



Coos County Planning Department
Land Use Application

Official Use Only
FEE: \$892.50
Receipt No. 206365
Check No./Cash 232
Date 2/21/19
Received By [Signature]
File No. ACB-19-009

Please place a check mark on the appropriate type of review that has been requested.

- [X] Administrative Review
[] Hearings Body Review
[] Final Development Plan (BDR)
[] Variance

An incomplete application will not be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: SAME Telephone:
Address:
City: State: Zip Code:

B. Owner:

Name: Kenneth + Julie Robbins Telephone: 541-982-9829
Address: 155 N. Tenmile LK
City: Lakeside State: OR Zip Code: 97449

C. As applicant, I am (check one): Please provide documentation.

- [X] The owner of the property (shown on deed of record);
[] The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
[] A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
[] The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 235 Range 12W Section 08 Tax Lot 700
Tax Account Lot Size Zoning District Coos

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. _____
- 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use _____
- 4. Site Address 72317 POTLATCH ROAD, _____
- 5. Access Road _____
- 6. Is the Property on Farm/Forest Tax Deferral _____
- 7. Current Land Use (timber, farming, residential, etc.) _____
- 8. Major Topography Features (streams, ditches, slopes, etc.) _____
- 9. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
- 10. Identify any homes or development that exists on properties identified in #9.
- 11. A copy of the current deed of record.

F. Proposed use and Justification

Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

List of Applicable Criteria and Justification:

Building A single Family Residence.

G. Authorization:

All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

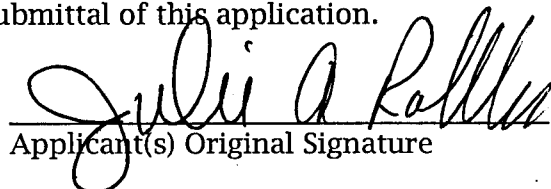
ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

As applicant(s) I/we acknowledge that it is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.


Applicant(s) Original Signature

KENNETH V. ROBBERS
Print Name


Applicant(s) Original Signature

Julie A. Robbers
Print Name

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

February 21, 2019 1:48:59 pm

Account # 7593800
 Map # 23S12080000700
 Code - Tax # 1304-7593800

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name ROBBERS, KENNETH V & JULIE A

Deed Reference # 2015-9953

Agent

Sales Date/Price 11-04-2015 / \$179,000.00

In Care Of

Appraiser SUSAN VINEYARD

Mailing Address 155 N TENMILE LK
 LAKESIDE, OR 97449-8647

Prop Class 801 MA SA NH Unit
 RMV Class 801 01 06 LKF 43791-1

Situs Address(s)	Situs City
ID# 72317 POTLATCH RD	LAKESIDE

Code Area		RMV	MAV	Value Summary		RMV Exception	CPR %
				AV			
1304	Land	173,370	131,000	131,000		Land	0
	Impr.	84,110	63,560	63,560		Impr.	0
Code Area Total		257,480	194,560	194,560			0
Grand Total		257,480	194,560	194,560			0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		
1304	10	<input checked="" type="checkbox"/>		F	Market	100	A	0.56	MISC	003	60,270
1304	10	<input checked="" type="checkbox"/>		F	Market	100	A	5.44	MV	003	113,100
Grand Total								6.00			173,370

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV	
					TD%	Total Sq. Ft.	Ex% MS Acct #		
1304	1	2016	303	General Purpose Building	100	2,000		53,980	
1304	2	2016	110	Residential Other Improvements	100	0		7,780	
1304	3	0	194	Dock	100	0		22,350	
Grand Total							2,000		84,110

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
1304		SPECIAL ASSESSMENT:					
		■ FIRE PATROL SRCHG	Amount	47.50		Year	2019
		■ FIRE PATROL TIMBER	Amount	18.75	Acres	6	Year 2019
		NOTATION(S):					
		■ COMBINED 2+ ACCTS IN BASE YR ADDED 2018 7/11/18 Consolidation w/ .56 ac & dock-boathouse from cancelled TL701; Now 6.00 acres w/ imps. MJS					

After recording return to
First American Title
172 Anderson Avenue
Coos Bay, OR 97420



After recording return to:
Kenneth V. Robbers and Julie A.
Robbers
2535 Cottonwood Dr.
Lodi, CA 95242

Until a change is requested all tax
statements shall be sent to the
following address:
Kenneth V. Robbers and Julie A.
Robbers
2535 Cottonwood Dr.
Lodi, CA 95242

File No.: 7131-2549905 (VRR)
Date: November 03, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

COOS COUNTY, OREGON **2015-009953**
\$56.00 11/06/2015 02:18:17 PM
Terri L.Turi, Coos County Clerk Pgs=3

STATUTORY WARRANTY DEED

Judy A. Jacoby, Grantor, conveys and warrants to **Kenneth V. Robbers and Julie A. Robbers as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The land referred to in this report is described in Exhibit A attached hereto.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$179,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 4th day of November, 2015.

Judy A. Jacoby
Judy A. Jacoby

STATE OF Oregon)
County of Coos Josephine)ss.

This instrument was acknowledged before me on this 4th day of November, 2015 by **Judy A. Jacoby**.

Rhea Chojnacki

Notary Public for Oregon
My commission expires: 5-22-2018

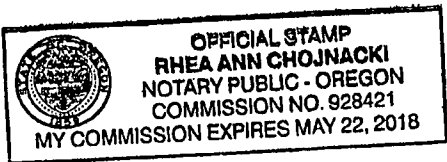


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Lot 15, ROADS END FIRST ADDITION, Coos County, Oregon.

PARCEL 2:

Beginning at a 5/8 inch iron rod set per CS 57B41 survey records of Coos County, Oregon, on the platted East line of Lot 15, ROADS END FIRST ADDITION, in the SE 1/4 of Section 8, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, from which the Southeast corner of Lot 15 of said Roads End First Addition lies South 06° 10' 20" East 195.47 feet; and running thence North 33° 22' 54" East along the hereby adjusted line 164.87 feet to a 5/8 inch iron rod; thence North 58° 29' 01" East 95.80 feet to a 5/8 inch iron rod; thence continuing North 58° 29' 01" East 15.16 feet; thence leaving the adjusted line and running North 42° 00' West 13.38 feet; thence North 56° 00' West 37.00 feet; thence North 79° 00' West 40.00 feet; thence North 88° 00' West 75.00 feet; thence North 64° 00' West 67.00 feet; thence South 06° 10' 20" East 267.48 feet, more or less, to the point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.

