



THE CITY OF TRAVERSE CITY
 Planning & Zoning Department
 400 Boardman Ave.
 Traverse city, Michigan 49684
 Phone:(231) 922-4464 Fax (231) 922-4457

LAND USE PERMIT

Permit No: PLU14-0227

537 BAY ST 28-51-630-011-20 TRAVERSE CITY 49684	Site Address	EASTWOOD CUSTOM HOMES INC 213 S AIRPORT W RD TRAVERSE CITY MI 49686 (231) 941 5046	Applicant (231) 941 5046
Zoning Classification: C-1		537 BAY STREET LLC 848 US HIGHWAY 31 S TRAVERSE CITY MI 49685	Owner

Project Description: 8 UNIT RESIDENTIAL CONDOMINIUM BUILDING.

- Comments:**
1. SETBACK ARE MEASURED FROM THE EXTERIOR FINISH WALL, NO ENCROACHMENTS ARE PERMITTED EXCEPT AS STATED IN SECTION 1340.05.
 2. THE ARCHITECTURAL PLANS SHOW TWO PEDESTRIAN ENTRANCES ON THE SOUTH ELEVATION (RANDOLPH ST.), THE CIVIL PLANS ONLY SHOW ONE. TWO ARE REQUIRED AS SHOWN ON THE ARCHITECTURAL PLANS WITH CONNECTING WALKS TO THE PUBLIC SIDEWALK ALONG RANDOLPH ST.
 3. 537 BAY STREET SHALL BE A COMPLETELY SEPARATE BUILDING FROM 539 BAY STREET WITH A TRUE COMMON FIRE WALL THAT MEETS THE DEFINITION IN THE STATE OF MICHIGAN BUILDING CODE.
 4. NO GATE / FENCE SHALL BE ERECTED IN THE SCENIC EASEMENT.
 5. PARKING AND INGRESS / EGRESS EASEMENTS SHALL GRANTED AND RECORDED FROM 539 BAY STREET TO 537 BAY STREET.
 6. STREET TREE TYPE AND SPACING ALONG BAY AND RANDOLPH STREET SHALL BE APPROVED BY THE CITY PARKS DEPARTMENT.
 7. UPPER STORY BALCONIES SHALL NOT ENCROACH IN THE FRONT YARD SETBACK ALONG BAY STREET
 8. WINDOWS GLAZING SHALL BE RECESSED FROM THE OUT SIDE OF THE BUILDING WALK.
 9. THE CITY HAS NOT EXAMINED TITLE AND MAKES NO COMMENT REGARDING ANY ISSUES THE MAY EXIST BETWEEN THE OWNER(S) / PERMITTEE AND THE NEIGHBORING PROPERTIES.

Approved by

Issued: 12/31/14

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void 24 months from the date of granting such permit if the activity is not at least 75 percent completed, and after 36 months if not 100 percent completed. Completion percentages shall be determined in the sole discretion of the Planning Director, subject to appeal to the Board of Zoning Appeals. I am responsible for assuring all required inspections are requested in conformance with the applicable code. Work shall be in compliance with ALL CITY CODES AND ORDINANCES and in accordance with approved plans, specifications, maps and statements filed with the City of Traverse City as part of this application, and shall meet all requirements of the City of Traverse City's Standard Specifications and Detail.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as their authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. I assume the responsibility and agree to abide by and conform with all of the terms and conditions herein set forth in this permit, and hereby make application for a permit to construct, operate, use and/or maintain within the right-of-way. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



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 Planning & Zoning Department
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 Traverse city, Michigan 49684
 Phone:(231) 922-4464 Fax: (231) 922-4457

LAND USE PERMIT

Permit No: PLU14-0228

539 BAY ST 28-51-630-011-10 TRAVERSE CITY 49684	Site Address	EASTWOOD CUSTOM HOMES INC 213 S AIRPORT WRD TRAVERSE CITY MI 49686 (231) 941 5046	Applicant (231) 941 5046
Zoning Classification: C-1		537 BAY STREET LLC 848 US HIGHWAY 31 S TRAVERSE CITY MI 49685	Owner

Project Description: 7 UNIT RESIDENTAL CONDOMINIUM

- Comments:**
1. SETBACK ARE MEASURED TO THE EXTERIOR FINISH WALL, NO ENCROACHMENTS ARE PERMITTED EXCEPT AS STATED IN SECTION 1340.05.
 2. 539 BAY STREET SHALL BE A COMPLETELY SEPARATE BUILDING FROM 537 BAY STREET WITH A TRUE COMMON FIRE WALL THAT MEETS THE DEFINITION IN THE STATE OF MICHIGAN BUILDING CODE.
 3. NO GATE / FENCE SHALL BE ERECTED IN THE SCENIC EASEMENT.
 4. PARKING AND INGRESS / EGRESS EASEMENTS SHALL GRANTED AND RECORDED FROM 539 BAY STREET TO 537 BAY STREET.
 5. THE PUBLIC SIDEWALK SHALL CONTINUE THROUGH THE DRIVES ON BAY AND RANDOLPH STREET PER THE ATTACHED CITY ENGINEERING DEPARTMENT DETAIL.
 6. THE CONSTRUCTION OF THE PARKING AREA FOR 539 BAY STREET CREATES NONCONFORMITIES WITH THE PARCEL TO THE WEST. THE APPLICANT / OWNER MUST DEMONSTRATE HOW THESE NONCONFORMITIES WILL BE ADDRESSED PRIOR TO THE ISSUANCE OF ANY ADDITIONAL CITY PERMITS RELATING TO THE ACTUAL CONSTRUCTION OF THE BUILDING AND ASSOCIATED SITE WORK.
 7. STREET TREE TYPE AND SPACING ALONG BAY AND RANDOLPH STREET SHALL BE APPROVED BY THE CITY PARKS DEPARTMENT.
 8. UPPER STORY BALCONIES SHALL NOT ENCROACH IN THE FRONT YARD SETBACK ALONG BAY STREET
 9. WINDOWS GLAZING SHALL BE RECESSED FROM THE OUT SIDE OF THE BUILDING WALK.
 10. THE CITY HAS NOT EXAMINED TITLE AND MAKES NO COMMENT REGARDING ANY ISSUES THE MAY EXIST BETWEEN THE OWNER(S) / PERMITTEE AND THE NEIGHBORING PROPERTIES.

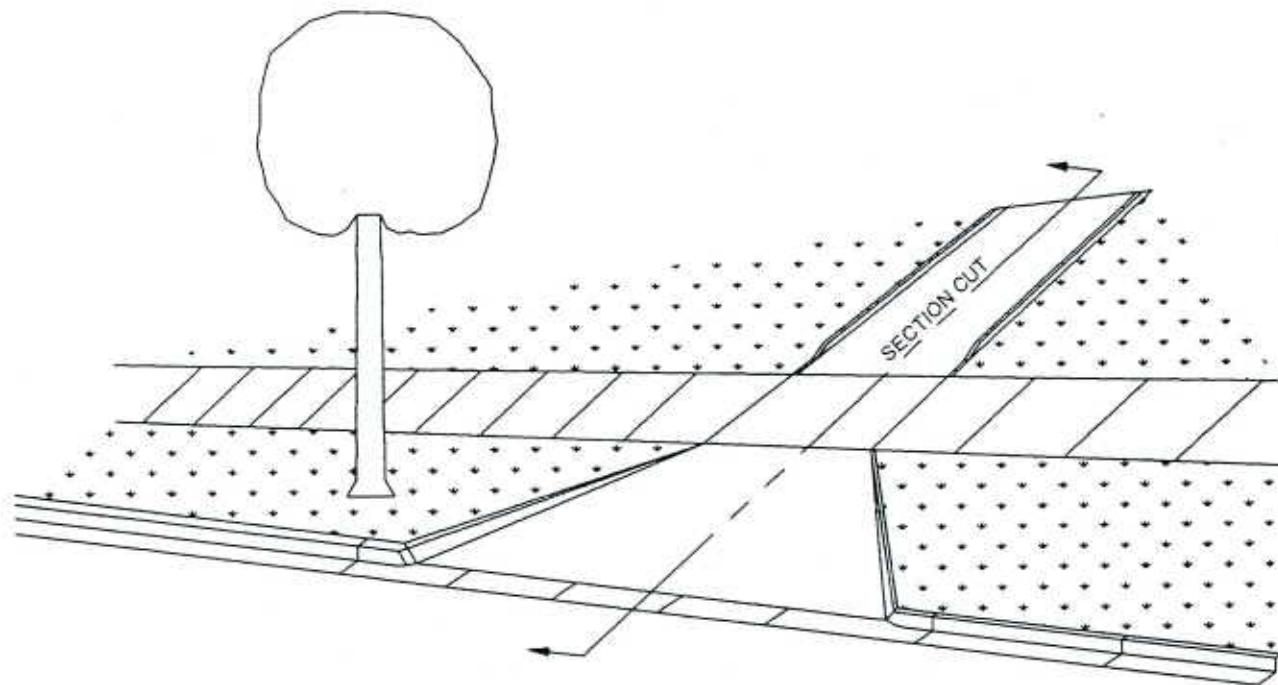

 Approved by

Issued: 12/31/14

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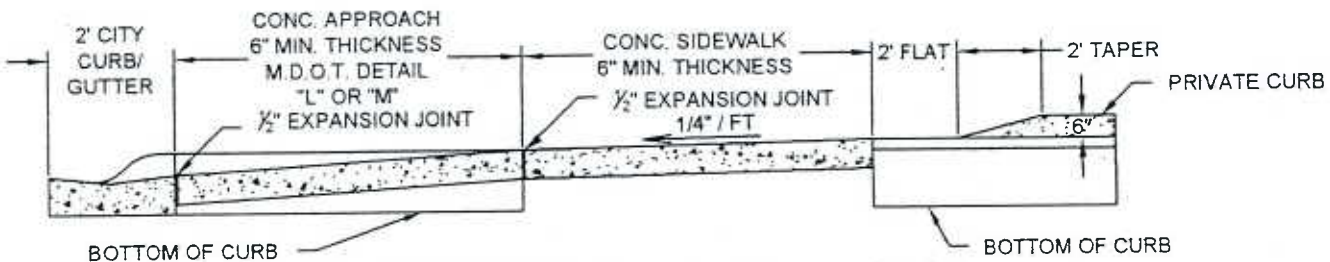
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Payment of permit fee constitutes acceptance of the above terms.



DRIVEWAY OPENING WITH CURBS

N.T.S.



SECTION THRU DRIVE APPROACH

N.T.S.



The City of Traverse City
 Engineering Department
 GOVERNMENTAL CENTER
 400 Boardman Avenue
 Traverse City, Michigan 49684
 (231) 922-4461

DRAWN BY: JDM

REVISION #

APPROVED BY:

DATE:

DETAIL #

APP. BY: *DSK*

DATE: 8-3-04

IV-94A