

Zoning Case No.: W-3623

Property Addresses: 1300 East Fifth Street and
1303 East Fourth Street

Parcel Identification Number(s): 6835-67-7602
and 6835-67-7406

Hereinafter referred to as the "Property"

WRITTEN CONSENT TO CONDITIONS
PURSUANT TO 160D-703

1. I hereby certify that authority has been given to me, by all owners of the Property, to consent to the conditions of the special use district approval.
2. I hereby consent to the following conditions, as required by North Carolina General Statute 160D-703:
 - **PRIOR TO ISSUANCE OF ANY PERMITS:**
 - a. The permitted land uses shall be limited to Residential Building, Multifamily and Residential Building, Townhouse for the portion of the property beginning 165 feet south of the northern property line and extending to the southern property line.
 - **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from the City of Winston-Salem. Additional improvements may be required prior to the issuance of the driveway permit.
 - **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a tentative plat in the office of the Register of Deeds for the purpose of establishing a private street name and address points. The plat shall show tentative building locations and all access and utility easements.
 - b. Proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
 - c. Developer shall record a plat in the office of the Register of Deeds. The plat shall show tentative building locations and all access and utility easements.
 - d. Developer shall provide a tentative building location plat so that private street names and address points can be established.
 - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

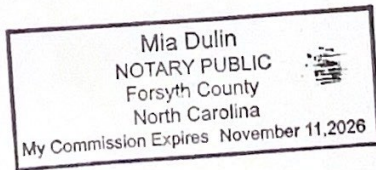
3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 14 day of July, 2024.

By: [Signature]
Name: JAMES TAYLOR
Title: MANAGER
Date: 7-14-24

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated: Manager



Notary Public: [Signature]
Printed Name: Mia Dulin
Commission Expires: November 11, 2026