DEVELOPER PERMIT

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

Zoning Permit
Permit Number: 141059ZO

Master #: 141059

Associated Permits:
141059ZO Zoning

Applicant
Name: Roger Leonard
Address: 165 Mariner Pointe Lane
MOORESVILLE, NC 28117
Phone: 704-799-3035

Parcel
Parcel Number: 4628309275.000
Address: 153 Mariner Pointe Ln
MOORESVILLE, NC 28117
Subdivision: Pinnacle Shores Ph # 3 Amend
Directions to Parcel: 150w,tl Mariner Pointe, On Lt
Zoning: RR
Township: 1700
Area: 0.95
Lot(s): 19

Owners
Name: Roger Leonard
Address: 165 Mariner Pointe Lane
MOORESVILLE, NC 28117
Phone: 704-799-3035

Contractors

Fees and Receipts:

Number	Description	Amount
FEE-145984-07	Zoning - Permit / Inspection	$45.00
FEE-145985-07	Environmental Health - Type I or II Fast Track	$200.00
	Total Fees:	**$245.00**
REC-79267-07		$245.00
	Total Receipts:	**$245.00**

Conditions

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

Condition Description:

Condition Comments:

Permit Information:

Max Built Upon Area:	
Watershed:	WSIV-CA
Flood Zone:	No
Set Backs:	F35 R50 LS15 RS15
Minimum Lot Size:	25000
Minimum Lot Width:	100
Min # Parking Spaces:	
Land Use Permitted:	Yes
Community Sewer:	No
Site Plan Reviewed:	
Staff:	
Zoning Permit:	Yes
Septic Typet:	New System
Proposed Use:	Single Family
Property Recorded:	Yes
Community Water:	Yes
Provider:	Carolina Water
Provider:	
Date:	
# of Stories:	0
# of Bedrooms:	0
# of Units in Building	0

Site Plan Conditions:
Zoning Permit Comments:

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.

The applicant certifies that there are no deed restrictions, contractual agreements or governmental