

Initial Application Date: 08/16/2004

Application # 04-5-10140

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: Steve Thomas Mailing Address: PO Box 875

City: Broadway State: NC Zip: 27525 Phone #: 919 906 4069

APPLICANT: Steve Thomas Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

PROPERTY LOCATION: SR #: \_\_\_\_\_ SR Name: \_\_\_\_\_

Address: 145 Ridgeford Lane

Parcel: 139092-0014 71 PIN: 91091-710-31810.000

Zoning: RA3D Subdivision: Hollies Pines Lot #: 4 Lot Size: 2.84

Flood Plain: Y Panel: 0015 Watershed: N/A Deed Book/Page: 18871457 Plat Book/Page: 2003-259

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 421 North turn right on Holly Springs Church Rd. Then left on Hollies Pines Rd. Then right on Ridgeford Ln. lot at end of street on left

PROPOSED USE:

- Sg. Family Dwelling (Size \_\_\_ x \_\_\_) # of Bedrooms \_\_\_ # Baths \_\_\_ Basement (w/wo bath) \_\_\_ Garage \_\_\_ Deck \_\_\_
- Multi-Family Dwelling No. Units \_\_\_ No. Bedrooms/Unit \_\_\_
- Manufactured Home (Size 76 x 38) # of Bedrooms 3 Garage N/A Deck N/A
- Number of persons per household \_\_\_\_\_
- Business Sq. Ft. Retail Space \_\_\_\_\_ Type \_\_\_\_\_
- Industry Sq. Ft. \_\_\_\_\_ Type \_\_\_\_\_
- Church Seating Capacity \_\_\_\_\_ Kitchen \_\_\_\_\_
- Home Occupation (Size \_\_\_ x \_\_\_) # Rooms \_\_\_\_\_ Use \_\_\_\_\_
- Additional Information: \_\_\_\_\_
- Accessory Building (Size \_\_\_ x \_\_\_) Use \_\_\_\_\_
- Addition to Existing Building (Size \_\_\_ x \_\_\_) Use \_\_\_\_\_
- Other \_\_\_\_\_

Additional Information: \_\_\_\_\_

Water Supply:  County  Well (No. dwellings \_\_\_)  Other

Sewage Supply:  New Septic Tank  Existing Septic Tank  County Sewer  Other

Erosion & Sedimentation Control Plan Required? YES  NO

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? YES  NO

Structures on this tract of land: Single family dwellings \_\_\_\_\_ Manufactured homes 1 Other (specify) \_\_\_\_\_

Required Residential Property Line Setbacks:	Minimum	Actual
Front	35	<u>50'</u>
Rear	25	<u>65'</u>
Side	10	<u>100'</u>
Corner	20	<u>1</u>
Nearest Building	10	<u>1</u>

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

Signature of Owner or Owner's Agent: Steve Thomas

Date: 8-16-04

\*\*This application expires 6 months from the initial date if no permits have been issued\*\*

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE APPLICATION

297 8/16 3

FRONT YARD ----- 35'  
 REAR YARD ----- 25'  
 SIDE YARD ----- 10'  
 CORNER LOT SIDE YARD -- 20'  
 MAXIMUM HEIGHT ----- 35'

**SITE PLAN APPROVAL**

DISTRICT R3D USE DW4H

#BEDROOMS 3

William A. Duggan  
 Zoning Administrator

Date 5-11-04  
*San Thomas*

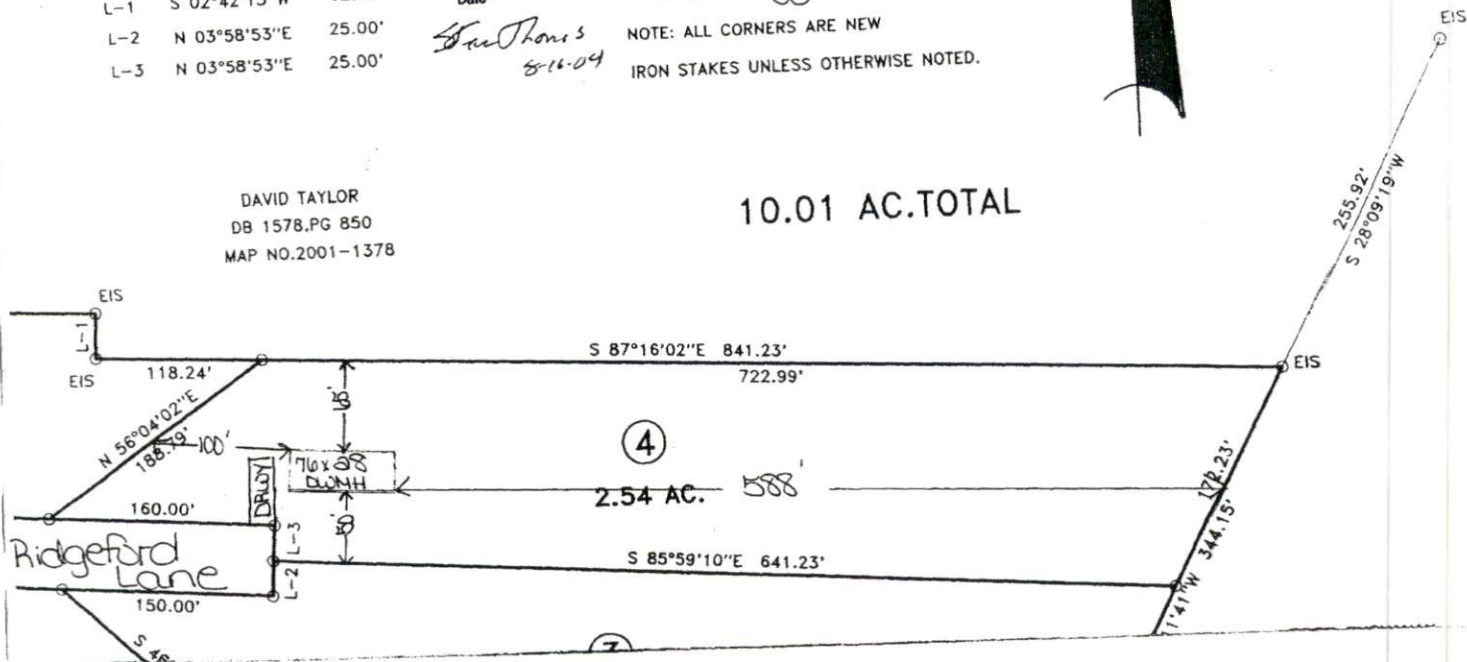
NOTE: ALL CORNERS ARE NEW  
 IRON STAKES UNLESS OTHERWISE NOTED.

COURSE	BEARING	DISTANCE
L-1	S 02°42'15"W	32.00'
L-2	N 03°58'53"E	25.00'
L-3	N 03°58'53"E	25.00'

MAGNETIC NORTH  
 MAP NO. 2001-1378

DAVID TAYLOR  
 DB 1578.PG 850  
 MAP NO.2001-1378

10.01 AC.TOTAL



FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2003 FEB 03 11:03:59 AM  
BK:1719 PG:464-468 FEE:\$23.00  
INSTRUMENT # 2003002035

HARNETT COUNTY TAX	
06-13-9692-0014	
* 13-9680-0136	
* 13-0610-0266	
2/3/03	ET 10/2

This Deed Prepared by Reginald B. Kelly, Attorney at Law

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

WARRANTY  
DEED

This WARRANTY DEED is made the 30TH day of January, 2003, by and between DAVID R. TAYLOR and wife, ELIZABETH L. TAYLOR, CLIFFORD STEVE THOMAS and wife, MICHELLE A. THOMAS, JOHNNY R. FAIRCLOTH and wife, MELISSA R. FAIRCLOTH, ELVIS G. FAIRCLOTH and wife, ANDREA FAIRCLOTH, of P.O. Box 875, Broadway, NC 27505 (hereinafter referred to in the neuter singular as "the Grantor") and PIONEER PROPERTIES, LLC of P.O. Box 875, Broadway, NC 27505 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in #5# Township of said County and State, and more particularly described as follows:

Tract One: BEING all of Lots Number 2,3,4,5, and 6 as shown on survey for Steve Thomas Subdivision, dated February 4, 2002, by Mickey R. Bennett PLS and recorded in Map #2002-211 Harnett County Registry.

Parcel is subject to restricted covenants as shown in Deed Book 1622 Page 458 Harnett County Registry.

Parcel previously conveyed to Grantor in Deed Book 1578 Page 862 Harnett County Registry.

Harnett County Planning Department  
Central Permitting  
PO Box 65, Lillington, NC 27546  
910-893-4759

In order to provide the best customer service, Central Permitting staff compiled a list of procedures that helps to ensure successful permitting processes. Please follow steps necessary to expedite your plans.

**Environmental Health New Septic Systems Test**

- Place "property flags" in each corner of lot: All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- 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. *No grading of property should be done.*
- After preparing proposed site telephone Environmental Health @ 893-7547 for questions on soil evaluation and confirmation number. Environmental Health will not begin soil evaluations until you call for confirmation number. Environmental Health is the source for all matters concerning testing and scheduling once application is completed at Central Permitting. Please be prepared to answer the following - *applicant name, physical property location and last four digits of application number.*

**Environmental Health Existing Tank Inspections**

- Place Environmental Health "orange" card in location that is easily viewed from road.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover.
- After preparing trapdoor call Environmental Health @ 893-7547 for confirmation number. Please be prepared to answer the following - *The applicant's name, physical property location and the last four digits of your application number.*

**Fire Marshal Inspections**

- Call Fire Marshal's office @ 893-7580 for all inspections.
- Prior to requesting final Building Inspection call Fire Marshal's office @ 893-7580 for inspection.
- Pick up Fire Marshal's letter and place on job site until work is completed.

**Public Utilities**

- Please stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

**Building Inspections**

- Call Building Inspections @ 893-7527 to request any inspection.
- For new housing/set up permits ensure you meet E 911 / Addressing prior to calling for final inspection.

**E911 Addressing**

- Address numbers must be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day.
- At entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Call E911 Addressing @ 814-2038 for any questions.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

