

Zoning Case No.: W-3672

Property Address: 906 South Broad Street

Parcel Identification Number(s): 6835-11-9146

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 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:**

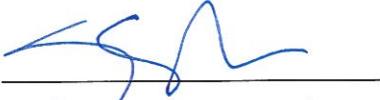
a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds.

• **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.

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

This the 18th day of December, 2025.

By: 

Name: Stuart C Parks

Title: Managing Member

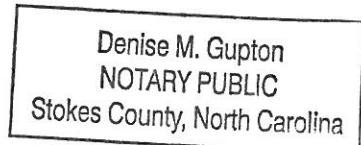
Date: 12/18/25

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: Managing Member.

Notary Public: Denise M. Gupton



Printed Name: Denise M. Gupton

Commission Expires: Nov 15, 2028