Iredell County
Planning & Enforcement
349 N. Center St. PO Box 788
Statesville, NC 28687
704-878-3113

Zoning Permit

Permit Number: 160357ZO

Printed: 3/12/2010

Master #: 160357

Associated Permits:
160357ZO Zoning

Applicant

Name: Heberto & Renee Morron
Address: 738 N. Miller Ave
Statesville, NC 28677

Phone: 704-873-9723

Parcel

Parcel Number: 3774786497.000
Address: 327 Stewart Rock Dr.
Stony Point, NC 28678
Subdivision: Riverwalk 9

Zoning: RA
Township: 1400
Area: 5.00
Lot(s): 10

Directions to Parcel: I-40 west, left Sharon School, left stewart Rock, 3rd lot on left past Fulbright

Owners

Name: Heberto & Renee Morron
Address: 738 N. Miller Ave
Statesville, NC 28677

Phone: 704-873-9723

Contractors

Fees and Receipts:

Number	Description	Amount
FEE-205797-07	Zoning - Permit / Inspection	$55.00
FEE-205798-07	Technology and Administrative Fee	$1.65
	Total Fees:	**$56.65**
REC-114795-07		$56.65
	Total Receipts:	**$56.65**

Conditions

Date: **Status:** **Code:**

Condition Description:

Condition Comments:

Permit Information:

Max Built Upon Area:	
Watershed:	None
Flood Zone:	No
Set Backs:	F35 R10 LS10 RS10
Minimum Lot Size:	
Minimum Lot Width:	
Min # Parking Spaces:	
Land Use Permitted:	Yes
Community Sewer:	Yes
Site Plan Reviewed:	
Staff:	
Zoning Permit:	Yes
Septic Typet:	Existing System
Proposed Use:	Accessory Building
Property Recorded:	Yes
Community Water:	Yes
Provider:	
Provider:	
Date:	
# of Stories:	0
# of Bedrooms:	0
# of Units in Building	0

Site Plan Conditions:

Zoning Permit Comments: Shall not be erected in front building line of the principal structure. Shall not be erected within 25 ft of any side street or corner lot. Shall not be erected within 10 ft of any line not a street line or within 10ft of any other building on the same lot. Sha not be erected within the 50ft buffer zone on lake front properties. Shall not exceec the height limitation of the principal structure. Exceptions to the front building line location: if the lot equals 1 acre or greater, and is double frontage lake lot or the location of the building/structure is 150 feet or greater than from the frontage stree right of way line than the structure can be located in front of home.

No Building permit shall be issued for a residential dwelling or a nonresidential principal structure until a grading permit has been issued. No land shall be graded for the purpose of construction of a residential dwelling or a nonresidential principal structure, until a grading permit has been issued by the County. The County shall collect such fees for the issuance of grading permits as are authorized by the fee schedule adopted by the Board of Commissioners.

In addition to obtaining the permit; the owner, building contractor, or other responsible party shall:

A. Control run-off as to not damage or adversely impact adjoining properties by providing silt fencing and stabilization or utilizing Low Impact Design (drainage swales, functional landscaping, etc.); and
B. Refrain from altering the general direction of the natural drainage flow.
C. If land clearing is needed for septic tank testing, then erosion control measures may be needed. Contact Erosion Control Department for further assistance.

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. Applicant further acknowledges that enforcement of deed restrictions, plat conditions and other contractual agreements will not be undertaken by Iredell County and is the sole responsibilty of the affected parties.

Applicant: _____ Date 03/12/2010

A non-refundable fee of $85.00 is charged on all permit applications

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