

SCANNED  
11/17/09  
DATE

Initial Application Date: 11/17/09

Application # 09-500-23274

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org

LANDOWNER: Crestview Development LLC Mailing Address: PO Box

City: Dunn State: NC Zip: 28334 Home #: Contact #:

APPLICANT: Israel Lucas Mailing Address: 4432 Fox Run Rd

City: Sanford State: NC Zip: 27330 Home #: 776 1071 Contact #: 919-970-0902

\*Please fill out applicant information if different than landowner

PROPERTY LOCATION: State Road #: 1223 State Road Name: Ponderosa Trail

Parcel: 09956703 0006 24 PIN: 9556-69-4946.000

Zoning: R-202 Subdivision: Carolina Seasons P2 S2 Lot #: 81 Lot Size: .35

Flood Plain: X Panel: Watershed: N/A Deed Book/Page: 02581 0811 Plat Book/Page: 2009 438

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 27W to 87S, turn onto Milton Welch Rd, turn onto Ponderosa Trail into Carolina Seasons

- PROPOSED USE:
- SFD (Size 54.5 x 42) # Bedrooms 3 # Baths 2 Basement (w/wo bath) Garage yes Deck yes Crawl Space Slab
  - Modular: On frame Off frame (Size x) # Bedrooms # Baths Garage (site built?) Deck (site built?)
  - Multi-Family Dwelling No. Units No. Bedrooms/Unit
  - Manufactured Home: SW DW TW (Size x) # Bedrooms Garage (site built?) Deck (site built?)
  - Business Sq. Ft. Retail Space Type # Employees: Hours of Operation:
  - Industry Sq. Ft. Type # Employees: Hours of Operation:
  - Church Seating Capacity # Bathrooms Kitchen
  - Home Occupation (Size x) # Rooms Use Hours of Operation:
  - Accessory/Other (Size x) Use
  - Addition to Existing Building (Size x) Use Closets in addition ( )yes ( )no

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

Sewage Supply:  New Septic Tank (Must fill out New Tank Checklist) ( ) Existing Septic Tank ( ) County Sewer ( ) Other

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 (X) NO

Structures on this tract of land: Single family dwellings 1 SFD Manufactured Homes Other (specify)

Required Residential Property Line Setbacks:	Comments:
Front Minimum 35 Actual 37	
Rear 25 58	
Side 10 33	
Sidestreet/corner lot 20 21	
Nearest Building on same lot 10	

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 of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. This permit is subject to revocation if false information is provided on this form.

Signature of Owner or Owner's Agent Israel Lucas

Date 11/16/09

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

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

Please use Blue or Black Ink ONLY

NORTH CAROLINA

HARNETT COUNTY

CONTRACT TO PURCHASE

This contract made and entered into this 30<sup>th</sup> day of October, 2009, by and between Crestview Development, LLC, as SELLER, and Israel Lucas Construction Inc. as BUYER.

WITNESSETH

THAT SELLER hereby contracts to sell and convey to BUYER, and BUYER hereby contracts to purchase from SELLER, the following described residential building lot/s, to wit:

Being all of LOT/S 70, 71, 72, 80, 81, 93, 104, 105, 106 & 107 of the Subdivision known as Carolina Seasons Phase 2 Section 2 a map of which is duly recorded in Book of Plats Map 2009 Page 438-440, Harnett County Registry.

Price is \$25,000 per lot, payable as follows:

Down Payment (payable upon execution of this contract): \$           .00

Balance of Sale Price (payable at closing): \$ 250,000

1. The LOT/S shall be conveyed by SELLER to buyer by a General Warranty Deed free of all encumbrances other than taxes for the current year, which shall be prorated as of closing. The Deed shall be subject to all Restrictive Covenants, Utility Easements and applicable zoning ordinances on record at the time of closing.
2. Buyer acknowledges inspecting the property and that no representations or inducements have been made by SELLER, other than those set forth herein, and that the Contract contains the entire agreement between the parties.
3. Closing (Final Settlement) is to take place not later than: November 30th, 2009 at the offices of Jeff Radford. Should BUYER fail to close, the SELLER, at his option, may retain the sum paid as a Down Payment upon the Purchase Price as liquidated damages and declare this Contract null and void and may proceed to resell the LOT/S to a subsequent Buyer.

4. Other Conditions:

Restrictive Covenants for subdivision are recorded in the Office of the Register of Deeds for Harnett County in Book 2652 Page(s) 530-538, or \_\_\_\_\_, a copy of which has been provided to Buyer.

Building side lines shall be per plat unless otherwise controlled by governmental authority. Property has been surveyed by Enoch Engineering.

Buyer must submit house plans to SELLER for architectural conformity and Covenant approval prior to breaking ground.

Additionally: \_\_\_\_\_ will be closed when sediment ponds and/or dirt storage are removed \_\_\_\_\_

IN WITNESS WHEREOF the parties have executed this contract this 23rd day of October, 2009.

*Israel Lucas Construction Inc.*  
*Israel Lucas*  
SELLER

\_\_\_\_\_  
BUYER

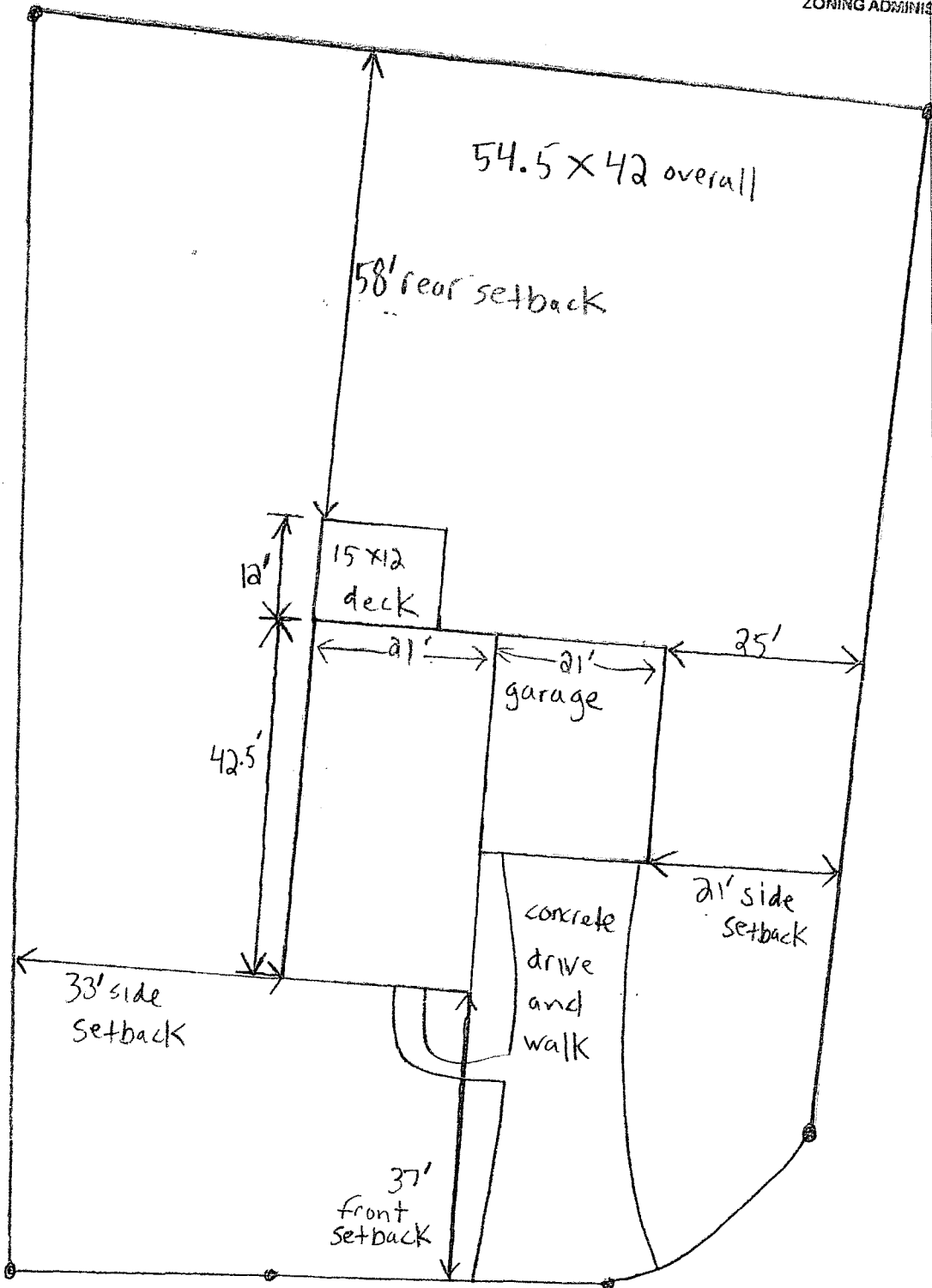
SITE PLAN APPROVAL

DISTRICT R-20A USE SFD

#BEDROOMS 3

11/17/09

ZONING ADMINISTRATOR



lot 81 Ponderosa Trail PIN 9556-69-4946.000

SCALE 1" = 20'

OWNER NAME: Crestview Development

APPLICATION #: 09-500-23274

**\*This application to be filled out only when applying for a new septic system.\***

**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)

**DEVELOPMENT INFORMATION**

- New single family residence
- Expansion of existing system
- Repair to malfunctioning sewage disposal system
- Non-residential type of structure

**WATER SUPPLY**

- New well
- Existing well
- Community well
- Public water
- Spring

Are there any existing wells, springs, or existing waterlines on this property?

yes  no  unknown

**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
- Alternative  Other \_\_\_\_\_
- Conventional  Any

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 Does the site contain any existing Wastewater Systems?
- 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.**

*Israel Lucas*

11/16/09

**PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)**

**DATE**