

SUP-22-0005

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Valter Moreira
Street Address: 990 Elkin Ln
City: Keller State: TX Zip: 76262
Telephone: 817-379-1474 Fax: E-mail: alekirs990@gmail.com
Applicant's Status: (Check One) Owner [x] Tenant [] Prospective Buyer []

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Valter Moreira / Gee Moreira
Street Address: 990 Elkin Ln
City: Keller State: TX Zip: 76262
Telephone: 817-379-1474 Fax: E-mail: alekirs990@gmail.com
Signature of Applicant Date: 3-18-22
Signature of Owner Date: 3-18-22
Printed Name of Owner: Valter Moreira / Gee Moreira

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 990 Elkin Ln; Keller, TX, 76262
Legal Description:
Lot(s): 1 Block(s): 2 Subdivision Name: Arabian Horse Country
Unplatted Property Description:
Abstract Name & Number: Tract Number(s):
If property is not platted, please attach a metes and bounds description.
Current Zoning: Residential Proposed Zoning: N/A
Current Use of Property: Residential
Proposed Use of Property: Residential

VALTER MOREIRA
990 ELKIN LANE
KELLER, TEXAS 76262
H—817 379 1474 C—617 959 7453

BUILDING USAGE

The first floor is to be used for primarily a garage for my trucks and a little bit of storage.

Second floor is to be my retirement work shop and more storage.

Our present garage is too small for all I am needing this structure for.

JM BUILDERS

QUALITY SERVICE SINCE 1974
6513 NORMANDY DRIVE
FORT WORTH, TEXAS 76112
817-451-3404

VALTER MOREIRA
990 ELKIN LANE
KELLER, TEXAS 76262
H—817 379 1474
C—617 959 7453

December 29, 2021

SCOPE OF JOB

PREPARATION

1. Obtain engineered plans, engineered drainage and building permit
2. Remove existing garage structure
3. Cut and grade in order to maintain proper elevations

FOUNDATION

1. Slab—form and pour 720 SF slab utilizing 3500-PSI concrete.
2. Beams—perimeter and center beams to be a minimum of ten inches in width and twenty inches in depth with at least twelve inches into undisturbed soil. Beams to have four strands of 5/8" rebar steel.
3. Mat to be four inches of concrete on sand fill 3/8" rebar steel on 16" centers.

EXTERIOR

1. Exterior Walls—frame eight (8') foot high utilizing #2 studs on sixteen inch centers, 7/16" OSB and TYVEK HOME WRAP moisture barrier per approved plans
2. Floor Joists—install 14" TJI 230 floor joists placed on 16" centers—cover with 3/4" floor decking.
3. Stairs—frame simple set of 3' wide yellow pine stairs with open handrail.
4. Second Story Walls—frame eight foot (8') walls in same manor as first floor.
5. Roof—construct 6:12 gable roof utilizing #2-2"x 6"s placed on 24" centers with 7/16" OSB decking.
6. Soffit & Fascia—construct conforming to existing home.
7. Roofing—install conforming composition shingles.
8. Garage Door—install 16'x 7' Clopay overhead steel paneled door and Lift Master door opener.
9. Entry Door—install 36"x 80" six panel door unit complete with brass dead bolt and entry lockets.
10. Windows—install four (4) 36"x 36" single hung double insulated units to garage and four (4) 36"x 48" like units to second floor.

(Exterior Continued)

9. Siding—install Hardie fiber cement 12” lap siding and trim to walls and gables.
10. Paint—caulk, prime and paint exterior to match existing home.

INTERIOR FINISH

1. Sheetrock, Garage Only—install ½” to all walls and ceilings, tape, float, texture, trim and paint.

ELECTRICAL

1. Sub-Panel—install 80amp sub-panel to your existing electrical service.
2. Garage—install seven (7) duplex wall plugs and one ceiling duplex plug for garage door opener—install four 4’ fluorescent lights
3. Second Floor—install six (6) wall plugs and two 4’ fluorescent lights.
4. Exterior—install one double spot light and one weather proof GFCI duplex wall plug.
5. Circuits—install two to new sub-panel

Existing Circuit Panel—if existing panel is not large enough to receive added circuits, panel will need to be increased at a cost of \$11.50 per amp which is not included in this proposal

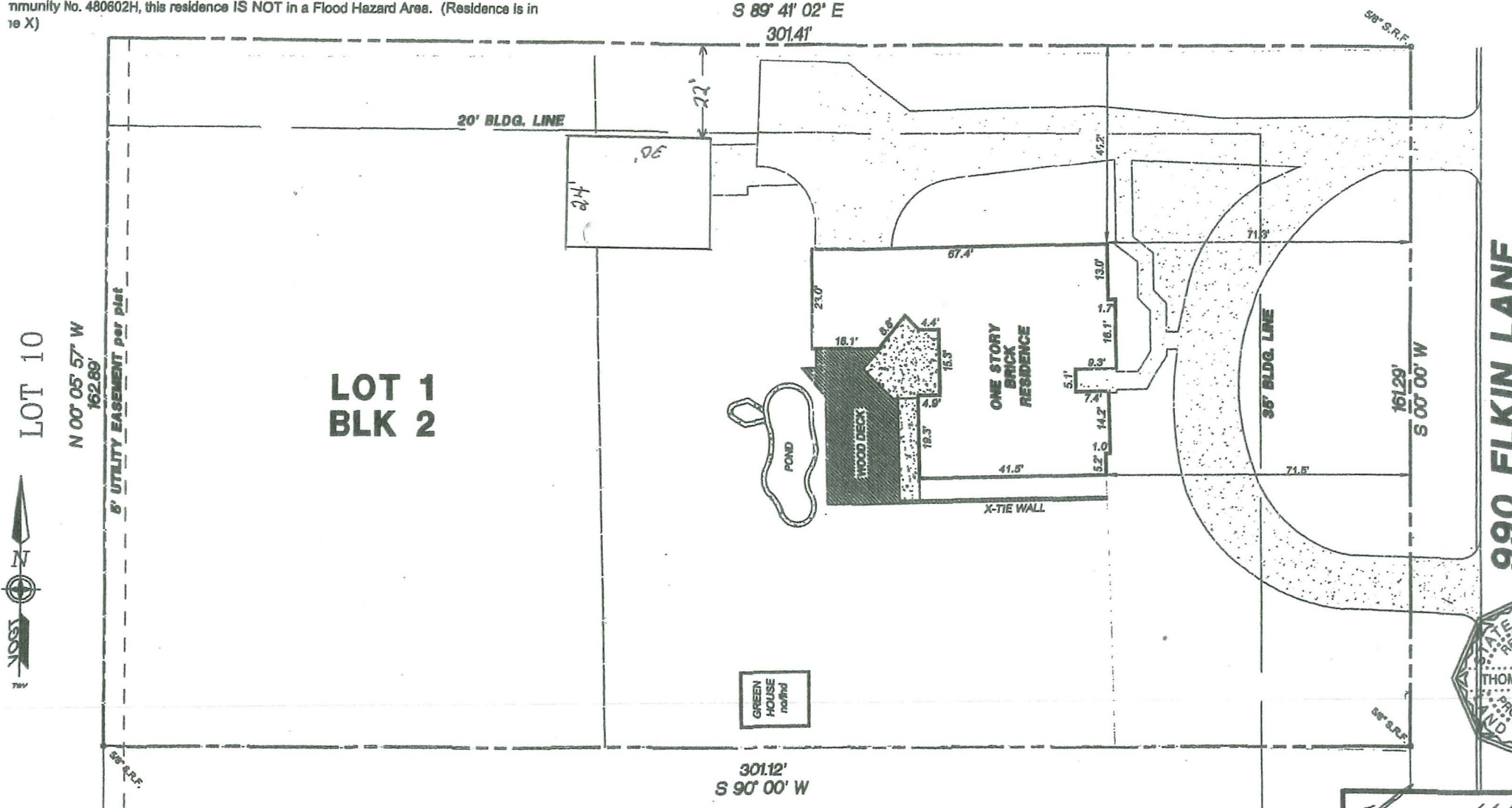
**WE WILL REMOVE ALL OUR CONSTRUCTION DEBRIS IN A TIMELY
MANOR**

SURVEY PLAT

ADDRESS: 990 Elkin Lane, KELLER, Texas.
LEGAL: Lot 1, Block 2, ARABIAN HORSE COUNTRY, subdivision to the City of Keller, Tarrant County, Texas, according to map or plat thereof recorded in Volume 386-134, Page 27, of the Plat Records of Tarrant County, Texas.
NOTE: According to Flood Insurance Rate Map, dated August 2, 1995, KELLER, Texas, Community No. 480602H, this residence IS NOT in a Flood Hazard Area. (Residence is in Flood Zone X)

FLORENCE LANE

S 89° 41' 02" E
301.41'



**LOT 1
BLK 2**

301.12'
S 90° 00' W

LOT 2

LEGEND	
R.F. °	STEEL ROD FOUND
R.S. °	STEEL ROD SET
---	PROPERTY LINE
---	WOOD FENCE
X-X	CHAIN LINK FENCE
P.P. °	POWER POLE
-E-	OVER HEAD ELEC. LINE

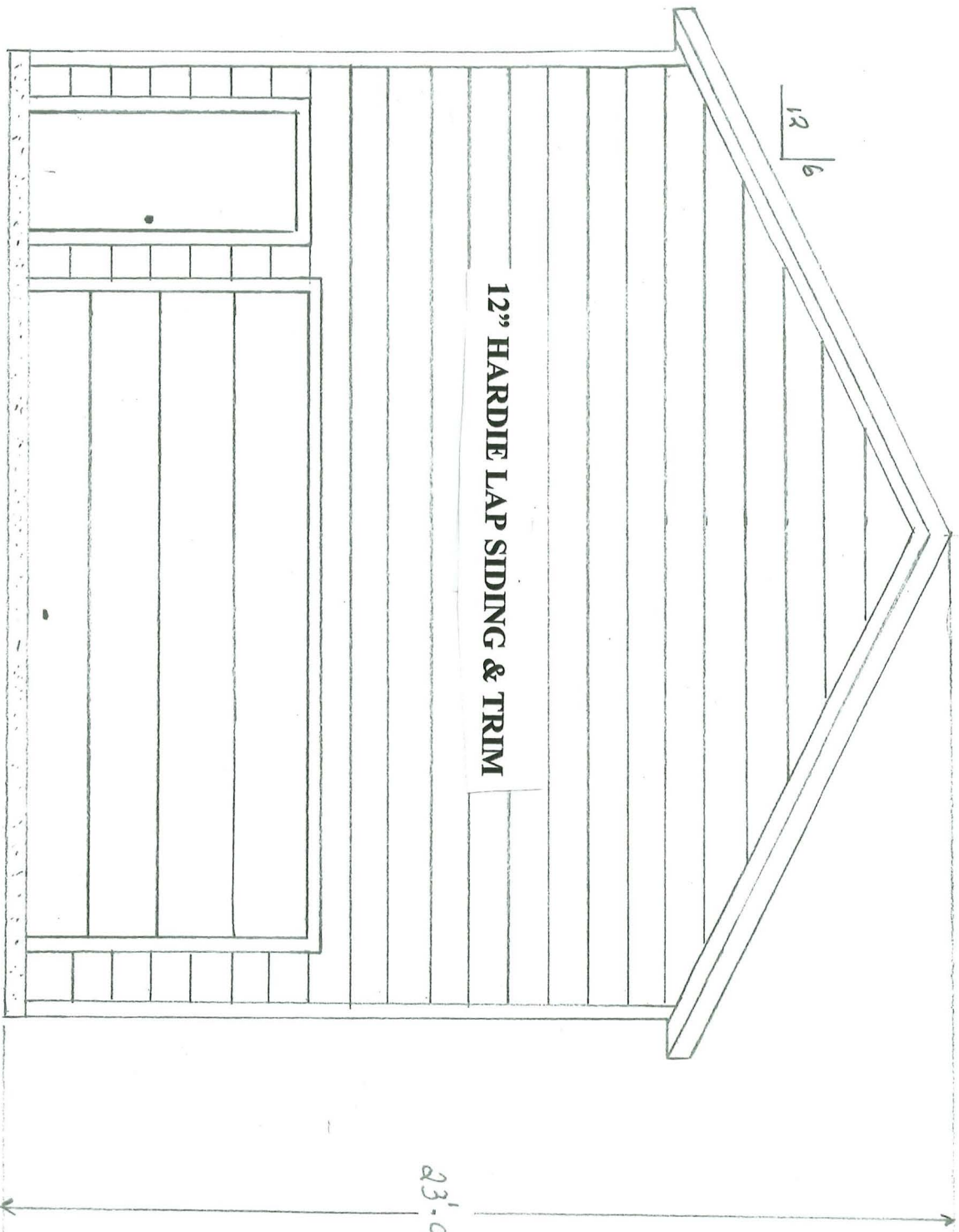
REVISED: 11-27-2000
 DATE: 11-27-2000
 SURVEY NO.: 0013059
 G.F.: 00008883
 SCALE: 1 inch = 25 feet
 PURCHASER: Brown
 SELLER: Post

- NOTES:**
- Bearings from plat.
 - Steel rods found at lot corners used for control.
 - Use front property line for directional control.
 - Street right of way dedicated with plat.

SURVEYORS CERTIFICATION
 The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, visible easements or rights of way, except as shown hereon and that said property has access to and from a dedicated roadway. Any reference to the 100 year flood plain or flood hazard zones are an estimate based on data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property.

Thomas W. York
THOMAS W. YORK
 REGISTERED PROFESSIONAL
 NO. 1028
 REGISTERED PROFESSION
 NO. 46822
 1701 OAKWOOD
 HALTOM CITY, TEXAS
 817-834-588
 FAX 817-834-5
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EAST SIDE—FRONT

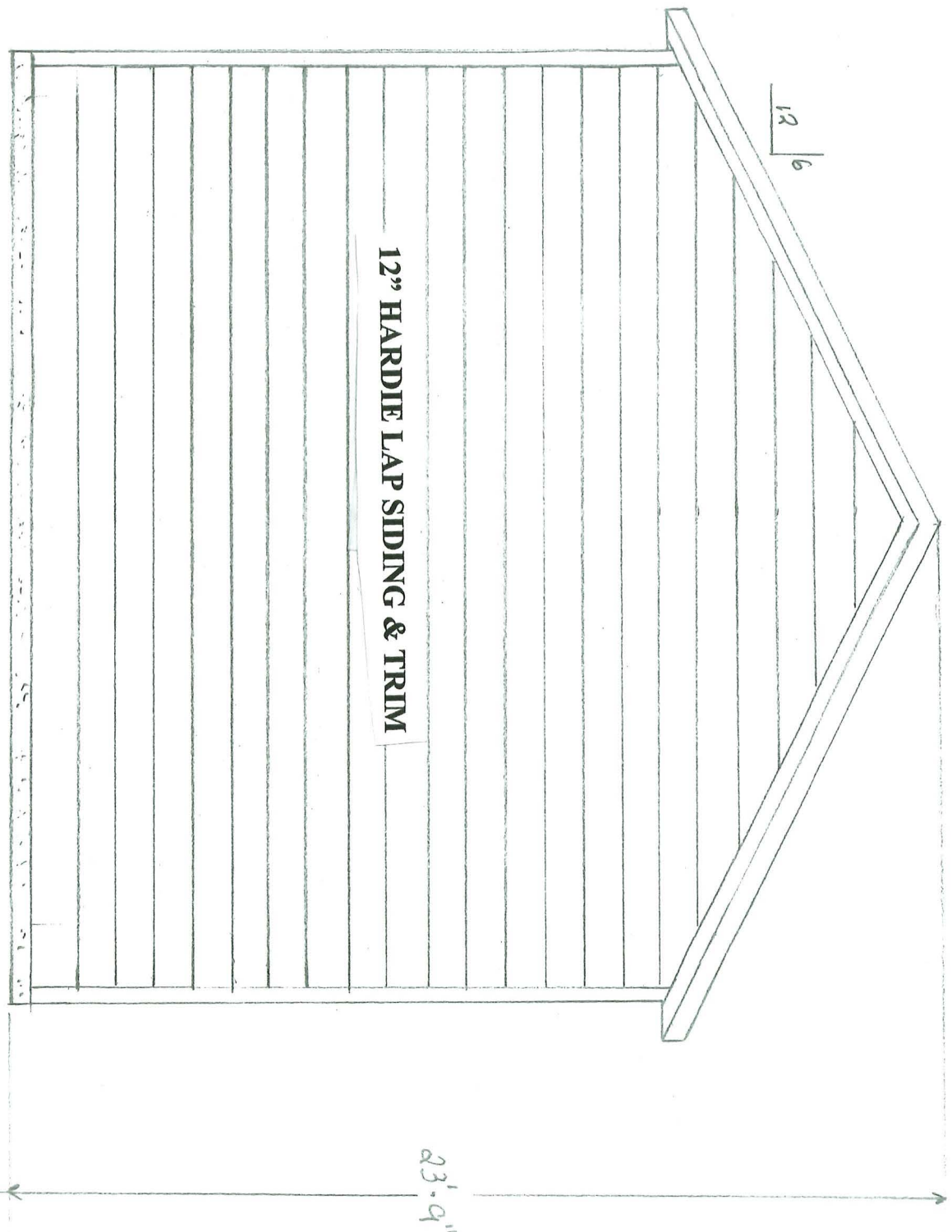


12" HARDIE LAP SIDING & TRIM

12 | 6

23'-9"

WEST SIDE—REAR

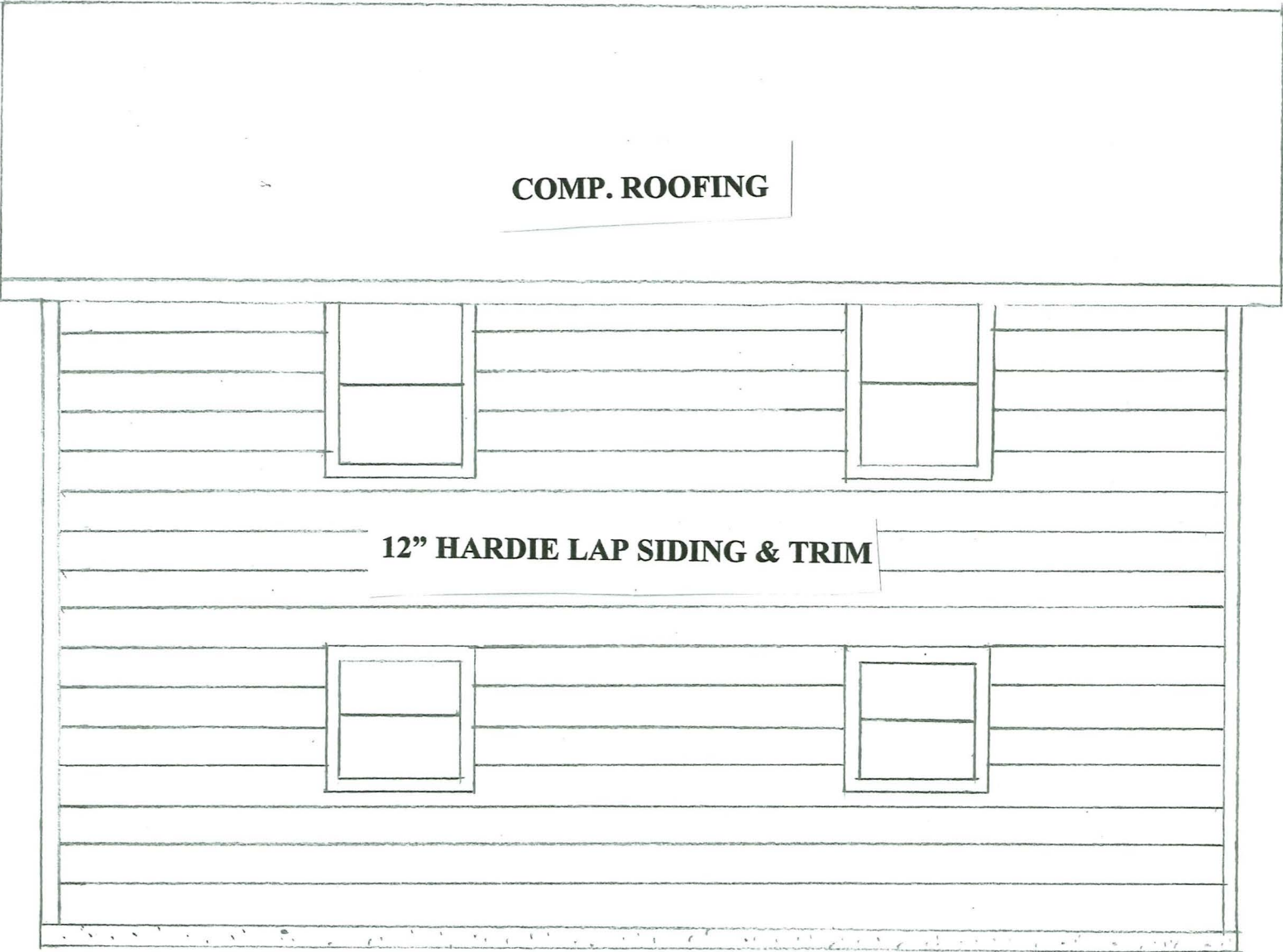


12" HARDIE LAP SIDING & TRIM

12 | 6

23'-9"

NORTH & SOUTH SIDES OR THE SAME



COMP. ROOFING

12" HARDIE LAP SIDING & TRIM

