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

RECEIVED
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By

Zoning Permit

Permit Number: 142790ZO

Printed: 5/9/2007

Master #: 142790

Associated Permits:
142790ZO Zoning

Applicant

Name: SHEPHERDS BLUFF LLC (Billy Allen) **Phone:**
Address: 111-B RACEWAY DR
MOORESVILLE, NC 281150000

Parcel

Parcel Number: 4659671059.000
Address: 224 Shepherds Bluff Dr.
MOORESVILE, NC 28115
Subdivision: Shepherds Bluff
Zoning: RA
Township: 1600
Area: .46
Lot(s): 19
Directions to Parcel: Shepherds Rd, left on Shepherds Bluff, on the right

Owners

Name: SHEPHERDS BLUFF LLC (Billy Allen)
Address: 111-B RACEWAY DR
MOORESVILLE, NC 281150000

Contractors

Fees and Receipts:

Number	Description	Amount
FEE-152898-07	Zoning - Permit / Inspection	~~$45.00~~
FEE-152899-07	Environmental Health - Type I or II Fast Track	$200.00
	Total Fees:	**$245.00**
REC-83692-07		$245.00
	Total Receipts:	**$245.00**

Conditions

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

Condition Description:

Condition Comments:

Permit Information:

Max Built Upon Area:	
Watershed:	None
Flood Zone:	No
Set Backs:	F35 R35 LS15 RS15
Minimum Lot Size:	20000
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:	No
Provider:	
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