



Initial Application Date: 02/05/2019

Application # BCOM1902-0002
DRB # _____ CU # _____

COMMERCIAL

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting (Physical) 108 E. Front Street, Lillington, NC 27546 (Mailing) PO Box 65 Lillington NC 27546 Phone: (910) 893-7525 opt # 2 Fax: (910) 893-2793 www.harnett.org/permits

LANDOWNER: Jayne Jair Chavez Hernandez Mailing Address: 3709 Sve ellen dr

City: Raleigh State: NC Zip: 27604 Contact # 919 995 5073 Email: Jrdacr7@gmail.com

APPLICANT*: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____ Contact # _____ Email: _____

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: _____ Phone # _____

Address: 10803 US 421 PIN: 91091-92-3330.000

Zoning: Comm Watershed: N/A Flood: N/A Deed Book Page: 1, 01P

PROPOSED USE:

Multi-Family Dwelling No. Units: _____ No. Bedrooms/Unit: _____

Business Sq. Ft. Retail Space: 1248 Type: Tire Shop # Employees: 2 Hours of Operation: 8-5 M-S

Daycare # Preschoolers: _____ # Afterschoolers: _____ # Employees: _____ Hours of Operation: _____

Industry Sq. Ft.: _____ Type: _____ # Employees: _____ Hours of Operation: _____

Church Seating Capacity: _____ # Bathrooms: _____ Kitchen: _____

Accessory/Addition/Other (Size _____ x _____) Use: _____

Water Supply: County Existing Well New Well (# of dwellings using well _____) *Must have operable water before final (Need to Complete New Well Application at the same time as New Tank)

Sewage Supply: New Septic Tank Expansion Relocation Existing Septic Tank County Sewer (Complete Environmental Health Checklist on other side of application if Septic)

Comments: _____

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Signature of Owner or Owner's Agent

02/05/19
Date

****This application expires 6 months from the initial date if permits have not been issued****

RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

*****It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.*****

This application expires 6 months from the initial date if permits have not been issued



APPLICATION CONTINUES ON BACK

****This application expires 6 months from the initial date if permits have not been issued****

This application to be filled out when applying for a septic system inspection.

County Health Department Application for Improvement Permit and/or Authorization to Construct

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

Environmental Health New Septic System

- **All property irons must be made visible.** Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- If property is thickly wooded, Environmental Health requires that you clean out the **undergrowth** to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **Do not grade property.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**

Environmental Health Existing Tank Inspections

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (*if possible*) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**

"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- { } Accepted { } Innovative { } Conventional { } Any
 { } Alternative { } Other _____

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- { } YES { } NO Does the site contain any Jurisdictional Wetlands?
 { } YES { } NO Do you plan to have an irrigation system now or in the future?
 { } YES { } NO Does or will the building contain any drains? Please explain. _____
 { } YES { } NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?
 { } YES { } NO Is any wastewater going to be generated on the site other than domestic sewage?
 { } YES { } NO Is the site subject to approval by any other Public Agency?
 { } YES { } NO Are there any Easements or Right of Ways on this property?
 { } YES { } NO Does the site contain any existing water, cable, phone or underground electric lines?
 If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.

Print this page



Property Description:
1 ACRE ASHWORTH & ATKINS

Harnett County GIS

PID: 139691 0081
 PIN: 9691-92-3330.000
 REID: 0006598
 Subdivision:
 Taxable Acreage: 1.000 AC ac
 Calculated Acreage: 1 ac
 Account Number: 1305660000
 Owners: MANGUM DOUGLAS WAYNE & MANGUM MARY E
 Owner Address : 132 TRENT DRIVE CAMERON, NC 28326-0000
 Property Address: 10807 US 421 N BROADWAY, NC 27505
 City, State, Zip: BROADWAY, NC, 27505
 Building Count: 2
 Township Code: 13
 Fire Code:
 Parcel Building Value: \$59250
 Parcel Outbuilding Value : \$140
 Parcel Land Value : \$40000
 Parcel Special Land Value : \$0
 Total Value : \$99390
 Parcel Deferred Value : \$0
 Total Assessed Value : \$99390


Neighborhood: 01300
 Actual Year Built: 1977
 TotalAcutalAreaHeated: 648 Sq/Ft
 Sale Month and Year: 8 / 1996
 Sale Price: \$71000
 Deed Book & Page: 1165-0154
 Deed Date: 1996/08/19
 Plat Book & Page: -
 Instrument Type: WD
 Vacant or Improved:
 QualifiedCode:
 Transfer or Split:
 Prior Building Value: \$83700
 Prior Outbuilding Value : \$810
 Prior Land Value : \$41380
 Prior Special Land Value : \$0
 Prior Deferred Value : \$0
 Prior Assessed Value : \$125890



LEGEND =

 Parking (Public)

 Fencing

 Auto Lot designated Display area



water well

OLD US 421

Entrance 421

USED
AUTO LOT
10825
10823

Entrance 09421

TIKE
SHOP
10807

Entrance 421

Post sign

1291

owner = Jaime Jair Chavez Hernandez

Property addresses

10825, 10823, 10807

US 421 N Broadway, NC 27505

Description

10825 + 10823 two offices in one building
both to be used as car lot. company

Name N/A

10807 Tire shop building

Fenced area will be for miscellaneous
Storage of both buildings

Both properties parking highlighted
in aerial view diagram.

Contact information

3709 Sue Ellen Dr
Raleigh NC 27604 / Home Address

(919) 995-5073 / mobil

Jrdacr7@gmail.com / Personal

919 995-5073 Jaime Chavez

3709 Sue Ellen Dr
Raleigh NC 27604

OFFER TO PURCHASE AND CONTRACT

Jaime Chavez Hernandez

_____ as Buyer,
hereby offers to purchase and Douglas Wayne Mangum _____ as Seller,
upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such personal property as is listed below (the real and personal property are collectively referred to as "the Property"), in accordance with the Standard Provisions on the REVERSE SIDE HEREOF and upon the following terms and conditions:

1. **REAL PROPERTY:** Located in the City of Broadway, County of Harnett, State of North Carolina, being known as and more particularly described as:
Street Address 10823 & 10807 Hwy 421 North B Way Zip 27505
Legal Description Deed Bk 1165 Page 154

2. **PERSONAL PROPERTY:** N/A

3. **PURCHASE PRICE:** The purchase price is \$ 135,000.00 and shall be paid as follows:
(a) \$ 20,250.00 in earnest money paid by Cashier's check (cash; bank, certified, or personal check) with the delivery of this contract, to be held in escrow by seller as agent, until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated and it is disbursed in accordance with the Standard Provisions on the REVERSE SIDE HEREOF;

(b) \$ N/A by assumption of the unpaid principal balance and all obligations of Seller on the existing loan secured by a deed of trust on the Property;

(c) \$ 114,750.00 by a promissory note secured by a purchase money deed of trust on the Property with interest prior to default at the rate of 10% per annum payable as follows: 10 year - 120 payments. \$1,517.00 per mo
Plus Escrow. Effective day of Closing
Mort 1517.00
Est Esc 183
1700
Prepayment restrictions and/or penalties, if any, shall be: No prepayment penalty \$75.00 per mo if over 10 days late
Assumption or transfer rights, if any, shall be: None

(d) \$ 0 the balance of the purchase price in cash at closing.

4. **CONDITIONS:** (State N/A in each blank of paragraph 4(a) and 4(b) that is not a condition to this contract.)

(a) The Buyer must be able to obtain a firm commitment on or before _____, effective through the date of closing, for a _____ loan in the principal amount of \$ _____ for a term of _____ year(s), at an interest rate not to exceed _____ % per annum, with mortgage loan discount points not to exceed _____ % of the loan amount. Buyer agrees to use his best efforts to secure such commitment and to advise Seller immediately upon receipt of the lender's decision. If Seller is to pay any loan closing costs, those costs are as follows: _____

(b) The Buyer must be able to assume the unpaid principal balance of the existing loan described in paragraph 3(b) above for the remainder of the loan term, at an interest rate not to exceed _____ % per annum fixed (or describe type of loan) _____, with mortgage loan assumption and/or discount points not to exceed _____ % of the loan balance. (See Standard Provision No. 2). If such assumption requires the lender's approval, approval must be granted on or before _____. Buyer agrees to use his best efforts to secure such approval and to advise Seller immediately upon his receipt of the lender's decision. If Seller is to pay any loan assumption costs, those costs are as follows: _____

(c) There must be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use of the real property for _____ purposes.

5. **ASSESSMENTS:** Seller warrants that there are no special assessments, either pending or confirmed, for sidewalk, paving, water, sewer or other improvements on or adjoining the Property, except as follows: _____

_____. (Insert "None" or the identification of such assessments, if any. The agreement for payment or proration of any assessments indicated is to be set forth in paragraph 6 below.)

6. **OTHER PROVISIONS AND CONDITIONS:**

(a) All of the Standard Provisions on the REVERSE SIDE HEREOF are understood and shall apply to this instrument, except the following numbered Standard Provisions shall be deleted: (If none are to be deleted, state "None".) _____

Buyer to get Insurance with seller as mortgagor.
Buyer to pay 1st year premium at closing.
seller to pay future premiums from escrow.
seller to pay tax from escrow.
Buyer to change water to his name prior to closing

IF THERE ARE ANY ADDENDA TO THIS CONTRACT, INDICATE ABOVE AND ATTACH HERETO.

7. **CLOSING:** All parties agree to execute any and all documents and papers necessary in connection with closing and transfer of title on or before 2-15-19, at a place designated by seller. The deed is to be made to Jaime Jair Chavez Hernandez, Single.

8. **POSSESSION:** Possession shall be delivered at closing. In the event that Buyer has agreed that possession is not delivered at closing, then Seller agrees to pay to Buyer the sum of \$ N/A per day from and including the date of closing to and including the date that possession is to be delivered as above set forth.

9. **COUNTERPARTS:** This offer shall become a binding contract when signed by both Buyer and Seller. It is to be signed in 2.



Cash Register Receipt

Harnett County

Receipt Number
R2237

DESCRIPTION	QTY	PAID
PermitTRAK		\$100.00
BCOM1902-0002 Address: 10823 US 421 N APN: 9691-92-3330.000		\$100.00
LAND USE FEES		\$100.00
SITE PLAN REVIEW MINOR	0	\$100.00
TOTAL FEES PAID BY RECEIPT: R2237		\$100.00

Date Paid: Tuesday, February 05, 2019

Paid By: Jaime Jair Chavez Hernandez

Cashier: AD

Pay Method: EMV 151280|228011798

