

LAKEWAY CITY BUILDING COMMISSION
MINUTES OF REGULAR MEETING
January 10, 2013 at 9:00 A.M.

Members present: Anderson, Petter, Aldrich, Benasutti, Hagedorn, Powell and Vories

Members absent: None

Council Representative absent: Wallace

Staff present: Buckovinsky and Anderson

Continuing on site visits: Anderson, Petter, Aldrich, Benasutti, Hagedorn, Powell and Vories

Minutes of 12/13/12: Motion by Petter/Vories to approve the minutes as written

Passed Unanimously

835 Sunfish, (LW-14/808):

VARIANCE: FENCE IN GOLF COURSE SETBACK

Applicant: Barry and Harmony Marotz, Barry Marotz present

CBC: 01/10/13

The CBC reviewed a request from Barry and Harmony Marotz, the owners of the above referenced property, for a variance of the Lakeway of the Lakeway Code of Ordinances to allow a fence to be constructed in the 25' golf course building setback.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 10:30 a.m.; there was no one to speak for or against the variance request.

Present on site:

CBC Members: Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories

City Staff: Sally Buckovinsky

Applicant: Barry Marotz

Public: Richard Bradley

Rick Wilsey (CBC Alternate)

The meeting reconvened on public property at 10:30 a.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Aldrich made a motion to approve the variance as requested.

The motion was seconded by Vories.

The vote was Aldrich/Vories/Anderson/Petter/Hagedorn/Benasutti/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

The variance is not approved formally however until the City Council has approved the amendment to the Lakeway Code of Ordinances that will strike the section from the zoning chapter of the code that prohibits encroachments into setbacks. That will leave the only reference in the building chapter so that the City Building Commission has sole authority to make such a determination. As it stands now, variance requests to regulations found in the City's zoning ordinance may only be decided by the City's Board of Adjustment.

The amendment will be presented to City Council on January 22, 2013.

306 Camino Arbolago, (Arbolago/C/39):

CABANA ROOFING MATERIAL:

Applicant: Keith and Joan Peterson

CBC: 01/10/13

At the last meeting in December 2012, while at the property with the CBC for a height determination, it was discovered that the roof of the cabana structure will not match the house roof as required by code which states that all accessory structures shall be constructed to be architecturally consistent with the main building, using the same exterior materials, including roofing.

A motion was made by Aldrich to approve the proposed metal roofing material because the side of the house has a metal roof accent.

The motion was seconded by Vories.

Passed Unanimously

113 Escavera Cove, (FR@HC-6/4):

VARIANCE: IRON FENCE IN DRAINAGE EASEMENT

Applicant: Drew and Jean Ragland, Drew Ragland present

CBC: 01/10/13

The CBC reviewed a request from Drew and Jean Ragland, the owners of the above referenced property, for a variance of the Lakeway Code of Ordinances to allow an iron fence to be constructed in a dedicated drainage easement.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 1:00 p.m.; there was no one to speak for or against the variance request.

Present on site:

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Applicant:	Drew Ragland
Public:	Jerry Winnett Paul Pennybacker Rick Wilsey (CBC Alternate)

The meeting reconvened on public property at 1:10 p.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Petter made a motion to approve the fence variance as requested.

The motion was seconded by Hagedorn.

The vote was Petter/Hagedorn/Anderson/Benasutti/Aldrich/Vories/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

The variance is not approved formally however until the City Council has approved the amendment to the Lakeway Code of Ordinances that will strike the section from the zoning chapter of the code that prohibits encroachments into setbacks. That will leave the only reference in the building chapter so that the City Building Commission has sole authority to make such a determination. As it stands now, variance requests to regulations found in the City's zoning ordinance may only be decided by the City's Board of Adjustment.

The amendment will be presented to City Council on January 22, 2013.

207 Bisset Court, (RH-1/A/3A):

TEXTURE/PAINT MATCH STUCCO ABOVE

Applicant: Gregory Sells Builders

CBC: 01/10/13

The applicant requested that the CBC make a determination on the method that was used to conceal the over four foot of exposed foundation on the back and left side of the new home. The inspector from McComis Inspections called out that the paint color and the stucco texture does not match the color and texture of the stucco directly above based on the code which states that whatever material is used on the exterior of a structure must continue down to within two feet of the ground at finished grade and that there is to be no change of materials to cover an exposed foundation.

The determination was deferred until the CBC could visit the site.

Following a site visit, Vories made a motion to approve the paint color and the stucco texture as is.

Petter seconded the motion.

Passed Unanimously

POTENTIAL CODE AMENDMENT

HEIGHT DETERMINATION PROCESS

Applicant: BDS Staff

CBC: 01/10/13

Staff brought a discussion item to the CBC in response to a few heights that have been contended after construction is well underway. We do not measure the height of a ridge pole nor have record of the exact ridge pole placement. The question before the commission was whether they saw reason to change the current code.

The consensus of the commission is to leave the code as it is.

303 Nautilus, (LW-23/2573A): **VARIANCE: FENCE IN 25' FRONT BUILDING SETBACK**

Applicant: George Robert Beese IV and Jennifer Beese, George Beese present CBC: 01/10/13
The CBC reviewed a request from George Robert Beese IV and Jennifer Beese, , the owners of the above referenced property, for a variance of the Lakeway Code of Ordinances to allow an iron fence to be constructed in the 25' street-side building setback.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 10:45 a.m.; there was no one to speak for or against the variance request.

Present on site:

CBC Members: Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff: Sally Buckovinsky
Applicant: George Beese
Public: Barry Marotz
Rick Wilsey (CBC Alternate)

The meeting reconvened on public property at 10:45 a.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Aldrich made a motion to grant a variance of 10' from the front property line.

The motion was seconded by Vories.

The vote was Aldrich/Vories/Hagedorn/Benasutti/Powell for the motion.

The motion was opposed by Anderson and Petter.

The motion carried 5-2.

The variance is not approved formally however until the City Council has approved the amendment to the Lakeway Code of Ordinances that will strike the section from the zoning chapter of the code that prohibits encroachments into setbacks. That will leave the only reference in the building chapter so that the City Building Commission has sole authority to make such a determination. As it stands now, variance requests to regulations found in the City's zoning ordinance may only be decided by the City's Board of Adjustment.

The amendment will be presented to City Council on January 22, 2013.

113 Cedar Glen Cove, (CGIII/52): **HEIGHT DETERMINATION:**

Applicant: Rivendale Homes, Judy O'Brien present CBC: 01/10/13
The CBC were scheduled to review a height request but the request was withdrawn by the applicant until the first meeting in February 2013 because Cedar Glen's Architectural Control Board has some issues with the request

3212 Lakeway Blvd., (LW-20/2110): **WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS**

Applicant: Diane Anderson CBC: 01/10/13
This item had been tabled from the last meeting in December because the CBC was unable to determine the height and location of the proposed structure.

The CBC again considered a waiver request from the requirement that the CBC establish a maximum height elevation for each lot on which an addition is to be built. The applicant does not believe that any view will be blocked by the proposed addition.

The determination was deferred until the CBC could visit the site.

Following a site visit, Petter made a motion to approve the waiver as requested because view blocking was determined not to be an issue. Vories seconded the motion.

Passed Unanimously

207 Bisset Court, (RH-1/A/3A): **FINAL C.O.** **Permit #11000989**

Applicant: Gregory Sells Builders CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.

113 Cold Water Lane, (LW-22/2408):

VARIANCE: POOL & SPA IN GOLF COURSE SETBACK

Applicant: Heather E. Hull, present

CBC: 01/10/13

The CBC reviewed a request from Heather E. Hull, the owner of the above referenced property, for a variance of the Lakeway Code of Ordinances to allow a pool and spa to be constructed within the 25' golf course setback.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 11:00 a.m.; there was no one to speak for or against the variance request.

Present on site:

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Applicant:	Heather Hull
Public:	Troy Bangs Rick Wilsey (CBC Alternate)

The meeting reconvened on public property at 11:05 a.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Petter made a motion to approve the variance as requested.

The motion was seconded by Vories.

The vote was Petter/Vories/Anderson/Benasutti/Aldrich/Hagedorn/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

The variance is not approved formally however until the City Council has approved the amendment to the Lakeway Code of Ordinances that will strike the section from the zoning chapter of the code that prohibits encroachments into setbacks. That will leave the only reference in the building chapter so that the City Building Commission has sole authority to make such a determination. As it stands now, variance requests to regulations found in the City's zoning ordinance may only be decided by the City's Board of Adjustment.

The amendment will be presented to City Council on January 22, 2013.

701 Cutlass, (LW-3/360):

HEIGHT DETERMINATION:

Applicant: Austin Building Systems, Paul Reinart

CBC: 01/10/13

The CBC reviewed a request for a height of 23 feet, 3 inches below the mag nail located in the driveway at the left front corner of the lot (18'-11" above the highest natural grade under slab).

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 11:40 a.m.; there was no one to speak for or against the height request.

Present on site:

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Applicant:	Paul Reinart
Public:	Rick Wilsey (CBC Alternate)

The meeting reconvened on site at 11:55 a.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 701 Cutlass and closed it as there was no one present to speak for or against the request.

Vories made a motion that view blocking is not an issue and therefore the requested height is approved. Benasutti seconded the motion.

The vote was Vories/Benasutti/Anderson/Petter/Hagedorn/Aldrich/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

108 Cedar Glen Cove, (CGIII/57):

HEIGHT DETERMINATION:

Applicant: Rivendale Homes, Judy O'Brien present

CBC: 01/10/13

The height shown on the agenda for this item was posted in error; it appeared higher above the water meter than the actual request. The request reviewed was the same height as was approved in 2007. The request was for a height of 18 feet, 0 inches above the water meter at the right front corner of the lot (19'-3" above the highest natural grade under slab).

Chairman Anderson opened the public hearing. Dee Prewitt stated that the benchmark of the water meter was not present at the right front corner of the lot. Chairman Anderson recessed the meeting until it could be reconvened on site at 1:20 p.m.; there were no further comments.

Present on site:

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Applicant:	Judy O'Brien
Public:	Mike Barron Dee Prewitt Rick Wilsey (CBC Alternate)

The meeting reconvened on site at 1:55 p.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 108 Cedar Glen Cove and closed it without comment. It was noted that there was plumbing related structure at the right front corner of the lot and Mr. Prewitt was satisfied with the benchmark.

Hagedorn made a motion that view blocking is not an issue and therefore the requested height is approved. Petter seconded the motion.

The vote was Hagedorn/Petter/Anderson/Aldrich/Vories/Benasutti/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

127 Firebird, (LW17/1520A):

HEIGHT DETERMINATION:

Applicant: Harry Zimmerman, present

CBC: 01/10/13

The CBC reviewed a request for a height of 15 feet, 0 inches above the water meter box located at the left front corner of the lot (24'-0" above the highest natural grade under slab).

Chairman Anderson opened the public hearing. Homer Turbeville spoke in opposition of the height request and stated that the lake view was the primary reason that he recently purchased his home across the street from the subject lot. The meeting was recessed until it could be reconvened on site at 11:15 a.m. as there was no one else to speak for or against the height request.

Present on site:

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Applicant:	Harry Zimmerman
Public:	Homer and Nancy Turbeville Rick Wilsey (CBC Alternate)

The meeting reconvened on site at 11:25 a.m. All parties viewed the impact that the proposed addition might have from the Turbeville residence. Chairman Anderson re-opened the public hearing in the right-of-way in front of 127 Firebird and closed it without further comment.

The CBC determined that before they could make a motion on the request that they would need for the addition to be better represented They asked that additional ridge poles be erected; one on the right side of the proposed structure, one on the left and one at the front.

Mr. Zimmerman stated that he was contemplating demolishing and re-building the entire house as an option rather than constructing an addition to the home. The next day, Staff received a call from Mr. Zimmerman stating that his decision is to re-build. He will not be pursuing the height for an addition.

415 Malabar, (LW-31/3327):

HEIGHT DETERMINATION:

Applicant: Lake Travis Builders, Michael DeMarco present

CBC: 01/10/13

The CBC reviewed a request for a height of 23 feet, 0 inches above the top of the current slab (23'-9" above the highest natural grade under slab).

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 12:00 p.m.; there was no one to speak for or against the height request.

Present on site:

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Applicant:	Michael DeMarco and Brent Allison
Public:	Rick Wilsey (CBC Alternate)

The meeting reconvened on site at 12:10 p.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 415 Malabar and closed it as there was no one present to speak for or against the request.

Hagedorn made a motion that view blocking is not an issue and therefore the requested height is approved. Powell seconded the motion.

The vote was Hagedorn/Powell/Anderson/Petter/Aldrich/Vories/Benasutti for the motion.

The motion was unopposed.

The motion carried 7-0.

601 Robin Dale, (LW-29/3029):

HEIGHT DETERMINATION:

Applicant: Edward E. Reed

CBC: 01/10/13

The CBC reviewed a request for a height of 15 feet, 0 inches above the top of the current slab (16'-2" above the highest natural grade under slab).

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 1:20 p.m.; there was no one to speak for or against the height request.

Present on site:

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Public:	Rick Wilsey (CBC Alternate)

The meeting reconvened on site at 1:40 p.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 601 Robin Dale and closed it as there was no one present to speak for or against the request.

Aldrich made a motion that view blocking is not an issue and therefore the requested height is approved. Petter seconded the motion.

The vote was Aldrich/Petter/Anderson/Vories/Hagedorn/Benasutti/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

204 Antigua Way, (RH-2/B/11):

FINAL C.O.

Permit #12000295

Applicant: Scott Felder Homes

CBC: 01/10/13

A Final Certificate of Occupancy was issued with no conditions.

209 Rocky Coast, (RH-5A/C/161):

FINAL C.O.

Permit #11001287

Applicant: Scott Felder Homes

CBC: 01/10/13

A Final Certificate of Occupancy was issued with no conditions.

123 Sailfish, (LW1/7):

HEIGHT COMPLIANCE CONCERNS:

Complainant: Mike Fritzler

CBC: 01/10/13

Contractor: Collier Custom Homes, Collier Bashara, present

Concerns that the height of the structure under construction at 123 Sailfish will exceed the height that was approved were presented by Mike Fritzler at the last meeting in December 2012. Mr. Fritzler does not believe that the pole accurately depicted the location of the structure; he thinks that it was set at a mean sea level elevation of 714.69. The CBC tabled the item with a request that ridge poles be erected above the current slab to represent the height of the addition.

After researching data provided by both Mr. Fritzler and the contractor, including a signed and sealed letter from his surveyor explaining that the benchmark of 714.69 was established as a reference point for the foundation crew and was not related to the ridge pole in any means, the CBC concluded that the original pole accurately represented the height of the structure.

A motion was made by Petter, seconded by Benasutti to accept 12'9" above the finished floor and that the contractor should be allowed to continue with completion of the project without any further issues.

The vote was Petter/Benasutti/Anderson/Aldrich/Hagedorn/Vories/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

CODE AMENDMENT:

PROPOSED AMENDMENTS TO CODE OF ORDINANCES #2011-04-18-06

CBC: 01/10/13

The CBC reviewed proposed amendments to the Lakeway Code of Ordinances that would amend various sections (Sections 24.02.241, 24.02.441, 24.02.443 and 30.04.011) pertaining to standards and requirements related to structures in easements and setbacks.

Chairman Anderson opened the public hearing. Dee Prewitt was present to speak about heights. Chairman Anderson closed the meeting as there were no further comments.

A motion was made by Petter, seconded by Vories to recommend that the City Council approve the proposed amendments.

The vote was Petter/Vories/Anderson/Aldrich/Hagedorn/Benasutti/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

104 Curacao Court, (RH-5C/D/210):

FINAL C.O.

Permit #12000620

Applicant: Meritage Homes

CBC: 01/10/13

A Final Certificate of Occupancy was issued with no conditions.

309 Martinique Pass, (RH-10/C/257):

FINAL C.O.

Permit #12000731

Applicant: Centerra Homes of Texas

CBC: 01/10/13

This property is located in a gated community and unfortunately, the gate was malfunctioning and the CBC was unable to enter to perform the CO inspection. This item will be on the next agenda.

103 Largo Cove, (RH-10/F/311):

FINAL C.O.

Permit #12000732

Applicant: Centerra Homes of Texas

CBC: 01/10/13

This property is located in a gated community and unfortunately, the gate was malfunctioning and the CBC was unable to enter to perform the CO inspection. This item will be on the next agenda.

209 Tavish Trail, (LW Highlands-1/2/C/15):

FINAL C.O.

Permit #12000547

Applicant: Standard Pacific Homes

CBC: 01/10/13

A Final Certificate of Occupancy was issued with no conditions.

302 Tavish Trail, (LW Highlands-1/2/A/73):

FINAL C.O.

Permit #12000666

Applicant: Standard Pacific Homes

CBC: 01/10/13

A Final Certificate of Occupancy was issued with no conditions.

211 Mia Drive, (LW Highlands-1/3/A/151):	FINAL C.O.	Permit #12000534
Applicant: MHI/Plantation Homes		CBC: 01/10/13
The CBC approved a Final Certificate of Occupancy with no conditions.		
219 Grant Cannon, (LW Highlands-1/3/A/143):	FINAL C.O.	Permit #12000570
Applicant: MHI/Plantation Homes		CBC: 01/10/13
The CBC approved a Final Certificate of Occupancy with no conditions.		
213 Bella Colinas, (LW Highlands-1/4/A/274):	FINAL C.O.	Permit #12000041
Applicant: Triton Custom Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
420 Malabar, (LW-31/3343):	FINAL C.O.	Permit #12000128
Applicant: Lake Ridge Custom Homes		CBC: 01/10/13
This item was withdrawn from the agenda because not all drainage work was complete. It will be placed on the next agenda.		
103 Tonkawa Trail, (Palomba Add-2/2):	FINAL C.O.	Permit #12000665
Applicant: Meritage Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
105 Tonkawa Trail, (Palomba Add-2/3):	FINAL C.O.	Permit #12000548
Applicant: Meritage Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
111 Tonkawa Trail, (Palomba Add-2/6):	FINAL C.O.	Permit #12000412
Applicant: Meritage Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
119 Tonkawa Trail, (Palomba Add-2/10):	FINAL C.O.	Permit #12000630
Applicant: Meritage Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
103 Stephanie Lane, (CS@FR/23):	FINAL C.O.	Permit #12000334
Applicant: Hollister House and Home		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
302 Black Wolf Run, (FR@HC-4/71):	FINAL C.O.	Permit #11000550
Applicant: Premier West Homes		CBC: 01/10/13
This was noticed incorrectly on the agenda as 122 Escavera. However, the Final CO paperwork that the CBC had was the correct paperwork (302 Black Wolf Run) and it indicated that it had been inspected and approved for a Final Certificate of Occupancy; one was issued without any conditions.		
107 Porto Cima Ct., (FR@HC-2/101):	FINAL C.O.	Permit #12000646
Applicant: Matt Sitra Custom Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
15108 Joseph Drive, (CH-4A/66):	FINAL C.O.	Permit #12000639
Applicant: Meritage Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
15402 Joseph Drive, (CH-4/117):	FINAL C.O.	Permit #12000448
Applicant: Meritage Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		

15207 Barrie Drive, (CH-4A/39):	FINAL C.O.	Permit #12000275
Applicant: Meritage Homes		CBC: 01/10/13
This was noticed incorrectly on the agenda as 15207 Joseph Drive; as a result, the CBC found that the house on Joseph was not complete. When Staff drove by 15207 Barrie Drive we found that some of the requirements on the Temp CO had not been satisfied and therefore the Final Certificate of Occupancy will not be placed on a CBC agenda until the following items are satisfied:		
<ul style="list-style-type: none"> ◆ Create a stucco chase to match the surrounding stucco in order to conceal the exposed copper lines near the A/C screening; ◆ Add foundation plants at the front of the house foundation near the driveway. May need to construct a planter and install plants within planter since flatwork abuts the house foundation. 		
801 San Remo Blvd, (NLV-2/1):	FINAL C.O.	Permit #12000231
Applicant: Ryland Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
803 San Remo Blvd, (NLV-2/1):	FINAL C.O.	Permit #12000232
Applicant: Ryland Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
816 San Remo Blvd, (NLV-2/1):	FINAL C.O.	Permit #12000977
Applicant: Ryland Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
820 San Remo Blvd, (NLV-2/1):	FINAL C.O.	Permit #12000976
Applicant: Ryland Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
104 Bellagio Drive, (NLV-3/A/14):	FINAL C.O.	Permit #12000873
Applicant: Ryland Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
101 Lombardia Drive, (NLV-3/A/5):	FINAL C.O.	Permit #12000957
Applicant: Ryland Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		
105 Lake Como Drive, (NLV-6/D/140):	FINAL C.O.	Permit #12000894
Applicant: Ryland Homes		CBC: 01/10/13
A Final Certificate of Occupancy was issued with no conditions.		