

HLC Sept.

DATE of SUBMISSION:



Demolition Application

Adopted December 2012

Application type: Commercial ☐Residential ☒

PDRD/CHPO

JUL 10 2015

Fee paid: \$

Permit Information	
FOR OFFICE USE ONLY	BP- _____ PR- _____ LHD_NRD_HDP - <u>2015-0658</u> Ca. <u>1957</u>
	REFERRED BY: <u>MW</u> NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW- _____
	HISTORIC PRESERVATION OFFICE _____ DATE _____
Property Information	
Address: <u>3800 Balcones Dr.</u>	
City/Zip: <u>Austin, 78731</u>	
Current use: <u>Single Family</u>	
Demolition Type	
<input checked="" type="checkbox"/> Total	
<input type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished. <u>Roof</u>	
Applicant	
Name: <u>Soledad Builders, LLC</u>	
Address: <u>1004 Mopac Circle, Suite 201</u>	
City/Zip: <u>Austin, 78746</u>	
Phone: <u>512-998-8811 / 512-910-4788 (Marc Molak)</u>	
Email: <u>[REDACTED]</u>	
Owner	
Name: <u>Jagjit S Yadav</u>	
Address: <u>87 N Royal Fern Dr.</u>	
City/Zip: <u>Spring, TX 77380-3402</u>	
Phone: <u>[REDACTED]</u>	
Email: <u>[REDACTED]</u>	
Demolition Contractor Information	
Company: <u>DAR</u>	
Address: <u>9721 HWY 290</u>	
City/Zip: <u>Austin, 78724</u>	
Phone: <u>[REDACTED]</u>	
Structural Information	
Square Feet: <u>2488SF HVAC + 714SF carport, storage, etc.</u>	
Building Materials: <u>Conventional wood frame & masonry</u>	
Foundation Type: <u>Slab</u>	
Estimated cost of demolition: <u>\$15,000.00</u>	

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.

Midtexmed — house @ 3800 was toured;
— significant Roemer design according
to Midtexmed — landmark
designation possible



Demolition Application

Page 2 of PR- _____

Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a NOTARIZED letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. **Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.** Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
6. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☒ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: _____

Date: 5-14-2015

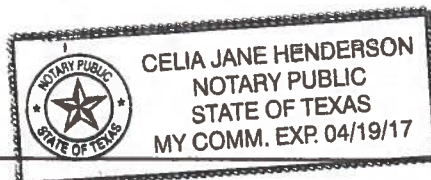
(if different from owner)

Signature of Owner: _____

Date: 5-14-2015

Sworn and subscribed before me this 14 day of May, 2015

Celia Henderson
Signature of Public Notary



May 14, 2015

City of Austin,
Austin, Texas

Subject: Demolition Application for 3800 Balcones Dr., Austin 78731 – Letter of Authorization

Dear Sir,

As owner of the property located at 3800 Balcones Drive, Austin, TX 78731, I hereby authorize Marc Molak of Soledad Builders, LLC, 1004 Mopac Circle, Suite 201, Austin, Texas 78746 to act on my behalf during the processing and presentation of the subject demolition request.

Yours Sincerely



Jagjit S Yadav

87 N Royal Fern Dr
The Woodlands, TX 77380

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2248080

ACCOUNT NUMBER: 01-2505-0227-0000

PROPERTY OWNER:

YADAV JAGJIT S
87 N ROYAL FERN DR
SPRING, TX 77380-3402

PROPERTY DESCRIPTION:

LOT 3 BLK 4 COLORADO FOOTHILLS SEC
2

ACRES

.8620 MIN%

.000000000000 TYPE

SITUS INFORMATION: 3800 BALCONES DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2014	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2014 \$21,301.13

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2014 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 05/12/2015

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By:

Angela M. Moreno

