



# Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
[PLANNING@CO.COOS.OR.US](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: AW-21-016

Date Received: 3/8/2021 Receipt #: 224268 Received by: ADibbe

This application shall be filled out electronically. If you need assistance please contact staff.

If the fee is not included the application will not be processed.

(If payment is received on line a file number is required prior to submittal)

## LAND INFORMATION

A. Land Owner(s) JCB Holdings, LLC

Mailing address: P.O. Box 1941, Bandon, OR 97411

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Township: 28S Range: 14W Section: 21 ¼ Section: C 1/16 Section: D Tax lots: 1800

Select Select Select Select Select

Tax Account Number(s): 971300 Zone: Select Zone Rural Residential-2 (RR-2)  
Tax Account Number(s) \_\_\_\_\_ Please Select

B. Applicant(s) Coos Curry Consulting Group

Mailing address: P.O. Box 1548, Bandon, OR 97411

Phone: 541-982-9531 cooscurry@gmail.com

C. Consultant or Agent: Sheri McGrath

Mailing Address \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone
- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V
- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

### Special Districts and Services

Water Service Type: On-Site (Well or Spring)  Sewage Disposal Type: On-Site Septic   
School District: Bandon  Fire District: Bandon RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I.  A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1.  A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
  2.  A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
  3.  A complete description of the request, including any new structures proposed.
  4.  If applicable, documentation from sewer and water district showing availability for connection. *N/A*
- II.  A plot plan (map) of the property. Please indicate the following on your plot plan:
1.  Location of all existing and proposed buildings and structures
  2.  Existing County Road, public right-of-way or other means of legal access
  3.  Location of any existing septic systems and designated repair areas
  4.  Limits of 100-year floodplain elevation (if applicable) *N/A*
  5.  Vegetation on the property
  6.  Location of any outstanding physical features
  7.  Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III.  A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is referred directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.



*Sheri McBeth on Behalf of JB Holdings*

**ACCESS INFORMATION**

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 88967 Hwy 42S, Bandon, OR 97411

Type of Access: State Hwy - Provide Access Permit  Name of Access: Hwy 42S

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway  Parking  Access  Bonded Date: \_\_\_\_\_ Receipt # \_\_\_\_\_

File Number: DR-20-

March 5, 2021

**NON-CONFORMING USE APPLICATION**

88967 Hwy 42S

Bandon, Oregon 97411

28-14-21CD TL 1800

Tax Account 971300

**PROPERTY OWNER**

JCB Holdings, LLC

P.O. Box 1941

Bandon, Oregon 97411

**APPLICANT**

Coos Curry Consulting Group

P.O. Box 1548

Bandon, OR 97411

cooscurry@gmail.com

**EXISTING PROPERTY CONDITIONS**

The subject property is located outside of the city limits of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 1800 on the Coos County Tax Assessor's Map 28-14-21CD. The property is located in the Rural Residential 2 zoning district. The property is .86 acres in size, and the situs address is 88967 Hwy 42S, Bandon, Oregon 97411.

Existing development includes two septic systems, a domestic well, a manufactured home, and a stick framed home. A mix of vegetation exists including bushes and scrubs, a variety of trees and grasses. The property is not used for farming or forest practices and is primarily cleared. The driveway is installed, and is kept in good working order.

The stick framed home pre-dates the tax assessor and planning records; however, an application in 1999 acknowledged the existence of two homes on the property. Zoning compliance was issued for the replacement of one of the grandfathered dwellings, and that manufactured home was sited in 1999. On June 3, 1998 a Zoning Compliance Letter was issued for a septic repair. The letter states the date of the existing grandfathered dwelling was sited in 1937. The now replaced grandfathered dwelling pre-dated any county records. Both grandfathered dwellings preexisted the Coos County Zoning and Land Development Ordinance and Coos County Tax Assessor's records. A letter from Pacific Power is attached, and shows that an electric meter was set at this location on January 1, 1979. A second letter is attached that shows the continuance of services for the last 10 year period, specifically since 1999 when the manufactured home was sited and given its own meter.

The structures are in compliance with the required setbacks and height restrictions. There are adequate and permitted septic systems for both homes.

## PROPOSED PROPERTY CONDITIONS

The property owner would like to bring the current property conditions into compliance with the Coos County Zoning and Land Development Ordinance. Clearance for the continuance of the existing structures and septic systems is being requested. The existing manufactured structure is proposed to be replaced with a stick framed structure. The 1937 cabin is proposed to be remodeled, and an attached garage addition is proposed at this time. There was at one point a detached garage on this site that was removed and not replaced.

## COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

2.1.200 Single Family Dwelling is defined as, "a single household unit of which construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise prohibited."

Conditional Use is "applied to a use which may be permitted by the issuance of a conditional use permit."

Evidence is defined as, "Facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the proponent to be relevant to the decision.

Zoning District is defined as, "a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed."

1.1.300 All development must comply with the Comprehensive Plan and Zoning Ordinance. *The existing original development pre-exists the CCZLDO, yet both grandfathered homes were acknowledged in 1999 on ZCL-99-441. The structures are permitted under the current zoning ordinance as a non-conforming use acknowledged through the conditional use process.*

4.2.100 The Rural Residential district provides for the continual existence of rural family life outside of the Urban Growth Boundary. *The subject property is in a residential location which was a thriving rural community several years ago. Several properties have had or still have multiple single family dwellings on non conforming lot sizes. This area once had a hotel, service station and grocery.*

4.3.220 The conditional use review criteria for the RR-2 district requires compatibility with the surrounding properties. *The surrounding area is residential, and the proposed replacement dwelling will enhance the neighborhood by replacing a deteriorating structure with a new stick built home.*

5.6.100 Non-conforming uses may continue and be altered. Alterations to the use or physical use of the property is allowed if there is no greater impact on the neighborhood. *The existing development does not adversely impact the neighborhood. The replacement dwelling will be located in the same location as the current dwelling.*

5.6.105 Restoration or replacement due to a natural disaster is permitted outright. *This does not apply to the current application.*

- 5.6.110 Replacement of non-conforming uses is permitted as long as there has not been abandonment for more than one year. *The existing dwellings have been in continual use.*
- 5.6.120 Alterations, repairs or verification of a non-conforming use requires a conditional use permit. The application shall comply with Section 5.6.125 and be consistent in intent to ORS 215.130 (5-8). *The applicant is applying for the required permit with conditions listed below.*
- 5.6.125 When evaluating the conditional use, the following criteria are to be met:
1. The change of use will have no greater adverse impact on the neighborhood. *The applicant is not requesting a change of use.*
  2. The change in structure or physical use of the property will not have a greater adverse impact on the neighborhood. *The neighborhood has residential development and there will be no greater adverse impact.*
  3. Other provisions of this ordinance , such as development standards are met. *The applicant meets or exceeds the development standards of this ordinance. All property line setbacks are exceeded. All structure heights are lower than permitted. All driveways and septic systems are maintained and in good working order.*
- 5.6.125 The applicant shall provide evidence that the non-conforming use was in use for a ten year period preceeding the date of application. *The applicant has provided a letter Pacific Power regarding the service start date for utilities on January 1, 1979. Two Zoning Compliance Letters show the existence of the structures. There has been continual service and taxation on the property which exceeds the ten year period.*
- The applicant shall provide evidence that the non-conforming use was lawful at the time the zoning ordinance or regulation went into effect. *Single Family Dwellings are allowed outright in the RR-2 zone. When the manufactured dwelling was sited in 1999, replacement dwellings and grandfathered uses were allowed to continue without a conditional use permit.*

#### **OREGON REVISED STATUTES FINDINGS OF FACT**

- 215.130 (5) The lawful use of any building, structure or land at the time of the enactment or amendment of any zoning ordinance may be continued. *Residential use has been the primary and outright permitted use of the Rural Residential 2 zoning district for as long as this county has permitted residential development and prior to that by several years.*
- 215.130 (6) Restoration or replacement of any use described in subsection (5) may be permitted to be restored in the instance of a natural disaster. *This is not applicable to this application.*
- 215.130 (7) The use may not be continued after a period of abandonment. *The use has been continual since at least 1937.*
- 215.130 (8) Any proposal for the verification or alteration of the non-conforming use shall be through a permit outlined by the zoning jurisdiction. *The applicant has applied for an Administrative Conditional Use Permit for the alteration and continual use of two grandfathered dwellings.*

Coos Curry Consulting Group  
P.O. Box 1548 \* Bandon, Oregon 97411  
[cooscurry@gmail.com](mailto:cooscurry@gmail.com)  
541-982-9531

CONSENT FOR REPRESENTATION

I, Chris Butler of JCB Holdings, LLC of P.O. Box 1941, Bandon, OR 97411 give permission to Coos Curry Consulting Group to represent me on all design, permit and consulting matters concerning the property located on the Coos County Tax Assessor's Map 28-14-21 CD Tax Lot 1800. The tax account for this property is 971300.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above properties.

Contact information for Sheri McGrath is:

Cell: 541-982-9531  
E-mail: [cooscurry@gmail.com](mailto:cooscurry@gmail.com)  
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 12 months from the date below, without requirement of notice.

DATED: 2-9, 2021

COOS CURRY CONSULTING GROUP

  
By: Sheri McGrath

CLIENT

  
By: Chris Butler

RECORDING REQUESTED BY:



1010 1st Street, Ste 215  
Bandon, OR 97411

GRANTOR'S NAME:  
Federal Home Loan Mortgage Corporation

GRANTEE'S NAME:  
Christopher Earl Butler

AFTER RECORDING RETURN TO:  
Christopher Earl Butler  
PO Box 1941  
Bandon, OR 97411

SEND TAX STATEMENTS TO:  
Christopher Earl Butler  
PO Box 1941  
Bandon, OR 97411

9713.00 and T28-14-21CD TL# 01800  
Route 2 Box 531, Bandon, OR 97411

Coos County, Oregon **2020-03232**  
**\$101.00** Pgs=4 **03/30/2020 04:23 PM**  
eRecorded by: TICOR TITLE COOS BAY  
Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Federal Home Loan Mortgage Corporation, Grantor, conveys and specially warrants to Christopher Earl Butler, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is Sixty-Four Thousand And No/100 Dollars (\$64,000.00).

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 216.010, 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.



**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-27-20

Federal Home Loan Mortgage Corporation, Servicelink, a division of Chicago Title Insurance Company, as its attorney in fact

BY: [Signature] 3-27-20  
**Jason DaSilva**  
ITS: **Assistant Vice President**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of \_\_\_\_\_

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ *See Attached* Notary Public,

personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )

On 3/27/2020 before me, Heather L Valenzuela, Notary Public  
*Date Here Insert Name and Title of the Officer*  
personally appeared Jason Dasilva  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
*Signature of Notary Public*

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer Title(s): \_\_\_\_\_
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

Beginning at a point 691.5 feet West from the Northeast corner of the NE 1/4 of the NW 1/4 of Section 28, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South 2° 0' East 174 feet to the Oregon Coast Highway; thence North 65° 30' East in a Northeasterly direction along the Oregon Coast Highway 363 feet; thence North 21° West 196 feet; thence South 73° 30' West 273 feet; thence South 2° 0' East 83 feet to the place of beginning.

SAVE AND EXCEPT those portions conveyed by deeds recorded May 17, 1937 in Book 128, Page 605, recorded August 2, 1938 in Book 132, Page 81 and recorded May 2, 1949 in Book 190, Page 148, Deed Records of Coos County, Oregon.

Unofficial  
Copy

Property Owner John & Susan Ariztia Permit Number 600-018 County Coos

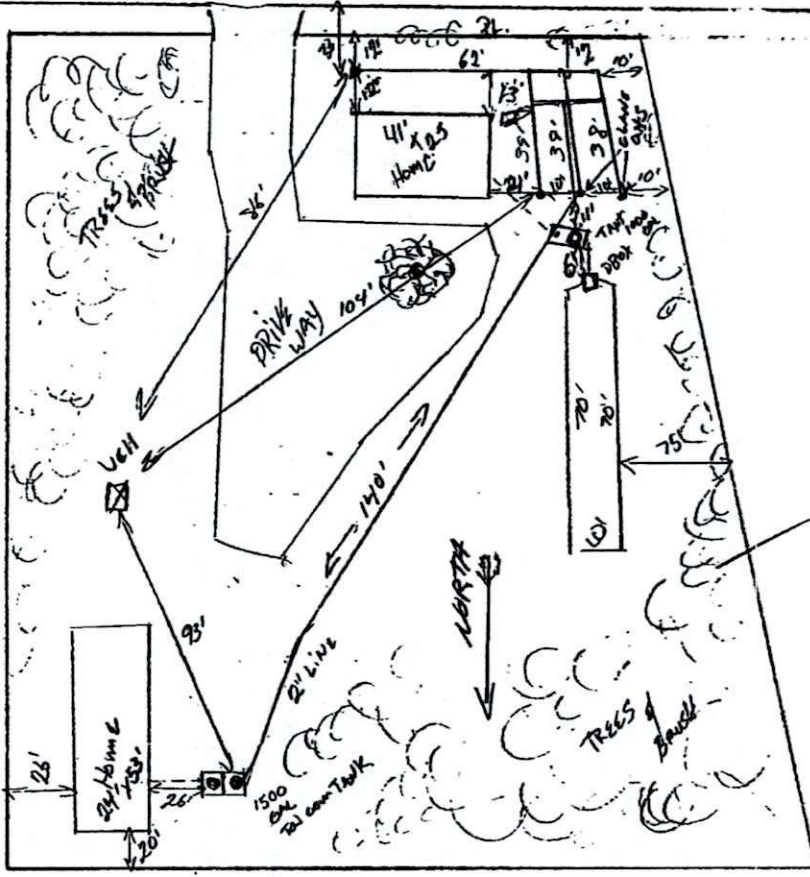
AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system Oregon Department of ~~Environmental Quality~~ Environmental Quality

**RECEIVED**

APR 10 2000

4/2 South

COOS BAY OFFICE



E2 way of piping

4-13-00  
11:10  
Squirt 6" #  
for of clearcut  
37354  
(License Number)

**CONSTRUCTION WAS PERFORMED BY:**

Property Owner (Permittee) \_\_\_\_\_  
Sewage Disposal Service Business: Brown & Son  
(Print Full Business Name)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

Thomas W. Brown  
(System Installer's Signature)

Installer  
(Title)

4-10-00  
(Date)

# COOS COUNTY ZONING COMPLIANCE LETTER

(Valid For One Year From Date Of Issue)

COOS COUNTY PLANNING DEPARTMENT      COURTHOUSE ANNEX      COQUILLE, OR. 97423  
 PHONE (541) 386-3121      FAX (541) 386-2890

DATE 6-3-98      ZCL NO. 98-224  
 APPLICANT Francis Brown, Contractor      PHONE 347-2798  
 OWNER Frank R. Henry Trustee/Juan and Susan Ariztia      PHONE \_\_\_\_\_  
 ADDRESS 432 Cedar St/Rt., Box 531  
 CITY Myrtle Point/Bandon      STATE: OR      ZIP 97458/97411

**LEGAL DESCRIPTION:**

TWNSTP	RANGE	SECTION	TAX LOT	ACCOUNT#	SIZE	ZONING
28	14	21CD	1800	9713.00	.86	RR-2
COMMENTS _____						

**EXISTING STRUCTURES / IMPROVEMENTS**

DWELLING      \*      FARM      WELL      XX      PUBLIC WATER      \_\_\_\_\_  
 MOBILE HOME      \_\_\_\_\_      OTHER      \_\_\_\_\_      SPRING      \_\_\_\_\_      PUBLIC SEWER      \_\_\_\_\_  
 COMMERCIAL      \_\_\_\_\_      NONE      \_\_\_\_\_      LAKE      \_\_\_\_\_      SEPTIC      2  
 INDUSTRIAL      \_\_\_\_\_

COMMENTS 1- house sited in 1937, no documentation on the date the cabin was sited. Therefore, grandfathering for the cabin has not been established, garage

**ZONING DISTRICT REQUIREMENTS**

**SETBACKS**      FRONT: -0-      SIDE /CORNER -0-      REAR: -0-  
 ALL BUILDINGS OR STRUCTURES WITH THE EXCEPTION OF FENCES SHALL BE SETBACK A MINIMUM OF 35ft. FROM ANY ROAD RIGHT-OF-WAY CENTERLINE OR A MINIMUM OF 5ft. FROM ANY ROAD RIGHT-OF-WAY LINE, WHICHEVER IS GREATER.  
 STRUCTURE HEIGHT: --      AIRPORT OVERLAY ZONE: --      UGB: --

**RIPARIAN VEGETATION:**

ALL BUILDINGS SHALL MAINTAIN A 50ft. MINIMUM SETBACK FROM ALL STREAMS, LAKES, WETLANDS AND RIVERS IDENTIFIED ON THE DEPARTMENT OF REVENUE MAPS.

**FIREBREAK:**

CONSTRUCT AND MAINTAIN A PRIMARY FIREBREAK OF AT LEAST 30 ft. RADIUS AROUND ALL PROPOSED STRUCTURES (INCLUDING DECKS).

A SECONDARY FIREBREAK OF AT LEAST 100ft. AROUND THE PRIMARY FIREBREAK.

**DRIVEWAYS:**

DRIVEWAY CONFIRMATION FORM SIGNED-OFF BY ROAD DEPARTMENT, ATTACHED.

**RURAL RESIDENTIAL COMPATIBILITY WITH FARM / FOREST MANAGEMENT PRACTICES**

I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

APPLICANTS SIGNATURE \_\_\_\_\_

# COOS COUNTY ZONING COMPLIANCE LETTER

(Valid For One Year From Date Of Issue)

COOS COUNTY PLANNING DEPARTMENT

COURTHOUSE ANNEX

COQUILLE, OR. 97423

PHONE (541) 398-3121

FAX (541) 398-2880

DATE 9-17-99

ZCL NO. 99-441

APPLICANT Juan Ariztia

PHONE \_\_\_\_\_

OWNER Juan & Susan Ariztia

PHONE \_\_\_\_\_

ADDRESS RT 4 Box 360

CITY Bandon STATE: OR

ZIP 97411

## LEGAL DESCRIPTION:

TWNSHP	RANGE	SECTION	TAX LOT	ACCOUNT#	SIZE	ZONING
<u>28</u>	<u>14</u>	<u>21CD</u>	<u>1800</u>	<u>9713.00</u>	<u>860</u>	<u>RR-2</u>
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COMMENTS \_\_\_\_\_

## EXISTING STRUCTURES / IMPROVEMENTS

DWELLING	<u>2</u>	FARM	_____	WELL	<u>XX</u>	PUBLIC WATER	_____
MOBILE HOME	_____	OTHER	_____	SPRING	_____	PUBLIC SEWER	_____
COMMERCIAL	_____	NONE	_____	LAKE	_____	SEPTIC	<u>XX</u>
INDUSTRIAL	_____						

COMMENTS Current Dwelling was sited in 1937.

## ZONING DISTRICT REQUIREMENTS

SETBACKS FRONT: \_\_\_\_\_ SIDE / CORNER \_\_\_\_\_ REAR: \_\_\_\_\_

ALL BUILDINGS OR STRUCTURES WITH THE EXCEPTION OF FENCES SHALL BE SETBACK A MINIMUM OF 35ft. FROM ANY ROAD RIGHT-OF-WAY CENTERLINE OR A MINIMUM OF 5ft. FROM ANY ROAD RIGHT-OF-WAY LINE, WHICHEVER IS GREATER.

STRUCTURE HEIGHT: \_\_\_\_\_ AIRPORT OVERLAY ZONE: \_\_\_\_\_ UGB: \_\_\_\_\_

## RIPARIAN VEGETATION:

ALL BUILDINGS SHALL MAINTAIN A 50ft. MINIMUM SETBACK FROM ALL STREAMS, LAKES, WETLANDS AND RIVERS IDENTIFIED ON THE DEPARTMENT OF REVENUE MAPS.

## FIREBREAK:

CONSTRUCT AND MAINTAIN A PRIMARY FIREBREAK OF AT LEAST 30 ft. RADIUS AROUND ALL PROPOSED STRUCTURES (INCLUDING DECKS).

A SECONDARY FIREBREAK OF AT LEAST 100ft. AROUND THE PRIMARY FIREBREAK.

## DRIVEWAYS:

n/a DRIVEWAY CONFIRMATION FORM SIGNED-OFF BY ROAD DEPARTMENT, ATTACHED.

## RURAL RESIDENTIAL COMPATIBILITY WITH FARM / FOREST MANAGEMENT PRACTICES

I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

APPLICANTS SIGNATURE \_\_\_\_\_

**SPECIAL CONSIDERATIONS**

FLOOD HAZARD AREA \_\_\_\_\_  
COASTAL SHORELANDS \_\_\_\_\_  
BEACHES AND DUNES \_\_\_\_\_  
NATURAL HAZARDS \_\_\_\_\_  
WATERSHED \_\_\_\_\_  
OTHER \_\_\_\_\_

FIRM FLOOD MAP NUMBER : \_\_\_\_\_  
MINERAL RESOURCES \_\_\_\_\_  
WETLANDS \_\_\_\_\_  
ARCHAEOLOGICAL \_\_\_\_\_  
AIRPORT \_\_\_\_\_  
BOTANICAL \_\_\_\_\_  
HISTORICAL \_\_\_\_\_  
GEOLOGICAL \_\_\_\_\_

**ATTENTION OWNER / CHARLESTON SANITARY DISTRICT**

\_\_\_\_\_ ADDITIONAL CLEARANCE BY THE CHARLESTON SANITARY DISTRICT IS REQUIRED FOR ALL ON-SITE SEPTIC DISPOSAL SYSTEM REPAIR OR INSTALLATION, OR CONNECTION TO THE DISTRICT'S SANITARY SYSTEM.

**COOS COUNTY AUTHORIZES CLEARANCE FOR THE FOLLOWING STATE PERMITS**

**DEPARTMENT OF ENVIRONMENTAL QUALITY**

SITE EVALUATION \_\_\_\_\_ RECONNECT EXISTING SYSTEM \_\_\_\_\_  
INSTALL NEW SEPTIC SYSTEM \_\_\_\_\_ REPAIR / REPLACE EXISTING SYSTEM XX  
OTHER \_\_\_\_\_

**BUILDING CODES AGENCY**

CONSTRUCT SINGLE FAMILY DWELLING \_\_\_\_\_ CONSTRUCT ACCESSORY STRUCTURE \_\_\_\_\_  
REPAIR OR ALTER EXISTING DWELLING \_\_\_\_\_ CONSTRUCT FARM BUILDING \_\_\_\_\_  
SITE MANUFACTURED DWELLING XX OTHER \_\_\_\_\_

**EXPLANATORY NOTES AND / OR CONDITIONS :**

Clearance to replace a grandfathered dwelling which was removed in 1999. There are 2 grandfathered dwellings on the property. The dwelling being replaced must be replaced within 2 years (note this clearance letter is valid one year). Only 2 dwellings allowed.

**APPLICANT'S STATEMENT**

PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER OF RECORD AND I AM AUTHORIZED TO OBTAIN THIS ZONING COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND / OR THE BUILDING CODES AGENCY. THE STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I VERIFY THAT THIS IS A LEGALLY CREATED TRACT, PARCEL OR LOT. I UNDERSTAND THAT ANY PERMITS AND / OR AUTHORIZATION FOR DEVELOPMENT ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION FOR ISSUING THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY. (Zoning Compliance Letter Valid For One Year From Date Of Issue).

APPLICANT'S SIGNATURE [Signature]

**COOS COUNTY COMPLIANCE**

THE COOS COUNTY PLANNING DEPARTMENT FINDS THAT THE PROPOSED USES COMPLY WITH APPLICABLE PROVISIONS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE. THE INFORMATION CONTAINED ON THIS FORM REFLECTS THE STATUS OF THE SUBJECT PROPERTY AND LAND USE REGULATIONS THAT EXIST AT THE TIME OF ISSUANCE.

AUTHORIZED SIGNATURE : [Signature]  
TITLE : Planner DATE : 9-17-99

**FOR OFFICE USE ONLY**

FEE RECEIVED : 500 RECEIPT #: 13474 CHECK # 1661  
NO CHARGE, BASED ON APPLICATION #: \_\_\_\_\_ STAFF [Signature]  
OTHER : \_\_\_\_\_

*P.O. Box 400  
Portland, OR 97207-0400*

*A PacifiCorp Company*

 **PACIFIC POWER**

September 21, 1998

Susan Ariztia  
Route 4, Box 360A  
Bandon, OR 97411

RE: RR 2, Box 531 Back, Bandon, OR

Dear Susan:

Thank you for contacting us regarding service at the back residence at RR 2, Box 531, in Bandon.

Our records show a meter was set at this site on 1-1-79. We have metered usage records in our current computer system dating back to March 1994. Enclosed is a copy of the record of our most recent customers, together with a copy of the load history.

On behalf of Pacific Power, we want to say how much we value and appreciate you as a customer. If you have any questions or concerns, please call us toll-free at 1-888-221-7070, 24 hours a day, 7 days a week.

Sincerely,

Pacific Power Customer Service