

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 ONE77, LLC, (Zoning Docket W-3412). 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 two Multi-use buildings, approved by the Winston-Salem City Council the 3rd day of June, 2019" and signed, provided the property is developed in accordance with requirements of the MU-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 THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a Floodplain Development Permit from the Erosion Control Division.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. All rooftop mechanical equipment shall be screened from view of adjacent streets.
 - b. Developer shall record a cross access easement to adjacent PINs 6835-20-5450 and 6835-20-9715.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.