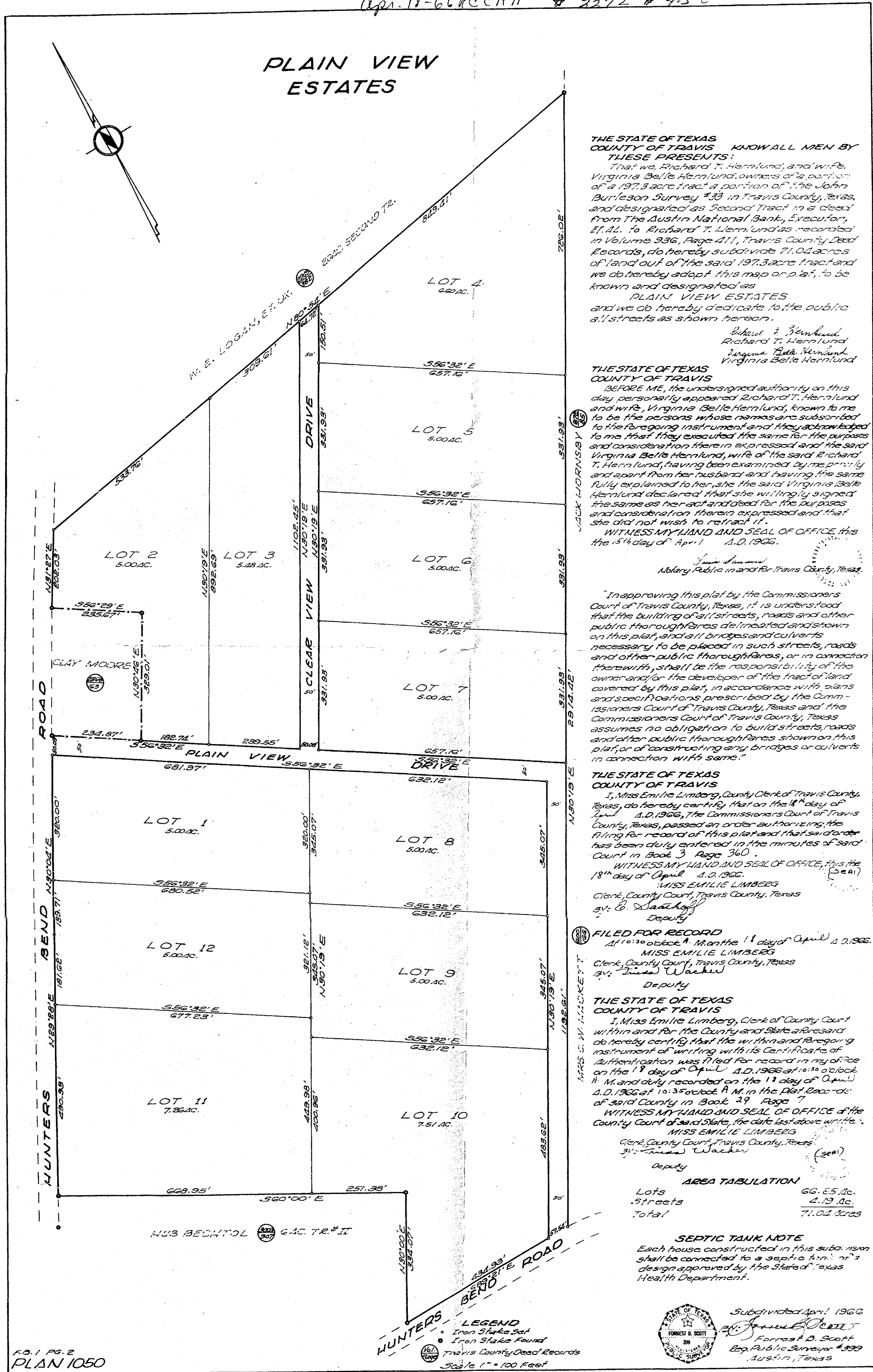
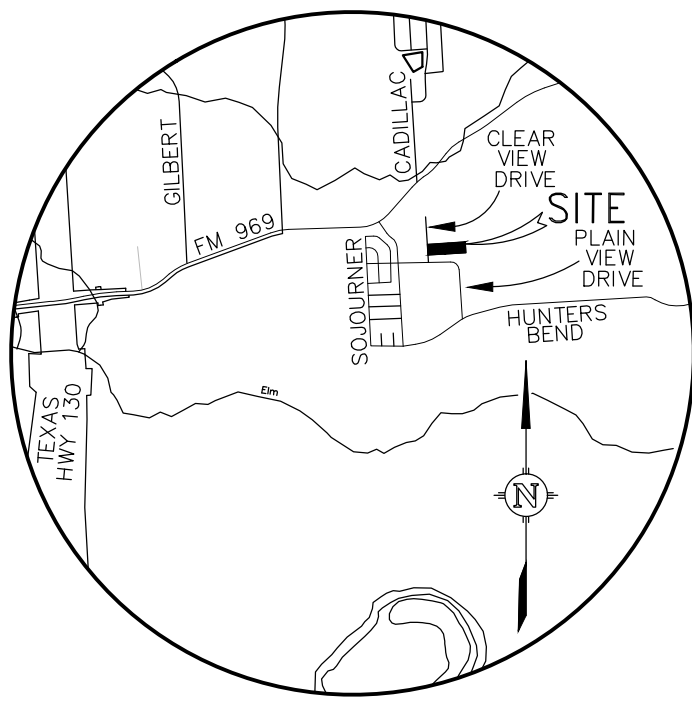


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0178.0A**Z.A.P. DATE:** October 18, 2016**SUBDIVISION NAME:** Solorzano Subdivision a Partial Resubdivision of Lot 7 Plain View Estates**AREA:** 1.00 acre**LOT(S):** 1**OWNER/APPLICANT:** Jose Solorzano**AGENT:** Macias & Assoc. LP (Paul Guerrero)**ADDRESS OF SUBDIVISION:**4805 Clear View Dr.**GRIDS:** S-20, S-21**COUNTY:** Travis**WATERSHED:** Elm Creek**JURISDICTION:** 5-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** Waiver to scale**VARIANCES:** None**SIDEWALKS:** Sidewalks to be provided when Clear View Drive is improved with curb and gutters.**DEPARTMENT COMMENTS:** The request is for approval of the Solorzano Subdivision Final Plat consisting of 1 lot on 1.00 acre. Water will be provided by the Hornsby Bend Utility Company Inc. and wastewater will be provided by on site waste water system.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytx.gov

Apr. 18-66 RCAA # 2272 # 450





VICINITY MAP
NOT TO SCALE

SOLORZANO SUBDIVISION, A PARTIAL RESUBDIVISION OF LOT 7, PLAIN VIEW ESTATES

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

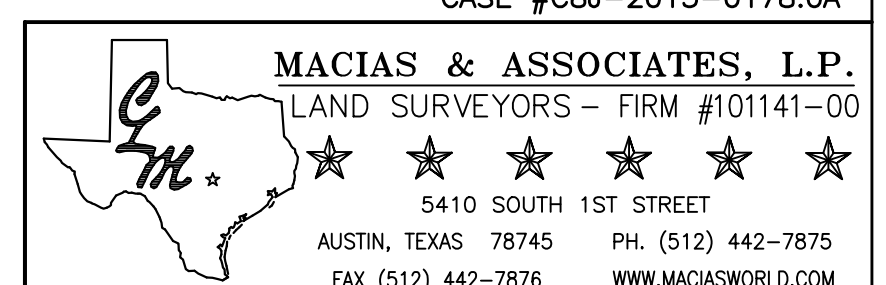
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE CITY LIMITS.

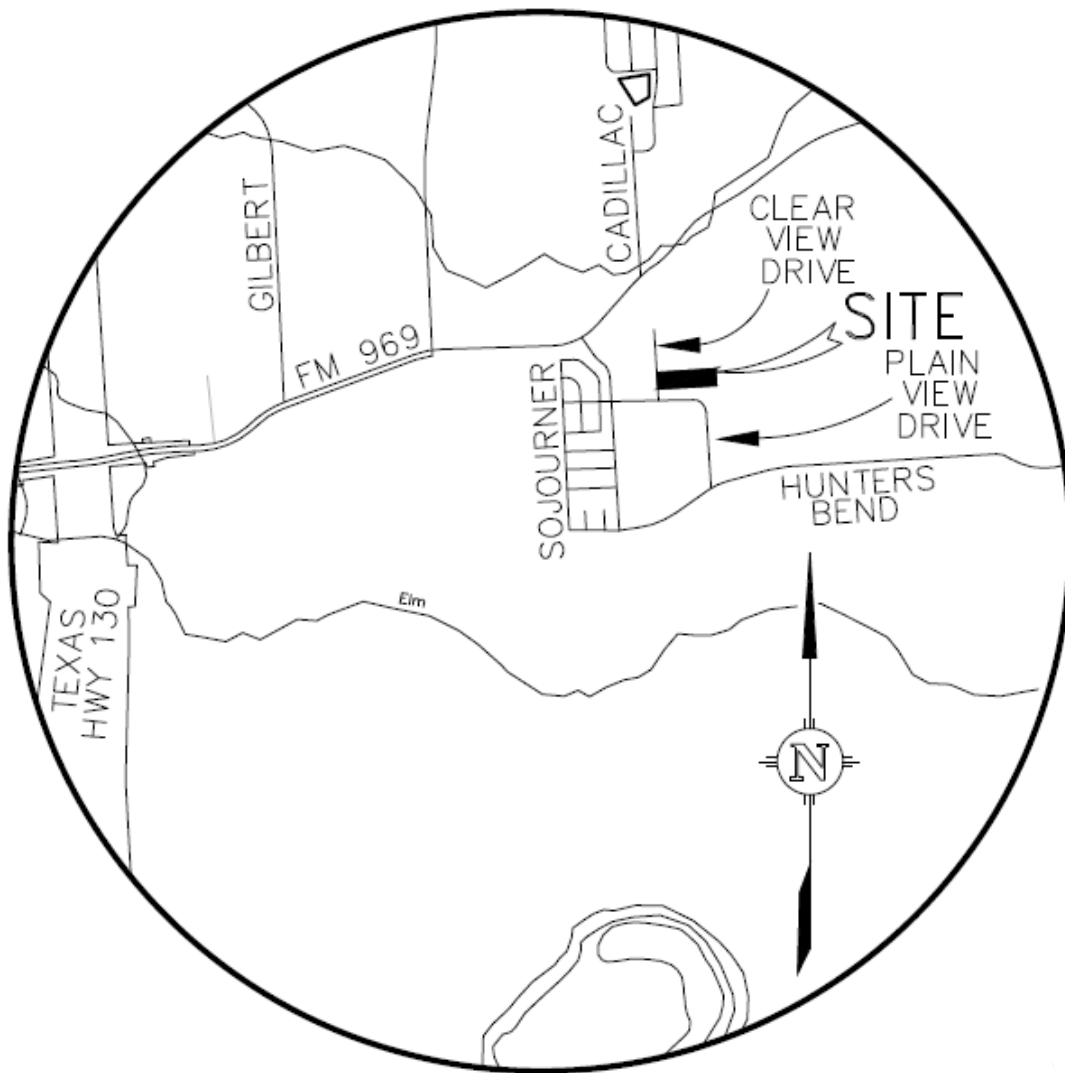
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SHEET 1 OF 2
CASE #C8J-2015-0178.OA



Solorzano Subdivision a Partial Resubdivision of Lot 7 Plain View Estates

Location Map



VICINITY MAP
NOT TO SCALE