



Town of Erwin
Zoning Application & Permit
 Planning & Inspections Department

Permit #
25-0079

Rev Sep 2014

Each application should be submitted with an attached plot/site plan with the proposed use/structure showing lot shape, existing and proposed buildings, parking and loading areas, access drives and front, rear, and side yard dimensions.

Name of Applicant	Alex Locklear	Property Owner	Oak City Property Group LLC, Ward Property Group LLC
Home Address	104 Comrie Place	Home Address	P.O. Box 26401
City, State, Zip	Cary, NC 27518	City, State, Zip	Raleigh, NC 27611
Telephone	919-606-8487	Telephone	919-606-8487, 336-324-8569
Email	alex@oakcitypropertygroup.com	Email	alex@oakcitypropertygroup.com

Address of Proposed Property	Riverview Rd. Lt #60 .46 AC Roger Godwin MB #19-3		
Parcel Identification Number(s) (PIN)	0587-81-5159.000	Estimated Project Cost	\$126,000
What is the applicant requesting to build / what is the proposed use of the subject property? Be specific.	Erect a 28' x 60' Class A Manufactured Home Built in 2024.		
Description of any proposed improvements to the building or property	In addition to the new home there will also be a 10' x 80' concrete driveway and walk ways to house.		
What was the Previous Use of the subject property?	VACANT LAND		
Does the Property Access DOT road?	YES		
Number of dwelling/structures on the property already	0	Property/Parcel size	0.46 Acres
Floodplain SFHA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Watershed	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetlands	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
MUST circle one that applies to property	Existing/Proposed Septic System Or <u>Existing/Proposed County/City Sewer</u>		

Owner/Applicant Must Read and Sign

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the forgoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. The undersigning party understands that any incorrect information submitted may result in the revocation of this application. Upon issuance of this permit, the undersigning party agrees to conform to all applicable town ordinances, zoning regulations, and the laws of the State of North Carolina regulating such work and to the specifications of plans herein submitted. The undersigning party authorizes the Town of Erwin to review this request and conduct a site inspection to ensure compliance to this application as approved.

<u>ALEX LOCKLEAR</u>	<u>Alex Locklear</u>	<u>9-12-24</u>
Print Name	Signature of Owner or Representative	Date

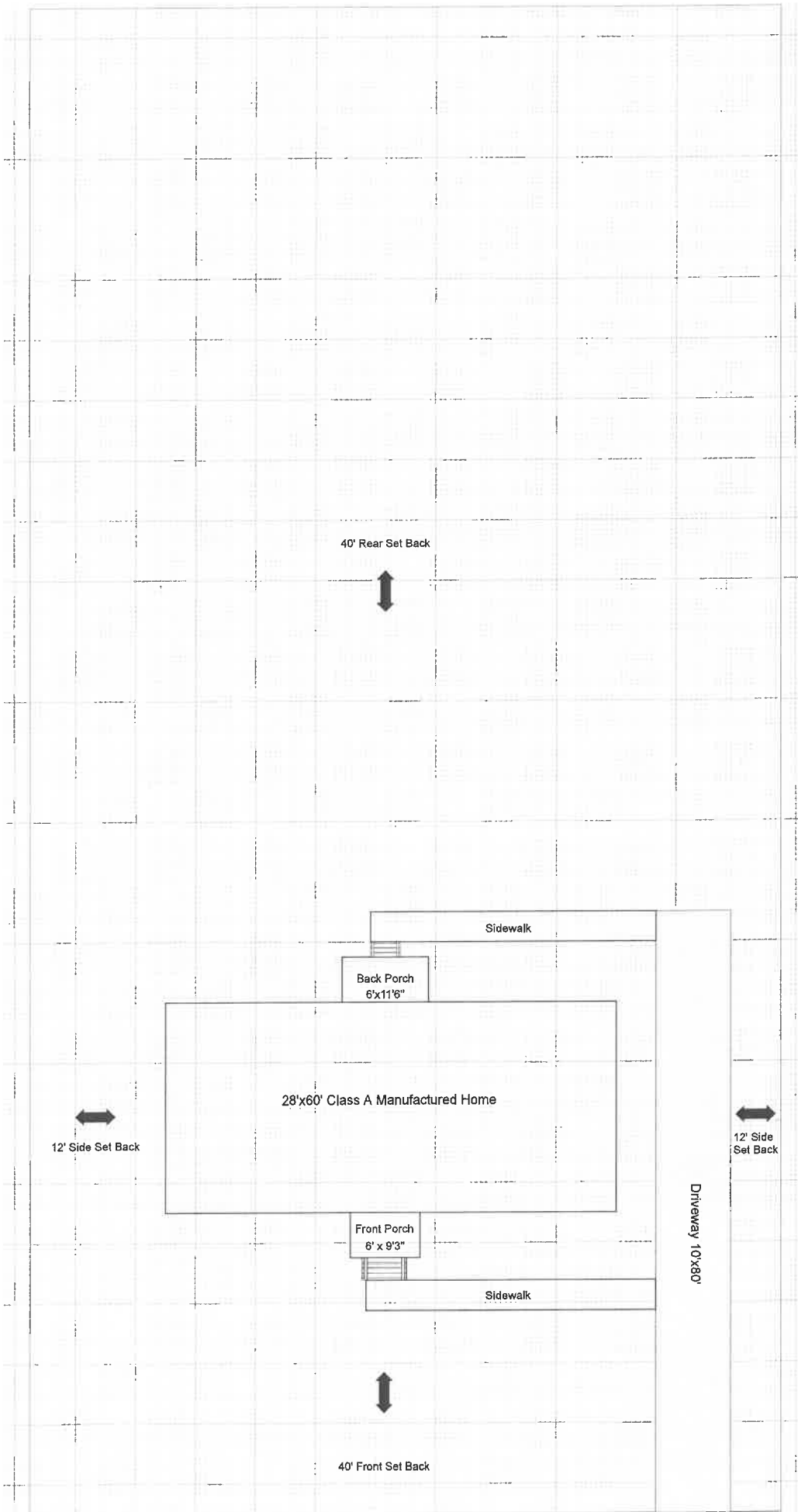
For Office Use

Zoning District	<u>B0</u>	Existing Nonconforming Uses or Features	<u>NA</u>
Front Yard Setback	<u>40ft</u>	Other Permits Required	<input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Building <input type="checkbox"/> Fire Marshal <input checked="" type="checkbox"/> Other
Side Yard Setback	<u>12ft</u>	Requires Town Zoning Inspection(s)	<input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Prior to C. of O.
Rear Yard Setback	<u>40ft</u>	Zoning Permit Status	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Fee Paid: <u>\$100</u>		Date Paid:	Staff Initials:

Comments	<u>NC Department of Transportation driveway permit</u>
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Signature of Town Representative: <u>[Signature]</u>	Date Approved/Denied: <u>9/16/24</u>
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- Building permits from Harnett County
- Harnett regional water for sewer/water hook ups
- Masonry Curbs/Foundation



40' Rear Set Back



Sidewalk

Back Porch
6'x11'6"

28'x60' Class A Manufactured Home

12' Side Set Back



12' Side Set Back



Front Porch
6' x 9'3"

Sidewalk

Driveway 10'x80'

40' Front Set Back

