

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Parks Family Holdings LLC, (Zoning Docket W-3672). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for PB-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; and Residential Building, Townhouse), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the PB-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

• **PRIOR TO ISSUANCE OF DEMOLITION PERMITS:**

- a. Documentation and photographs of the structure currently on site will need to be submitted to, and approved by, Historic Resources staff prior to the issuance of demolition permits.

• **PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS:**

- a. The developer shall obtain a residential infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the residential infrastructure permit(s).

• **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

- a. Developer shall record a tentative plat in the office of the Register of Deeds. The plat shall show tentative building locations and all access and utility easements along with any public right(s)-of-way and public utilities easements.

• **PRIOR TO THE SIGNING OF PLATS:**

- a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds.

• **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

- a. Developer shall complete all requirements of the infrastructure permit(s).
- b. Any required "as-built" plats shall be recorded with the Register of Deeds.