



**Planning and Zoning Department  
DEVELOPMENT CLEARING PERMIT**

**Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Company:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Property Description:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

Estimated starting date: \_\_\_\_\_ Estimated completion date: \_\_\_\_\_

**PLEASE INCLUDE THE FOLLOWING DOCUMENTS:**

Copy of the deed to the property

Required processing and inspection fees

A plot plan, drawn to scale, which clearly identifies the following shall be required for consideration of an application for a development clearing permit:

Existing stands of trees on the parcel;

The specific location, size and species of specifically protected trees;

The location of trees or stands of trees proposed for preservation on the site and the intended method for marking preserved trees prior to land clearing should be identified on the application.

Location of critical root zones of specifically protected trees and all other trees required or proposed to be preserved.

Location of tree barriers to protect trees required or proposed to be protected during construction.

Erosion and Sediment Control Plan to control the runoff of sediment when soil will be disturbed.

Dimensions & locations of all existing & proposed improvements, such as buildings or structures, driveways, & paved walkways.

Location and dimensions of all required buffers.

Landscape plan

**ACKNOWLEDGEMENT STATEMENT**

**Sec. 9-707. - Requirements for issuance of residential clearing or development clearing permits.**

**(b) *Development clearing permit requirements.***

(1) A **development permit** or preliminary subdivision approval by the planning commission and notice to proceed shall be required to be issued in conjunction with the issuance of a development clearing permit for the same site, prior to the commencement of any tree clearing or removal.

(2) There shall be no development clearing in conjunction with the development of new subdivisions or roadways, except as necessary for the installation of new roadways or other infrastructure improvements approved by the planning commission, subsequent to the recommendation of the landscape commission as provided by the urban forestry Ordinance No. 184, Section 7.C.3.

**TOWN OF ABITA SPRINGS PLANNING AND ZONING DEPARTMENT  
DEVELOPMENT CLEARING PERMIT**

- (3) **A landscape plan** shall be required to be submitted and approved by the planning commission for all multifamily and nonresidential developments, prior to the issuance of a development clearing permit.
- (4) **Buffer requirements** in conjunction with the issuance of a development clearing permit: The following requirements are mandatory. All buffers required shall be exclusive of all easements, servitudes and/or rights-of-way within the property.
  - a. **Roadway buffer.** A managed buffer of at least 25 feet in width along improved roadways and dedicated street rights-of-way shall be preserved in accordance with an approved landscape plan. Access through the buffer shall be limited to one two-way or two one-way drives per 200 feet of street frontage, in accordance with section 8.A. of urban forestry Ordinance No. 184.
  - b. **Waterway buffer.** A minimum uncut vegetation buffer of at least 50 feet in depth from the centerline of the stream channel along both banks of all established natural stream beds, riverbanks and improved drainage canals shall be preserved uncut.
  - c. **Adjacent-use buffer.** A managed buffer shall be required when a development site is adjacent to a more restrictive zoning district. A minimum managed buffer of 25' or 10% of the site width or depth, measured from the adjacent more restrictive zoning district, whichever is greatest, shall be required to be preserved. A minimum of one tree per ten linear feet and understory screening vegetation or hedges (70 percent opaque and six feet in height) shall be required to be planted in adjacent-use buffers not already meeting this minimum standard for vegetation.

**Sec. 9-708. - Procedure for tree removal, residential clearing and development clearing permits.**

- (3) ***Development clearing permit inspections for multifamily residential, nonresidential, infrastructure improvements or other development applications.***

**First inspection.** After marking all trees to be removed and preserved and erecting tree protection barriers around trees to be preserved and the erosion control methods proposed, the applicant shall request an inspection and the tree inspector shall inspect the site to determine that the proposed work is in accordance with the development clearing permit application and the provisions of this chapter, prior to the issuance of the development clearing permit.

**Second inspection.** After pavement forms are in place but prior to the pouring of concrete for roadways, driveways, sidewalks, parking or loading areas, the applicant shall request a second inspection and an inspection shall be made by the tree inspector to determine that forms have been placed in accordance with the development clearing permit plans.

**Final inspection.** Upon completion of all work and cleanup of the site, the applicant shall request a final inspection of the site by the tree inspector. The tree inspector shall perform the final inspection and determine that the conditions of the development clearing permit have been adhered to prior to issuing a certificate of occupancy or authorizing permanent utility hookups for the site.

**I have reviewed the above excerpts from the Town of Abita Springs' Ordinance and understand my responsibility.**

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**FEES: Applicant will pay actual cost of professional review services.**

**TOWN OF ABITA SPRINGS PLANNING AND ZONING DEPARTMENT  
DEVELOPMENT CLEARING PERMIT**

**Describe the request, if necessary, include any maps or plot plans:** Please include a written description of the businesses to be located on the property. Also including a site plan for the property showing any existing or proposed buildings, driveway access, and the size and location of parking and storage areas.

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**Scheduled Planning & Zoning Meeting Date & Time:** \_\_\_\_\_

**Location:** Town of Abita Springs Town Hall

-----Office Use Only-----

**DEVELOPMENT CLEARING PERMIT**

**Notes from Planning & Zoning:**

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**Decision:**     APPROVED         DENIED

**Motion:** \_\_\_\_\_ **Second:** \_\_\_\_\_

**Vote:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

*Planning & Zoning Chairman*

**LANDSCAPE PLAN**

**Notes from Planning & Zoning:**

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**Decision:**     APPROVED         DENIED

**Motion:** \_\_\_\_\_ **Second:** \_\_\_\_\_

**Vote:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

*Planning & Zoning Chairman*