

APPLICATION FOR CONDITIONAL USE

Single-Family Dwelling in R-3 High Density Residential District

Name and Address of Applicant:

Ruben Agustin

Street Address of Property (if different address):

509 Sugar Hill Street
Canton, MS
39046

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
10-01-2025	R-3	See (Exhibit A)	093D-17C-104/00.00	X	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Ruben Agustin

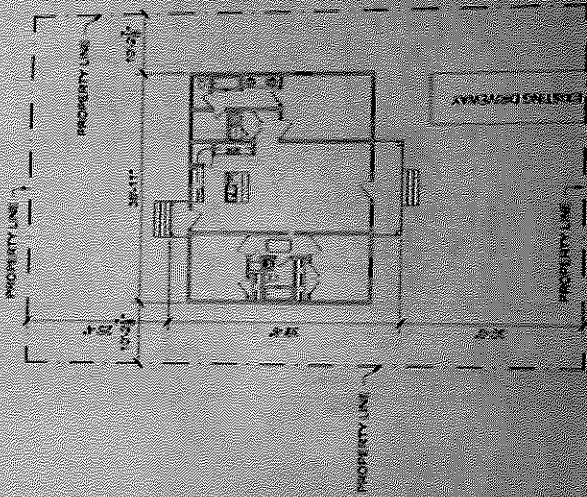
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Petition submitted to Madison County Planning and Development
Commission on _____

Recommendation of Madison County Planning and Development
Commission on Petition _____

Public Hearing date as established by the Madison County Board of
Supervisors _____

Final disposition of Petition _____

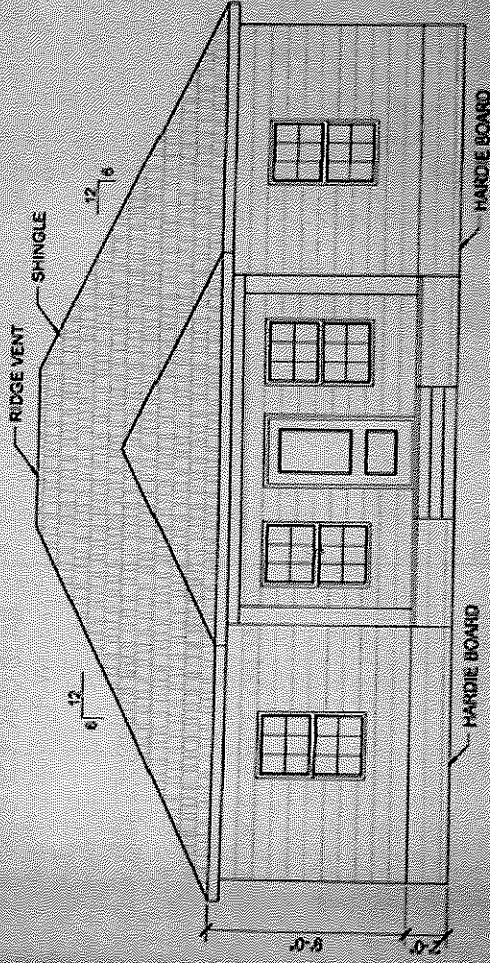


SITE PLAN

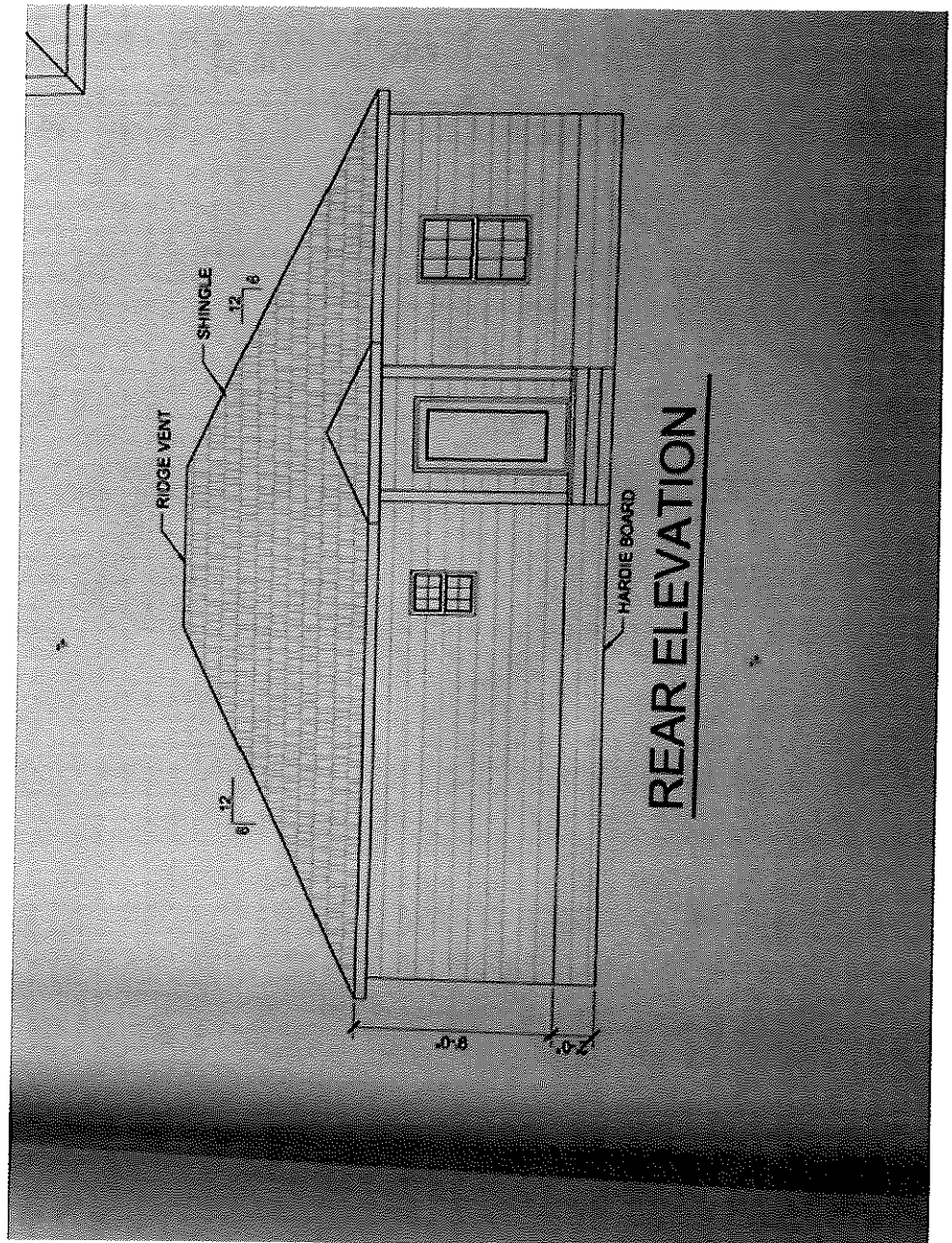
A hand-drawn floor plan of a house, oriented horizontally. The plan includes the following rooms and features:

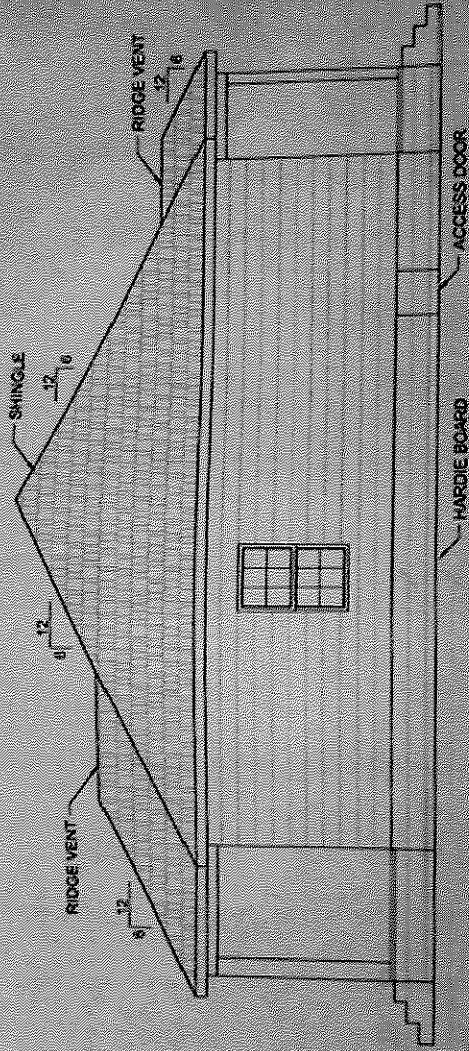
- Overall Dimensions:**
 - Total width (top): 39'-0"
 - Total width (bottom): 39'-0"
 - Total depth (left): 30'-11"
 - Total depth (right): 30'-11"
- Rooms and Dimensions:**
 - Bedroom (Left):** 11'-2" x 10'-3"
 - Bedroom (Right):** 11'-2" x 10'-3"
 - Bathroom (Top Left):** 5'-3" x 7'-6"
 - Bathroom (Top Right):** 5'-3" x 7'-6"
 - Living Room (Center):** 19'-7" x 11'-3"
 - Dining Room (Bottom Center):** 10'-2" x 10'-2"
 - Kitchen (Bottom Right):** 8'-0" x 10'-2"
 - Hallway (Center):** 11'-3" x 5'-3"
 - Entry (Bottom Left):** 5'-0" x 8'-0"
 - Entry (Bottom Right):** 5'-0" x 8'-0"
 - Front Porch (Far Left):** 11'-2" x 5'-0"
 - Back Porch (Far Right):** 11'-2" x 5'-0"
- Other Features:**
 - Two closets (CLO.) are shown, one in each bedroom.
 - Stairs are indicated with arrows pointing up and down.
 - Various doors and windows are marked with arcs and lines.
 - Dimensions for smaller sections and alcoves are provided throughout the plan.

FLOOR PLAN

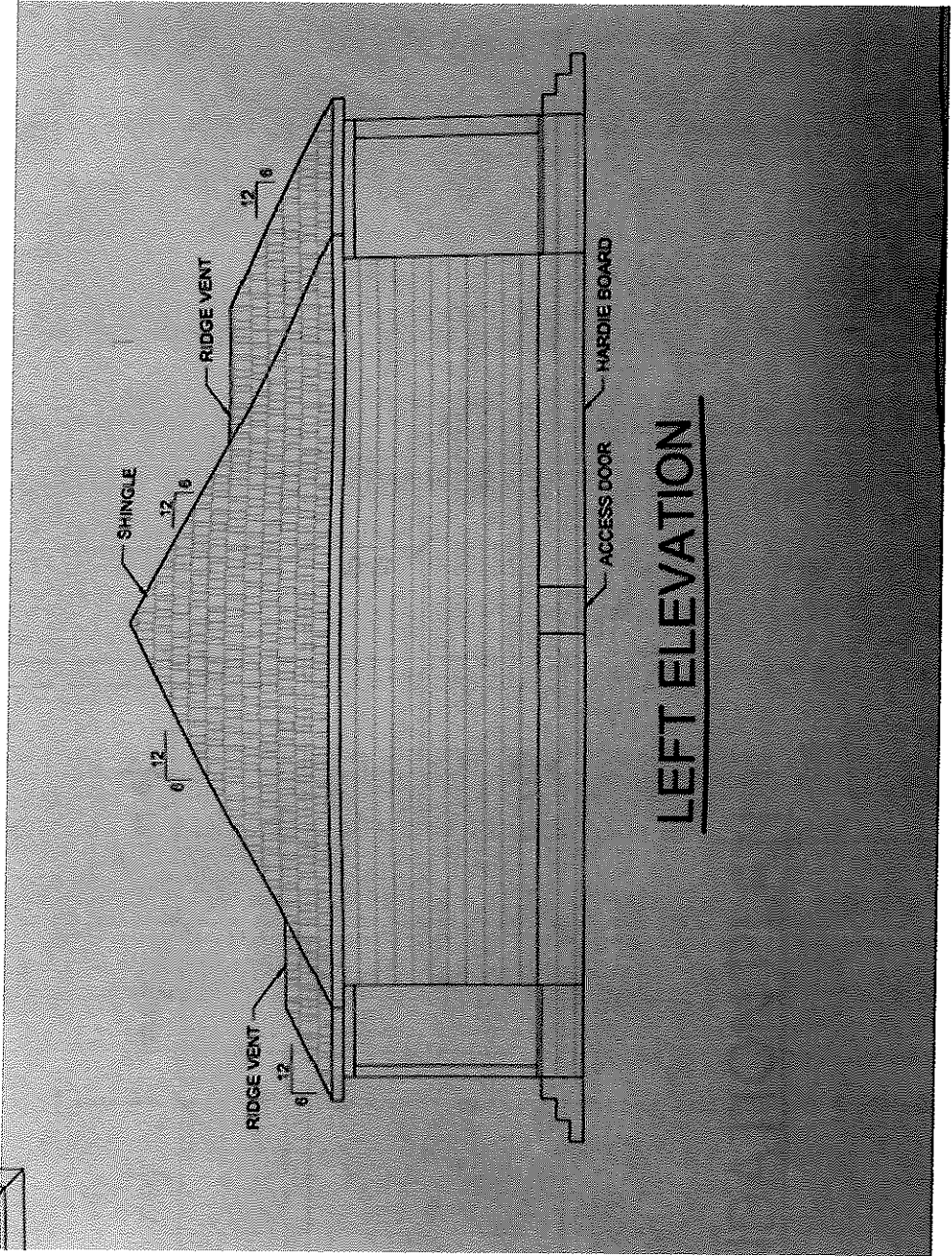


FRONT ELEVATION





RIGHT ELEVATION



LEFT ELEVATION

23
28089C0410F
X Submit only upon request from MDEQ

13305877
Est Construction

Cost \$ ~~80,000~~ 113,000



Permit #

093D-17C-104/00.00

SMALL CONSTRUCTION NOTICE OF INTENT (SCNOI)

GENERAL NPDES PERMIT MSR15 _____ (Number to be assigned by MDEQ if submitted)

Prior to the commencement of small construction activity (see Small Construction General Permit ACT11, T-17), the owner or operator of a small construction project must complete this form and develop a Storm Water Pollution Prevention Plan (SWPPP) as required by ACT5 of Mississippi's Small Construction General Permit. This SCNOI and SWPPP shall be submitted to the Mississippi Department of Environmental Quality (MDEQ) only upon request from MDEQ; however, the SCNOI and SWPPP must be maintained at the permitted site or locally available in case inspector review is necessary. Attachments with this SCNOI must include: a USGS quad map or copy showing site location (only if required to be submitted to MDEQ) and a Storm Water Pollution Prevention Plan (SWPPP). All questions must be answered - answer "NA" if the question is not applicable.

PROJECT INFORMATION

OWNER CONTACT PERSON:

Ruben Agustin

OWNER COMPANY NAME:

OWNER STREET (P.O. BOX):

514 E. Center St

OWNER CITY:

Canton

STATE: MS

ZIP: 39046

OWNER PHONE # (INCLUDE AREA CODE):

601-927-7348 17699693622

OPERATOR (if different from owner) CONTACT PERSON:

OPERATOR COMPANY:

OPERATOR STREET (P.O. BOX):

OPERATOR

CITY:

STATE:

ZIP:

OPERATOR PHONE # (INCLUDE AREA CODE):

PROJECT NAME:

Agustin - New house

DESCRIPTION OF CONSTRUCTION ACTIVITY:

509 Sugar Hill St

ACREAGE DISTURBED (to be covered by this permit, area must be less than five (5) acres):

PHYSICAL SITE ADDRESS (If not available, indicate the nearest named road. For linear projects, indicate the beginning of the project and identify all counties the project traverses.):

STREET:

CITY:

COUNTY:

ZIP:

NEAREST NAMED RECEIVING STREAM:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature

Date Signed

09/4/25

Printed Name

Ruben Nicolas Agustin

Title

This application shall be signed according to the Small Construction General Permit, ACT10, T-4.

If requested, please submit this form to:

Chief, Environmental Permits Division
MDEQ, Office of Pollution Control
P.O. Box 2261
Jackson, Mississippi 39225

Madison County Board of Supervisors
Madison County, Mississippi
E-911 Administrative Office
1633 W. Peace Street
P.O. Box 608
Canton, MS 39046
(t): 601-859-6485 (f): 601-859-4743

Date: 07/07/2025

To: RUBEN AGUSTIN - JIMENEZ

Re: Address for Parcel
093D-17C-104/00.00 (GPS:)
Structure: H (HOUSES)
Subdivision: PRESIDENTIAL HEIGHTS PT 2

Per your request, we have determined your new address to be:

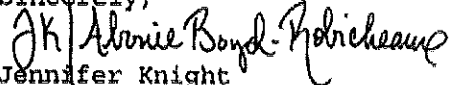
509 SUGAR HILL ST
CANTON, MS 39046

Please find enclosed the E-911 ordinance for the maintenance of the Madison County Emergency Response System. We ask for your cooperation in marking your residence or structure as stated per the ordinance. This is very important in emergency response.

Because an address is based on an access point of a structure, please note that for some unforeseen reason the access point that this address assigned from should change, it is very important that you contact our office with the new information.

If you have any additional questions or need further assistance with this matter, please contact our office.

Sincerely,


Jennifer Knight
Madison County E-911 Administration

cc: Postmaster (CANTON)
Madison Co. Sheriff Dept.
Madison Co. Tax Assessor
Madison Co. GIS Dept.
Madison Co. Road Dept.
Madison Co. ESN: 195

MADISON COUNTY BUILDING PERMIT DEPARTMENT
PO BOX 608
CANTON, MISSISSIPPI 39046
PHONE : (601)855-5507 - (601)855-5531 or (800)428-0584

ATTENTION

The State of Mississippi requires all contractors and/or job supervisors to be licensed. Building permits may be issued to an individual to construct their own residence. Owners acting as contractors should be aware of these facts:

1. They assume liability for the structural elements of a building for seven (7) years.
2. If a contract is entered into with an unlicensed individual, this contract is not legal and binding.
3. All illegal activity will be reported to the State Contractors Board.
4. Building Permits obtained fraudulently will be voided and permit fees will be forfeited.

I have read and understand the above information.

Ruben Nicolas Agoston Simeone Owner/Contractor

WATER SERVICE PROVIDER

REF: 509 Sugar Hill St.

FOR: Ruben Agustin Jimenez

Canton Municipal Utilities is the WATER and SEWER provider for the above address.

 9/4/25.

CMU

ENGINEERING DEPARTMENT

SERVICE CENTER

225 N. HARGON ST.

CANTON, MS 39046



MADISON COUNTY, MS
I certify this instrument filed/recorded
07/09/2025 9:08:02 AM
Inst. 1030839 Page 1 of 3
Book: W - 4574 / 518.00
Witness my hand and seal
RONNY LOTT, C.C. BY: KAD.C.

Document Prepared by and Return to:
Mumford Title, LLC
820 North Street
Jackson, MS 39202
601.398.2347

File No. 2025-1364

INDEXING INSTRUCTIONS: Lot Forty-Six (46), Presidential Heights, Part II, City of
Canton, Madison County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF MADISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid
and other good and valuable consideration, the receipt and sufficiency of which are hereby
acknowledged, the undersigned,

Sheena Diamond, Grantor(s)
116 Northgate Drive
Canton, MS 39046
Phone: (601) 769-5951

do(es) hereby sell, convey, bargain and warrant to:

Ruben Agustin, Grantee(s)
517 East Center Street
Canton, MS 39046
Phone: (601) 927-7378

fee simple title, but subject to the exceptions, reservations, restrictions, covenants and conditions, if any, hereafter stated the following described property and all appurtenances thereunto belonging situated in Madison County, Mississippi, more particularly and certainly described as follows:

Lot Forty-six (46) Presidential Heights, Part II, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi reference to which map or plat is hereby made in aid of and as a part of this description.

This is part of the same property conveyed from L. Scott Pickle, Trustee to Merchants & Farmers Bank by Trustee's Deed dated May 11, 1999 and recorded in Madison County Land Deed Book 441 at Page 526.

The above warranty and this conveyance are made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations, and conveyances.

The above warranty and this conveyance are made subject to any and all easements for public roads and public utilities as presently laid out, constructed or in use, and also to all private easements, covenants and restrictions.

The above warranty and this conveyance are subject to those certain protective covenants and building restrictions recorded in the office of the Chancery Clerk of Madison County, Mississippi.

The above warranty and this conveyance are subject to the zoning, site plan or subdivision regulations of the city or county that the subject property is located within and any air, water, pollution and flood control regulations imposed by any governmental authority having jurisdiction over the same.

It is agreed and understood that taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to said Grantee or his/her assigns any deficit on an actual proration. In the event that the proration based on the estimated tax is determined to be greater than the actual proration necessary, the Grantee agrees to refund to said Grantor the difference between the estimated proration and the actual proration.

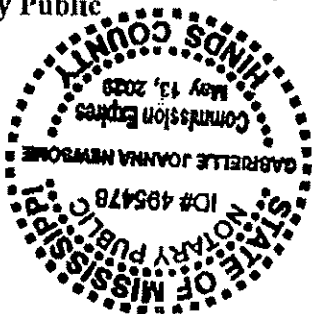
WITNESS THE SIGNATURE(S) OF THE UNDERSIGNED on this the
20th day of June, 2025.


Sheena Diamond

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and
state, on this 20th day of June, 2025, within my jurisdiction, the within named Sheena
Diamond, who acknowledged that (he) (she) (they) executed the above and foregoing
instrument.


Notary Public



MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 7/9/2025 9:08:02 AM AND RECORDED IN W BOOK:4574 PAGE:518



Measurement

1 Acres

Measurement Result

0.13 Acres

Clear

200ft

-90.019 32.624 Degrees

Press CTRL to enable snapping