

March 11, 2014

File Number: **C8I-2014-0067**

Address: 4701 RED BLUFF RD

Tax Parcel I.D. #0200140202 Tax Map Date: 05/21/2013

The Planning & Development Review Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **1.213 acres of land, more or less, out of the J.C. Tannehill League No. 29** in the current deed, recorded on **Jul 31, 1996, in Volume 12740, Page 1800**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Oct 11, 1993, in Volume 12039, Page 1050**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water service on Mar 09, 1984**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

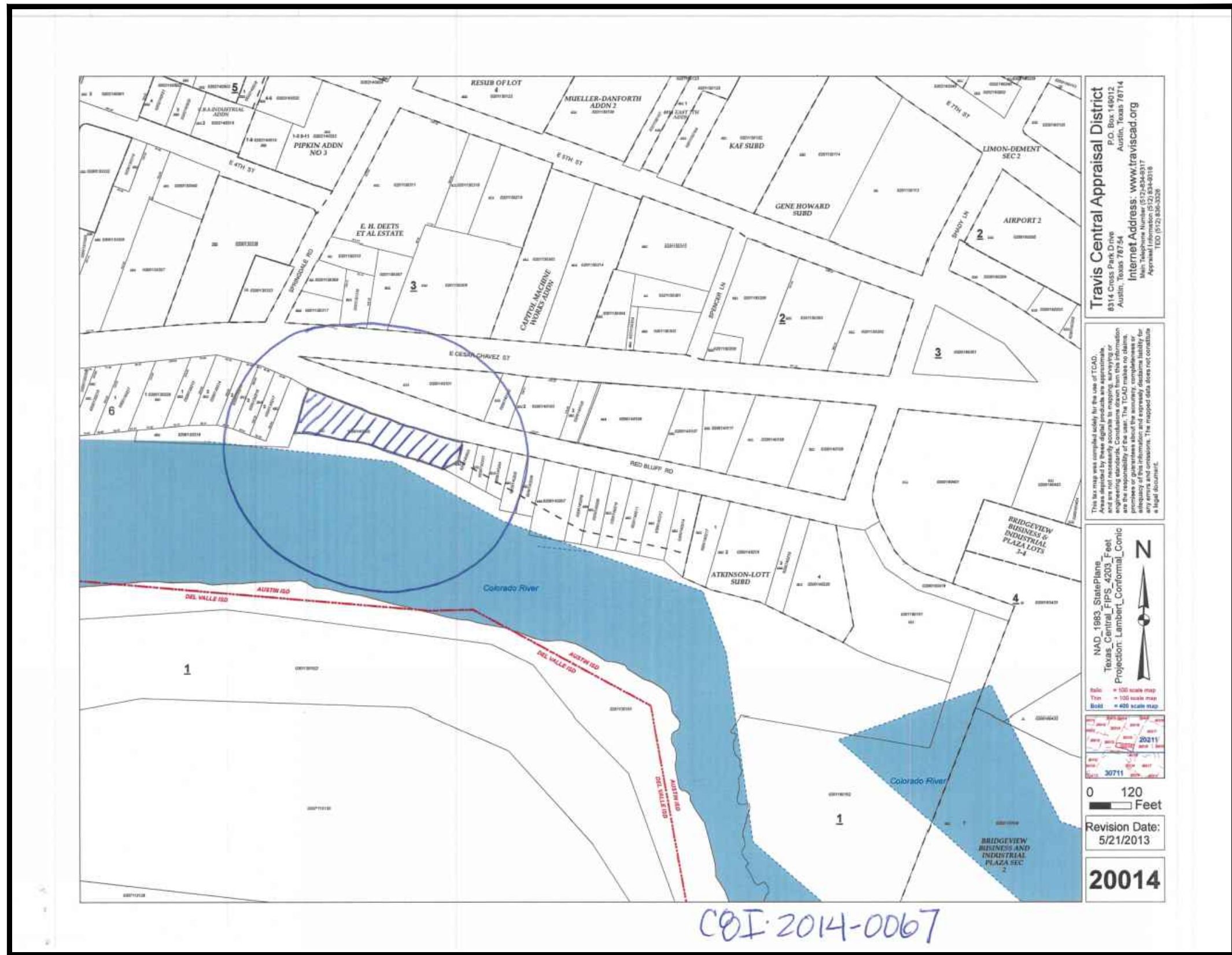
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By

Michelle Casillas

**Michelle Casillas, Representative of the Director
Planning and Development Review Department**



SITE PLAN APPROVAL Sheet _____ of 4 _____
FILE NUMBER SPC-2014-0175A APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE _____
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (RD#970905-A) _____ DWPZ _____ DDZ _____

Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE; _____ ZONING _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plot must be recorded by the Project Expiration Date, if applicable.
Subsequent Site Plans which do not comply with the Code current at the
time of filing, and all required Building Permits and/or a notice of
construction (if a building permit is not required), must also be approved
prior to the Project Expiration Date.