

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS

FILED	Jan 29, 2021
AT	01:51:14 pm
BOOK	11009
START PAGE	0291
END PAGE	0292
INSTRUMENT #	04448
RECORDING	\$26.00
EXCISE TAX	(None)

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Return to
City of Fayetteville
Jacqueline
Hagerty

AN ORDINANCE OF THE CITY COUNCIL
OF
FAYETTEVILLE, NORTH CAROLINA

Requiring the City Building Inspector
to correct conditions with respect to,
or to demolish and remove a structure
pursuant to the
Dwellings and Buildings Minimum Standards
Code of the City

NS 2021-001

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

- (1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City, concerning certain real property described as follows:

344 S. Cool Spring Street
PIN 0437-61-6531-

LEGAL: Being all of Lots 55 and 56 in that subdivision known as "The M.C. Nimocks Estate" as recorded in Plat Book 7, Page 83(a) of the Cumberland County Registry.

The owner(s) of and parties in interest in said property are:

Nytrel Bellamy
509 Rock Canyon Drive
Fayetteville, NC 28303-3227

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City having been followed, the Inspections Director duly issued and served an order requiring the owners of said property to: repair or demolish the structure on or before November 14, 2020.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Building Inspector is authorized by said Code, and NC General Statute 160A-443(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.
- (4) The City Council has fully reviewed the entire record of said Inspections Director thereon, and finds, that all findings of fact and all orders therein of said Inspections Director are true and authorized except: None.

- (5) That pursuant to NC General Statute 160A-443(6), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon, it is ordained that:

SECTION 1

The Building Inspector is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Inspections Director as set forth fully above, except as modified in the following particulars:

This property is to be demolished and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by NC General Statute 160A-443(6) shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effective six months from and after the date of adoption.

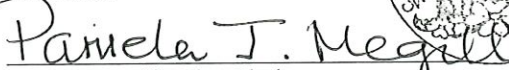
Adopted this _____ 25th _____ day of _____ January _____, 2021.

CITY OF FAYETTEVILLE

BY:


Mitch Colvin, Mayor

ATTEST:


Pamela Megill, City Clerk

