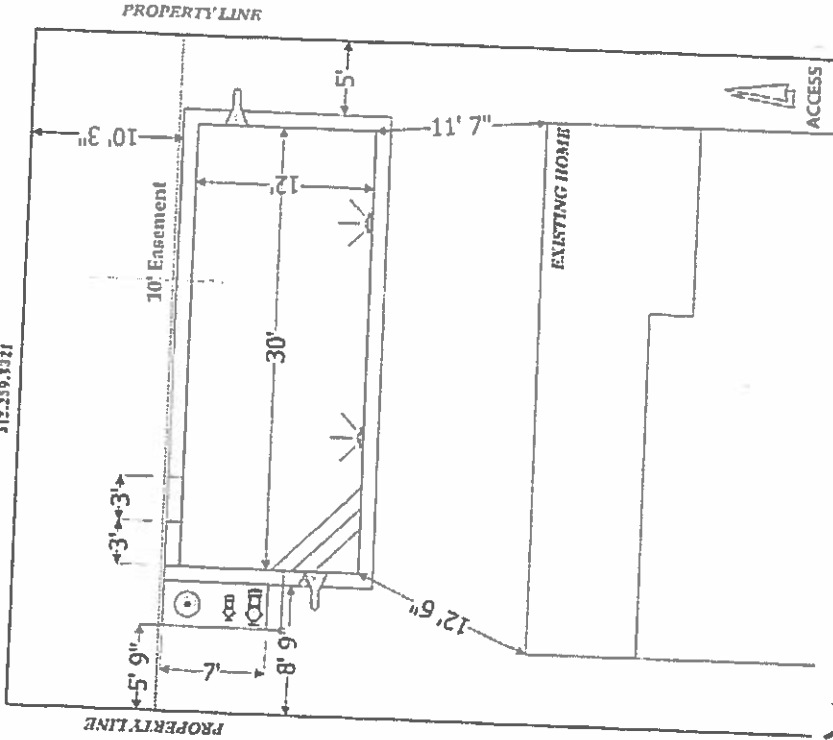
DECKING/MASONRY

TOTAL SQ. FT.: 1,000
 TYPE: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 TURN: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 SET: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 RAISED: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 PLANT: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 REMAIN: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 REMAIN: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 DO: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP
 OTHER: 1.5 HP, 1.5 HP, 1.5 HP, 1.5 HP



DAVINCI
POOLS

1169 E. WHITSTONE BLVD #130
 CEDAR PARK, TEXAS 78613
 817.259.9321



VERSION
1.1

Scale: 1/8" = 1'-0"

REVIEWED FOR ZONING ONLY

3405 CLEARVIEW

Dhruva Residence 3405 Clearview Drive

Request to maintain 50% impervious
cover on an SF3-zoned property

MARCH 14, 2016

5/31

REASONABLE USE

- ▶ Maintain 50% IC in order to keep a pool
- ▶ Pool permitted by the City of Austin via BP 2014-07364.
- ▶ The numbers utilized to calculate the total IC were based on the numbers approved as part of COA permit BP 2003-01997 for the primary structure.
- ▶ Primary structure received Certificate of Occupancy.
- ▶ Pool passed layout and all other inspection until an IC survey was requested before final.
- ▶ The applicant's request to maintain a small pool is reasonable as it is allowed accessory use in SF3 zoning.
- ▶ Strict application of the SF3 IC regulations in light of the permitting errors made by others prohibit a reasonable use of owner's property.

5/3

HARDSHIP

- ▶ A series of COA permits were approved for the house (2003) and the pool (2014).
- ▶ Issues inherited by owner.
- ▶ The pool inspector requested an IC survey at end of pool construction. Survey indicated property was north of 49% IC with pool in place.
- ▶ The original house permit was approved at 43% (2,759 square feet) (included in packet).
- ▶ The pool permit was approved at 44.9% IC (2,853 square feet) (included in packet).
- ▶ Neither of these numbers match TCAD nor a recent IC survey that was performed (included in packet).
- ▶ No ability to further remove IC from the site.
 - ▶ The covered porches are part of the foundation and have HVAC space above them.
 - ▶ It is an extreme hardship to remove HVAC sections of this home.
- ▶ If forced to remove \$20k+ pool which only accounts for 119 square feet IC, the site is still noncompliant at approximately 47.8% IC.
- ▶ There is no real impact removing the small portion of concrete from driveway. It can be done if the Board desires, but site will still be over 45% IC.

EB

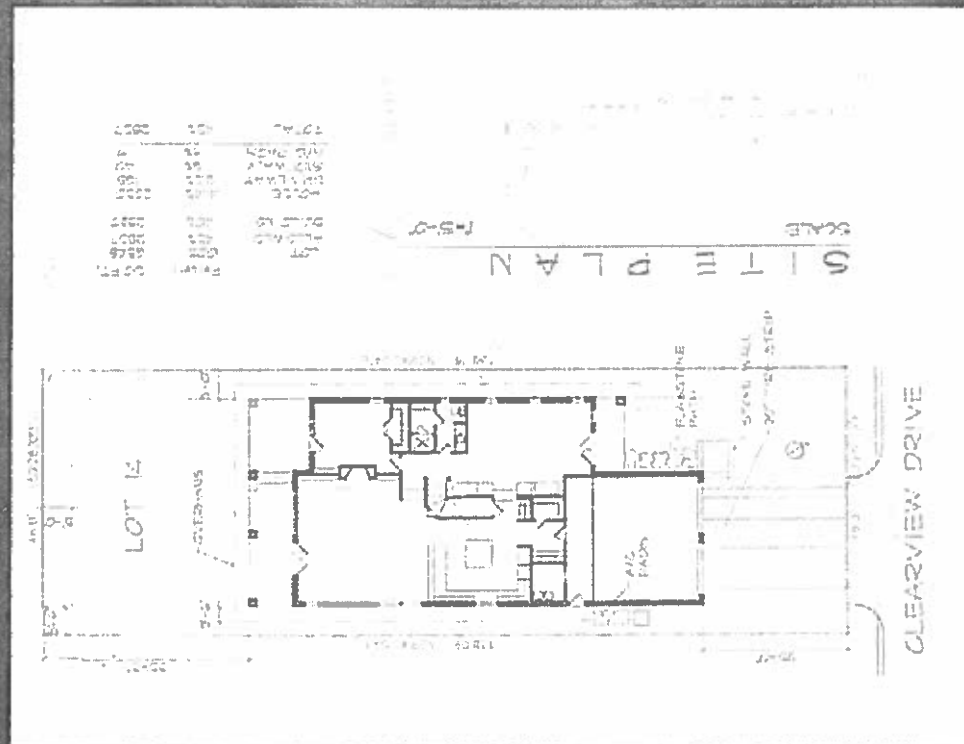
AREA CHARACTER

- ▶ There is no adverse impact, no drainage runoff, nor any complaints of the pool accessory use.
- ▶ If it pleases the Board, rain barrels and gutters can be installed as needed, but as-is there does not appear to be any adverse impact to character of area nor impaired use of adjacent properties as a result of the pool.

5/31

2003 COA-stamped House Site Plan @ 43% IC

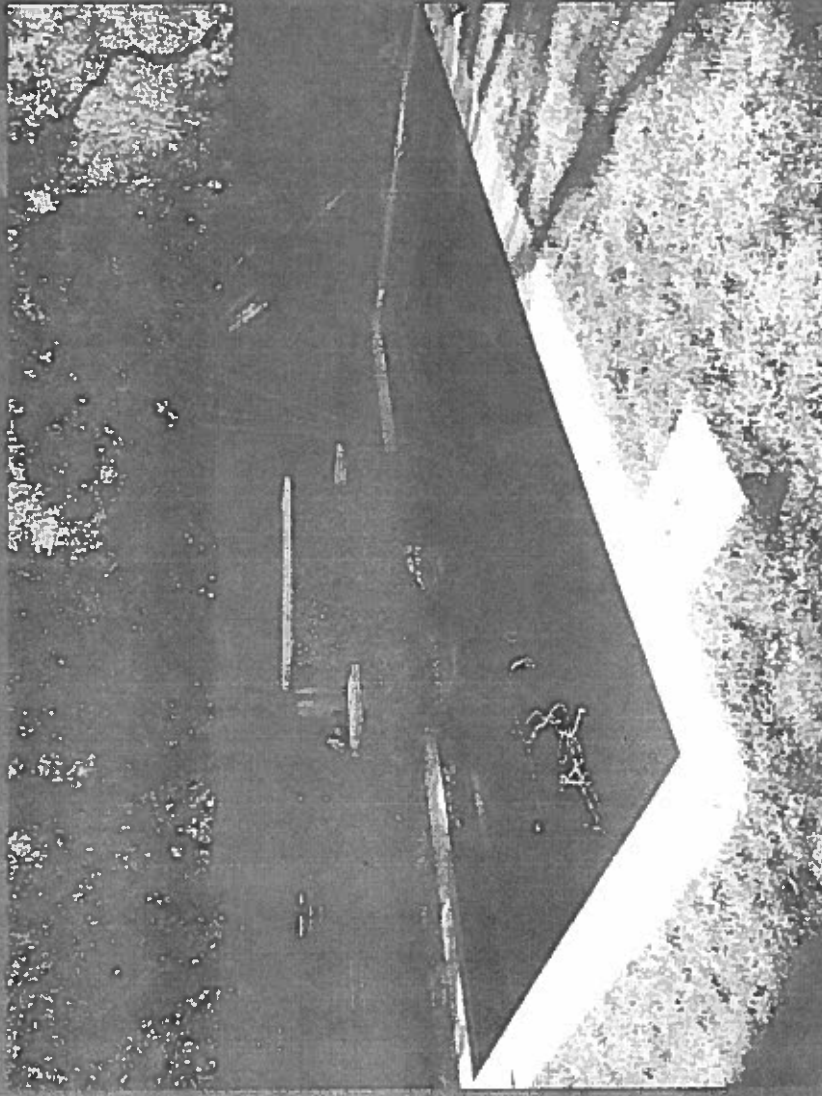
42/131



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10-10-2001 BY 60322 UCBAW/BJS

$$\frac{m}{49}$$

12' x 30' pool
with 122 SF coping



5/31

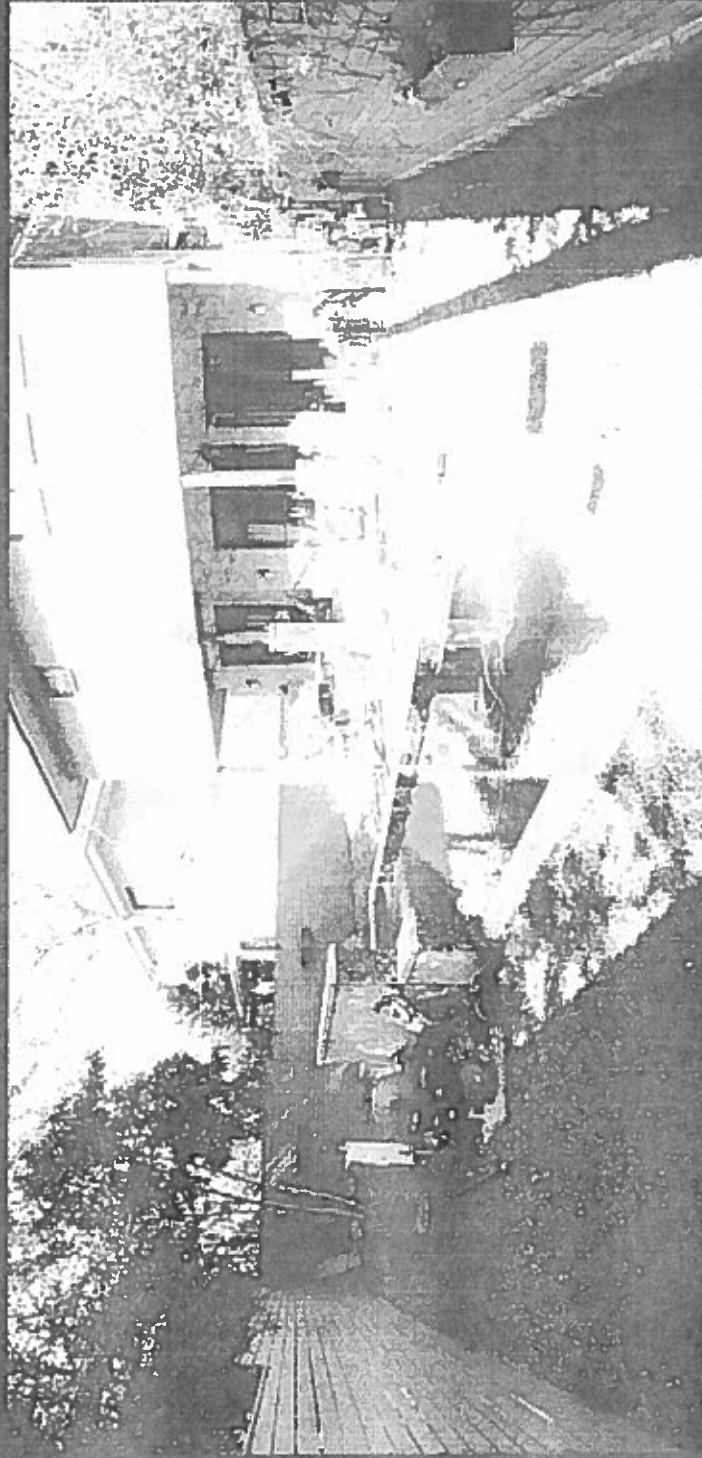
At-grade concrete patio is
part of house foundation.

Area above patio is
enclosed HVAC.



5/13/21

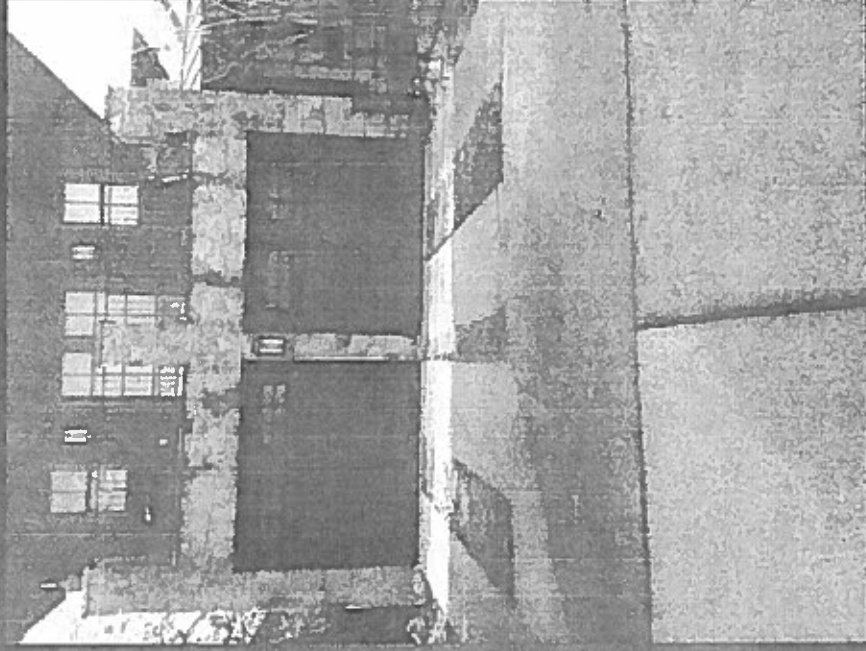
No additional IC is present in rear or side yards.
Only the minimum required for pool.
Matches approved pool permit 100%.



5/3/21

Driveway runners reflect approved house permit. Small area between ROW and runners can be removed, however site will still be over 45%.

It is homeowner's opinion that more dirt or decomposed granite added in new runners will eventually wash away, into street drains.



1/3/5

CONCLUSION

- ▶ Maintaining existing impervious coverage allows a reasonable use of an existing pool in keeping with the city-approved development applications for both the original residence and subsequent pool improvements.
- ▶ Due to initial permitting errors there is no room to remove further at-grade impervious cover which will reduce overall site below 45% impervious cover. It is a substantial hardship to remove any portion of the house. It is further hardship to remove the city-approved pool at this point.
- ▶ The existing residence and pool are in keeping with uses allowed in the base SF-3 zoning category and do not detract from area of character found throughout the neighborhood, nor the immediate surrounding properties. There is no known adverse impact on surrounding properties as a result of the impervious cover issue.

5/13

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

3/5/6

Project Information

Project Address: 3405 Clearview DR	Tax Parcel ID: 705865
Legal Description: Lot 14 Blk 11 Walsh place on Lake Austin	
Zoning District or PUD: SF-3	Lot Size (square feet): 6348
Neighborhood Plan Area (if applicable): Highland Park West	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Project Type: <input checked="" type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____			
# of existing bedrooms:	# of bedrooms upon completion:	# of existing baths:	# of baths upon completion:
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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)			
New Swimming Pool			
Proposing adding 105 sf impervious cover (84 pool, 21 equipment) Total = 2943 impervious cover			
Max. impervious cover = 2856			
Demo 20 sf from driveway and completely remove 70 sf wooden patio in backyard.			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) (circle all that apply)			

Job Valuation

Total Job Valuation: \$ 20,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$
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 are based on adopted fee schedule.	Bldg: \$ 17000 Elec: \$ 1500	Bldg: \$ _____ Elec: \$ _____
	Plmbg: \$ 1500 Mech: \$ _____	Plmbg: \$ _____ Mech: \$ _____
	Primary Structure: \$ _____	
	Accessory Structure: \$ _____	

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 st floor conditioned area	1580.0		
b) 2 nd floor conditioned area	2129.0		
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)	577		
f) Covered Patio, Deck or Porch	454		
g) Balcony			
h) Other			
i) Uncovered Wood Deck	79	- 79	
Total Gross Building Area (total A through I)	2690		
j) Pool		360	360
k) Spa			

Site Development Information	
Building Coverage Information 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)	
Total Building Coverage (sq ft): <u>2690</u>	% of lot size: <u>41.1</u>
Impervious Cover Information 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. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>2853</u>	% of lot size: <u>44.9</u>
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-178) Building Height: _____ ft Number of Floors: _____ # of spaces required: _____ # of spaces provided: _____	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N *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. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Width of approach (measured at property line): _____ 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

Subchapter F - 'McMansion'

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, 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. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	<u>1580</u>			<u>1580</u>
2 nd Floor	<u>2129</u>			<u>2129</u>
3 rd Floor				
Basement				
Attic				
Garage (attached)	<u>577</u>			<u>577</u>
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				
Ceilings over 15 ft				
TOTAL GROSS FLOOR AREA				<u>2157</u>

(Total Gross Floor Area / lot size) = _____ Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Is this project claiming a "ground floor porch" exemption as described under Article 3?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Is this project claiming a "basement" exemption as described under Article 3?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Is this project claiming a "habitable attic" exemption as described under Article 3?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Is a sidewall articulation required for this project?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Does any portion of the structure extend beyond a setback plane?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Are any ceilings over 15 feet in height?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> 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	CALHOON THOMAS C	Applicant or Agent	da Vinci Pools
Mailing Address	315 LAVACA ST AUSTIN , TX 78701-3936	Mailing Address	1460 whitestone blvd #150
Phone		Phone	512-259-9321
Email		Email	gabriel@davinicipools.com
Fax		Fax	
General Contractor	da Vinci Pools	Design Professional	
Mailing Address	1460 whitestone blvd #150	Mailing Address	
Phone	512-259-9321	Phone	
Email	gabriel@davinicipools.com	Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>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.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>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.</p> <p>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.</p>	
Applicant's signature: <u>Gavin Skinn</u>	Date: <u>7/9/14</u>
Design Professional's signature: _____	Date: _____

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



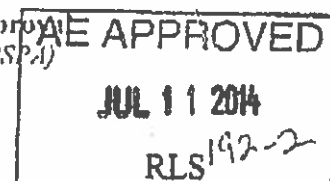
Austin Energy
Building Service Planning Application (BSPA)

All structures/pools/etc. ^m
must maintain a 10'
horizontal clearance from
AE energized power lines. ₆₀

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

Responsible Person for Service Request <u>GABRIEL SKINNER</u>		
Email <u>GABRIEL@DAVINCIPOOLS.COM</u>	Fax _____	Phone _____
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>3405 CLEARVIEW DR.</u> OR		
Legal Description _____		Lot <u>14</u> Block <u>11</u>
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>NEW SWIMMING POOL / Service pole in</u> <u>next door property</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
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)



Waterloo Surveyors Inc. Survey Plat

10' Public Utility Easement:
LOT 2 785/436

ADDRESS:
3405 CLEARVIEW DRIVE

LEGAL DESCRIPTION:
0.1458 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOT 14, BLOCK 11, WALSH PLACE ON LAKE AUSTIN, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 25, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH TEN FEET (10') OF THE ADJACENT ALLEY VACATED BY INSTRUMENT RECORDED IN VOLUME 785, PAGE 436, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT 14 IS SUBJECT TO:

- (1) RESTRICTIVE COVENANTS- 843/221, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- (2) EASEMENT VACATION AND PUBLIC UTILITY EASEMENT IN 785/436, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- (3) EASEMENT RIGHTS AND RESTRICTIONS OF RECORD

IMPERVIOUS COVER	
DRIVEWAY	378 SQ. FT.
FRONT PORCH	70 SQ. FT.
REAR PATIO	325 SQ. FT.
POOL	119 SQ. FT.
HOUSE	2,259 SQ. FT.
TOTAL COVER	3,151 SQ. FT.
LOT	6,340 SQ. FT.
49.7% COVER	

LEGEND

Recorded Col ()
Wood/wire Fence ————
Wood Fence ————
Wrought Iron Fence ————
Typical Stone Column ○

SCALE
1"=20'

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 5 Survey.

Dated this the 17TH day of JUNE, 2015.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 4845320445H

Zone: X Dated: 09/26/08

Thomas P. Dixon R.P.L.S. 4324

© Copyright: 2015

FIRM # 10124400

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602

N 60°37'21" W
46.00'

J101021C

Found 1/2" Iron Rod with cap

LOT 3

wood/wire fence vacated 20' alley

LOT 4

corner could not be accessed without damaging fence

wood fence

pool pump

POOL
119 sq. ft.

Lot 16A
Amended Plat of
Lots 15 & 16
Block 11
Walsh Place

covered concrete patio
325 sq. ft.

pool heater

LOT 14
BLOCK 11
6,340 sq. ft.

TWO STORY
STONE/STUCCO HOUSE
2,259 sq. ft.

51'

N 29°45'51" E 138.00'

LOT 13

S 29°42'11" W 138.00'

Lot 15A
Amended Plat of
Lots 15 & 16
Block 11
Walsh Place

4.5'

covered concrete porch
70 sq. ft.

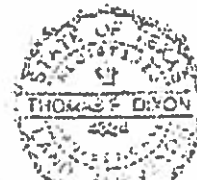
stone column

Found 3/4" Iron Rod

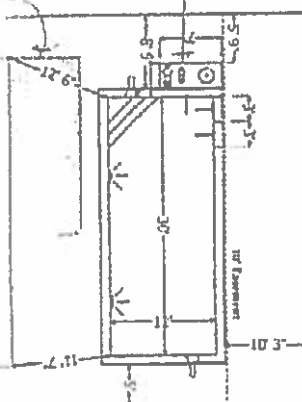
S 60°37'21" E
45.85' (46')

Found Iron Rod with cap

Clearview Drive



DEAR KENNEDY



RLS 192-2

All structures/pools/etc. must maintain a 10' horizontal clearance from AE energized power lines.

AUSTIN TEXAS GOV AIRPORT LIBRARY AUSTIN ENERGY AUSTIN WATER CONVENTION CENTER VISITORS BUREAU

PUBLIC INFORMATION

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted. If allow this permit to expire you will be required to submit a new application & pay new fees.

Public Search

	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expires Date
Issued Construction Permits				R- 329 Res		3405				
REGISTERED USERS	2014-073764 BP	2014-073764 BP	new pool	Structures New Other	Than Bldg	CLEARVIEW DR	Active	Jul 14, 2014	Jul 18, 2014	Feb 24, 2016

New Registration

Related Folders

Update Registration

Permit Assign and Pay

Information Description

Value

	Smart Housing?	No
My Permits/Cases	Total New/Addition Bldg Square Footage	360
My Licenses	Total Job Valuation	20000
	Building Inspection	Yes
Request / Cancel / View Inspections	Electric Inspection	Yes
	Mechanical Inspection	No
	Plumbing Inspection	Yes
My Erow Accounts	Energy Inspection	No
	Driveway Inspection	No
Reports	Sidewalks Inspection	No
	Environmental Inspection	No
Login	Landscaping Inspection	No
	Tree Inspection	No
HELP	Water Tap Inspection	No
	Sewer Tap Inspection	No
Web Help	On Site Sewage Facility Inspection	No
	Fire Inspection	No
FEEDBACK	Health Inspection	No
Contact PDR	Is there Auxiliary Water?	No
	Auxiliary Water Inspection	No
	Current Zoning for Building	SF-3
	Name of Neighborhood Plan	WANG
	Is this property in MUD ?	No
	Is Site Plan or Site Plan Exemption req?	No
	Is there a Cut & Fill in excess of 4 ft	No
	Parking Spaces Required	2
	Number of Floors	0
	Number of Units	0
	Front Set Back	25
	Rear Set Back	10
	Side Set Back	5
	Does property access a paved alley?	No
	Proposed Use	Sing Fam Res
	Square Footage of Lot	6348
	Total Building Coverage on lot Sq Ft	2611
	Total Building Coverage Percent. of lot	41.1



Total Impervious Coverage Square Footage **2853**
 Total Impervious Coverage Percent of Lot **44.9**
 Certificate of Occupancy to be Issued No
 Code Year 2012
 Code Type International Residential Code
 Hazardous Pipeline Review Required No
 Public or Private Private
 Usage Category 329

Number	Pre. Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
3405	CLEARVIEW	DRIVE				AUSTIN	TX	78703	LOT 14 BLK 11 WALSH PLACE ON LAKE AUST 10 FT OF ADJ ALLEY

LOT 14 BLK 11 WALSH PLACE ON LAKE AUSTIN & 10 FT OF ADJ ALLEY

Desc.	Organization Name	Address	City	State	Postal	Phon
Applicant	Da Vinci Pools Company	1460 E WHITESTONE BLVD UNIT 150	CEDAR PARK	TX	78613	(512) 9321
Billed To	AQUATIC ARTS DESIGN (Gabriel M Skinner)	9900 MCNEIL DR APT 2106	Austin	TX	78750	(512) 9321
General Contractor	Da Vinci Pools Company	1460 E WHITESTONE BLVD UNIT 150	CEDAR PARK	TX	78613	(512) 9321

Fee Description	Fee Amount	Balance
Building Permit Fee	\$52.00	\$0.00
Development Services Surcharge	\$2.08	\$0.00

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Atten
Administrative Hold	Open						
Permit Refund	Open						
Red Tag Hold	Open						
101 Building Layout	Pass		Jan 7, 2015	Jan 7, 2015	Jan 7, 2015	Wes Buckner (512-207-0838)	
102 Foundation	Open					Wes Buckner (512-207-0838)	
112 Final Building	Open					Wes Buckner (512-207-0838)	
114 Continuance of work	Open			Aug 28, 2015		Wes Buckner (512-207-0838)	
Deficiencies	Open					Wes Buckner (512-207-0838)	
BP Permitting	Open					Wes Buckner (512-207-0838)	

Back

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