



# 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 PHONE: 541-396-7770

FILE NUMBER: HBCU-21-001

Date Received: 2/3/2021 Receipt #: 224206 Received by: JMB

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) Prabhakar Patel

Mailing address: 2166 Ash Street, North Bend OR 97459

Phone: 9513336396 Email: prabhakarguitar@yahoo.com

Township: 25S Range: 13W Section: 30 1/4 Section: A 1/16 Section: C Tax lots: 3400  
Select Select Select Select Select

Tax Account Number(s): 374300 Zone: Select Zone Controlled Development  
Tax Account Number(s) \_\_\_\_\_ Please Select

### B. Applicant(s) Prabhakar Patel

Mailing address: 2166 Ash Street, North Bend OR 97459

Phone: 9513336396

### C. Consultant or Agent: \_\_\_\_\_

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: Select type of Water Service Sewage Disposal Type: Select type of Sewage System  
School District: Select School District Fire District: Select Fire District

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 contulant.

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.
- 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)
  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 refereed 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.

**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: Cape Arago Hwy ( exact address to be determined)

Type of Access: Public Road  Name of Access: cape arago hwy

Is this property in the Urban Growth Boundary? Yes

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-

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**Prabhakar Patel**

2166 Ash Street  
North Bend, OR, 97459  
951-333-6396  
prabhakarguitar@yahoo.com

2nd, February 2021

**Coos County Planner**

Coquille OR 97423.

Dear Ms. Crystal Orr,

I am Prabhakar Patel currently living in North Bend. I would like to develop a self storage facility on a vacant land on Cape Arago Hwy in Coos Bay.

The land is flat land situated on the corner of Cape Arago Hwy and Dolezal Blvd. the dimensions of the land are 100 feet x 300 feet with direct access from Cape Arago Hwy. The visibility of the traffic is excellent as this part of the road is very straight and there are no structures or trees obstructing the vision. Current zoning for the land is CD-5. The current use of the land is a vacant land with no structures or prior development.

My proposal of self storage development would be beneficial to the people of Coos County as there is a severe housing shortage that has required lots of residents to share apartments and houses leaving them to need a storage space. Although storage facility is considered a commercial development it's has in essence turned into an extension of residential needs. There is a storage facility (Midway Self Storage CD-5 Zoning) within 3 blocks of my property and it has been historically completely full with sometimes requiring a waiting list.

The current use of the neighboring property to the north is a small gift shop with large open space which is rented sometimes to outdoor flea market. The neighbor to the south has a small single family house with most of the property being used as an outdoor storage and junk yard.

Coos County zoning and Ordinance requires development of a proposed self storage facility a conditional use permit.. Storage facility will be managed remotely with availability of a robust website to rent a unit online. Proposed development will only require electricity connection. The sewer and water are

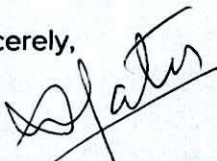
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available at the property line but will not be necessary as there will be no onsite manager or office.

Proposed development will cause very little disturbance to the surrounding properties and in fact will be beneficial to the neighborhood. I am open to any suggestions and requirements to bring my project to fruition.

I am attaching a preliminary site plan for the project with this application. I have records of prior survey which are included in the application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Prabhakar Patel', written over a horizontal line.

**Prabhakar Patel.**

**Stuntzner Engineering  
& Forestry, L.L.C.**

ENGINEERING • LAND SURVEYING • FORESTRY  
PLANNING • WATER RIGHTS

705 South 4th St. Phone: (541) 267-2872  
Post Office Box 118 Coos Bay, Oregon 97420 Fax: (541) 267-0588

Drawn By: Don Jones Date: July 15, 1999

Checked By: Tom Marshall Drawing No.: 99-130

Designed By: Revised:

Job Name: Phyllis Wilson Boundary Survey Sheet 1 of 1

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald W. Jones*  
OREGON  
JANUARY 18, 1944  
DONALD W. JONES  
2543  
EXPIRES 06/30/01

**Boundary Survey**

Prepared for  
Phyllis Wilson

Located in the SW 1/4, NE 1/4 Section 30, Township  
25 South, Range 13 West,  
Willamette Meridian, Coos County, Oregon

**Cape Arago Highway**

**Dolezal Blvd.**

**Deed Reference 72-10-7774**

**Deed Reference 71-65413**

To Iron Pipe & brass cap  
of southwest corner of  
Section 30  
S32°25'15"W  
(537°52'45"W)  
4508.02'  
(4303.88')

Found 1/2" Iron pipe  
Held for lot line  
Falls 2.9' into right-of-way  
CS 57-A-184

Found 1/2 GIP  
Held for parcel line  
Falls N 66°25'15" W, 1.80'  
from SE corner of parcel  
CS 57-A-99

Found & held  
1-1/4" iron pipe  
Unrecorded plat of  
Roosevelt Boulevard Park

Found & held  
3/4" iron pipe  
Unrecorded plat of  
Roosevelt Boulevard Park

**Narrative**  
I hold to apparent original monuments along southeasterly parcel line.  
For the southerly line of that parcel conveyed by Deed Reference No. 71-65413,  
I hold to monuments shown as found.  
For Cape Arago Highway right-of-way, I prorate between the southerly Dolezal  
right-of-way and the southerly line of that parcel conveyed by Deed Reference No.  
71-65413

**Basis of Bearing**  
As shown on unrecorded plat of Roosevelt Blvd. Park. Apparently assumed.  
I hold to monuments shown as found along Dolezal Boulevard.

**Record Surveys**  
Unrecorded plat of Roosevelt Boulevard Park  
CS 57-A-198 Erichsen 1958  
CS 57-A-184 Wade 1977  
CS 57-A-198 Wade 1978

**Record Deeds**  
Coos County Deed Reference No. 71-65413  
Coos County Deed Reference No. 72-7-7744  
Coos County Deed Reference No. 75-12-1160

**Legend**  
⊙ = Found monument as noted  
○ = Set 5/8" x 30" iron rod with yellow plastic cap scribed "Stuntzner Eng."

Found 5/8" iron rod  
Held for Dolezal right-of-way  
CS 57-A-198

S66°26'00"E  
(S66°26'1")  
296.07'  
(296.07')

(L=100.81')  
R=101.16'  
R=106.00'

(L=72.80')  
R=72.02'  
R=106.00'

(N37°05'E)  
S37°09'00"W  
29.80'  
(29.52')

Held 60.00'

Held 60.00'

Scale  
1"=30'

RECEIVED

JUL 29 1999

Filed Aug 19, 1999  
*Karl E. Seidel*  
County Surveyor

MICROFILMED

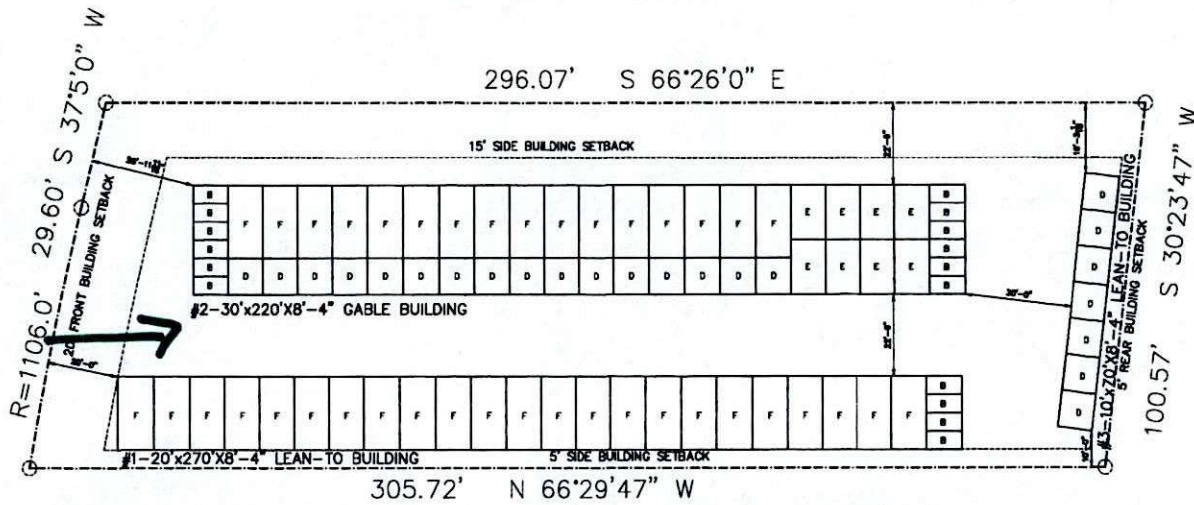
15826

**Spaw Blvd.**



CAPE ARAGO HIGHWAY

DOLEZAL BLVD.



### UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
B	5 x 10	16	18.6	800
D	10 x 10	23	26.7	2300
E	10 x 15	8	9.3	1200
F	10 x 20	39	45.3	7800
TOTAL		86	100	12100

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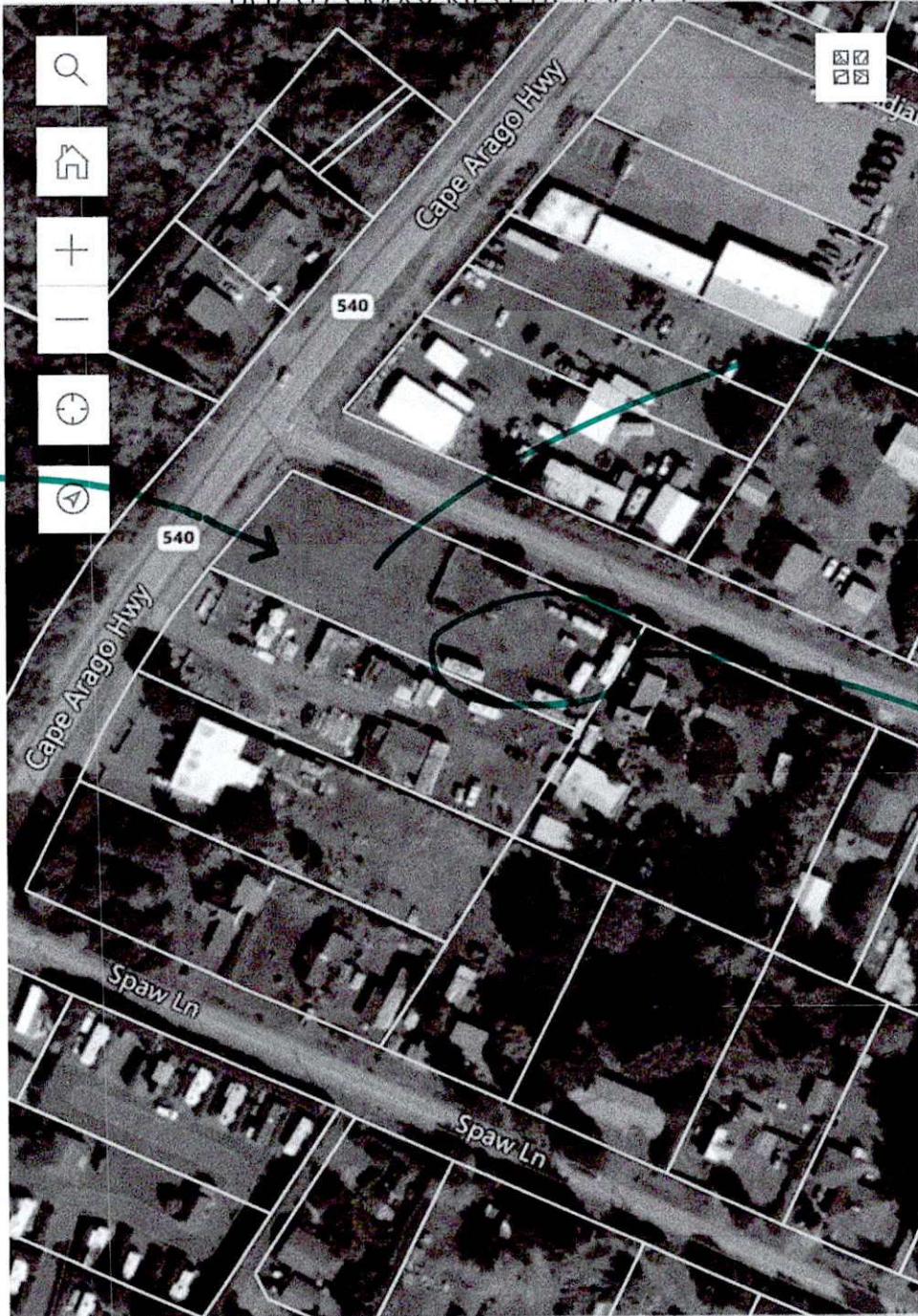
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January 2021 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT)



Road Access

Flat Land  
No Vegetation

None Present currently.



Date Received: \_\_\_\_\_  
Receipt # \_\_\_\_\_

## COOS COUNTY ROAD DEPARTMENT



# ACCESS/DRIVEWAY/ROAD/ PARKING VERIFICATION PERMIT

THIS FORM NEEDS TO BE SUBMITTED TO COOS COUNTY PLANNING DEPARTMENT  
225 N. ADAMS STREET OR MAILED TO: 250 N. BAXTER, COQUILLE OR 97423

**All new and replacement dwellings, commercial or industrial development requires this form.  
Other development may require verification of access.**

Payment for this permit can be submitted to the Cos County Planning Department in the form of cash or check

For Office Use Only: FILE # \_\_\_\_\_ FEE: \_\_\_\_\_

**Applicant/Agent** (print name): PRABHAKAR PATEL  
Mailing address: 2166 Ash Street, North Bend OR 97459  
Phone: 951 333 6396 Email: DRPRABHAKAR@gmail.com

**Land Owner** (print name): PRABHAKAR PATEL  
Mailing address: 2166 Ash Street, North Bend OR 97459  
Phone: 951 333 6396 Email: DRPRABHAKAR@gmail.com

**LOCATION**

25 S 13 W30 AC 3400  
Township Range Section Tax Lot

Cape Arago Hwy, Coos Bay OR 97420  
Site address

CD-5 0.68  
Zone (s) Acreage

**EXISTING IMPROVEMENTS** Describe any improvements to the property such as any roads, structures, etc.  
Flat vacant land

Applicant Signature: *[Signature]*

*Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and/or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.*

**Coos County Road Department Use Only**

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

Driveway  Parking  Access

Bonded Date: \_\_\_\_\_ Receipt # \_\_\_\_\_

Comments and Requirements

Proposed Development :- self storage (plans attached)

Boundaries : survey attached

Location of structures : Vacant Land

Required Parking : 1 car parking, 1 Bicycle

Employees : No Employee on site

current utilities : None

Available utilities : Water, Power, sewer, cable

Proposed utilities : Electricity (Power)

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ersion 10/2016

**NOTICE:** The Applicant is responsible for providing enough information in this application for staff to make reasonable findings.

**REQUIRED SUBMITTALS**

1. All permits shall contain the following:

- a. Property boundaries;
  - b. Location of all structures on the subject property;
  - c. Required parking spaces;
  - d. Current utilities and proposed utilities; and
  - e. Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
2. In addition Parking Plans shall contain the following:
- a. The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
  - b. Location of existing and proposed access point(s) on both sides of the road where applicable;
  - c. 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;
  - d. 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;
  - e. 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;
  - f. Number and direction of lanes to be constructed on the road plus striping plans;
  - g. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
  - h. Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.
3. 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.

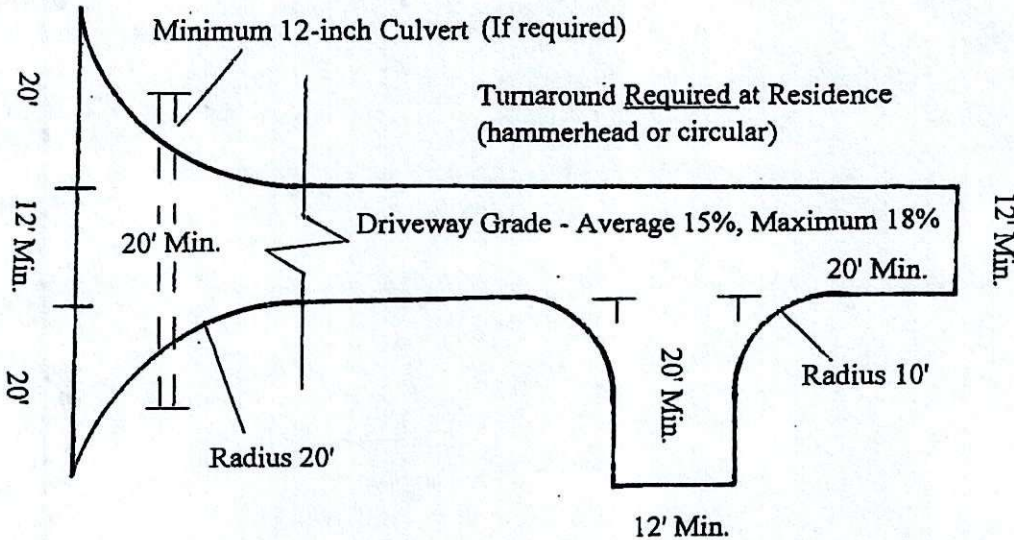
## DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

### Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



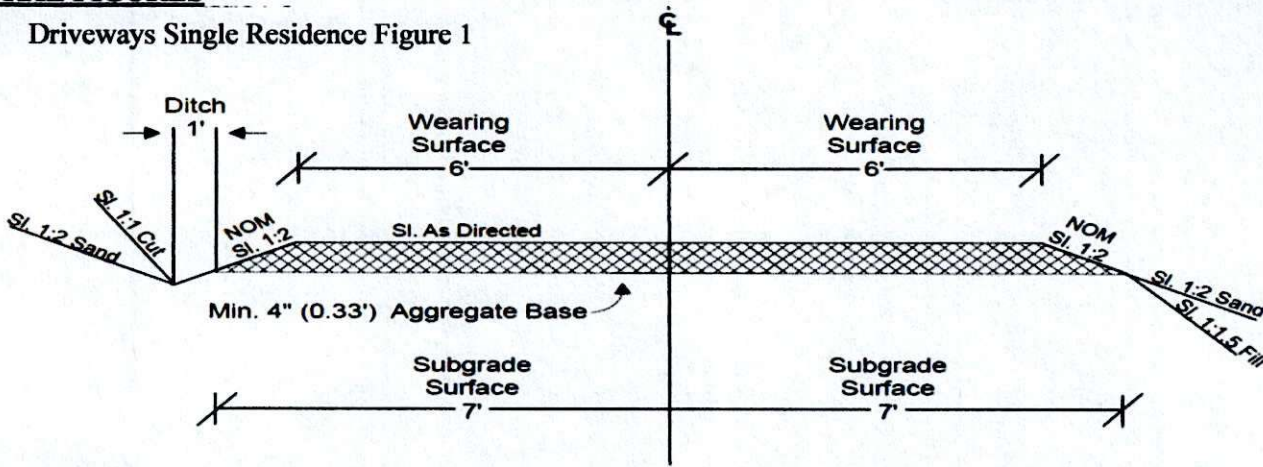
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

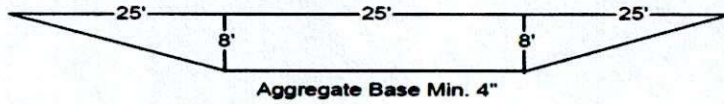
If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

**RURAL FIGURES**

Driveways Single Residence Figure 1



Pull Outs



**FORESTRY, MINING OR AGRICULTURAL ACCESS:**

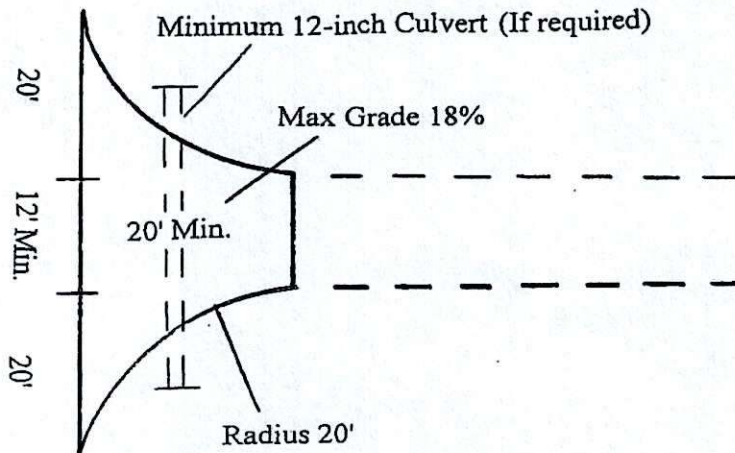
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

**Forestry, Mining or Agricultural Access Standard drawing**  
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster  
The access will be developed from the edge of the developed road.

Figure 7.1.450

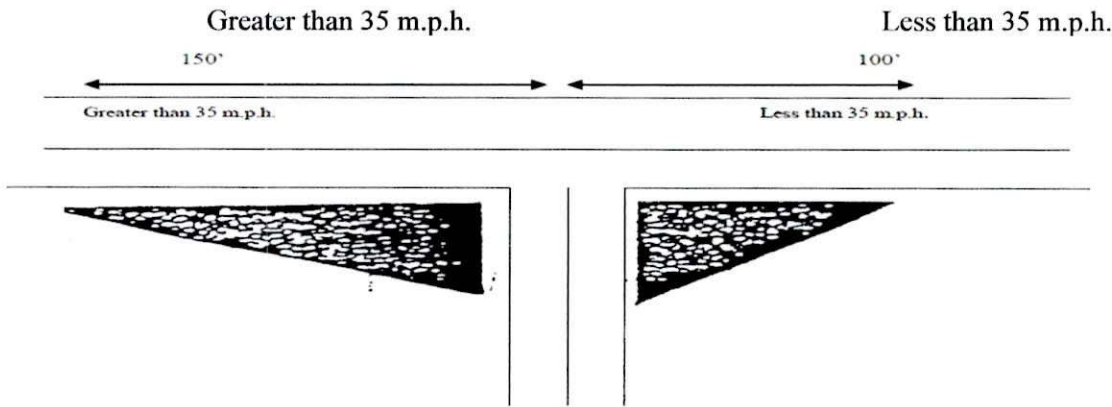


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**VISION CLEARANCE TRIANGLE:**

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



**PARKING LOT STANDARDS:**

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space

Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students
Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
<b>Figures</b>	A	B	C	D	E
<b>Single row of Parking</b>					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
<b>Figures #'s</b>					
	F	G	H	I	J
<b>Two Rows of Parking</b>					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

**Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.**



RECORDING REQUESTED BY:

**TICOR TITLE**  
County of Coos

300 W Anderson Avenue, PO Box 1075  
Coos Bay, OR 97420

**GRANTOR'S NAME:**  
Phyllis A. Wilson

**GRANTEE'S NAME:**  
Prabhakar Patel

**AFTER RECORDING RETURN TO:**  
Order No.: 360820032935-LS  
Prabhakar Patel  
2186 Ash Street  
North Bend, OR 97459

**SEND TAX STATEMENTS TO:**  
Prabhakar Patel  
2186 Ash Street  
North Bend, OR 97459

APN: 374300  
Map: 25S-13W-30AC TL 3400  
Vacant Land, Coos Bay, OR 97420

Coos County, Oregon

**2020-12086**

**\$96.00** Pgs=3

12/01/2020 03:37 PM

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Phyllis A. Wilson, Grantor, conveys and warrants to Prabhakar Patel, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Beginning at a point on the Easterly boundary of the State Highway through Section 30, Township 25 South, Range 13 West of the Willamette Meridian, from which point the Southwest corner of said Section 30 bears South 32° 55' West a distance of 4611.08 feet; thence South 37° 05' West a distance of 29.52 feet to the point of beginning of a curve of 1106.3 foot radius; thence along said curve to the left through a central angle of 1° 53' a distance of 72.80 feet; thence South 66° 26' East a distance of 305.27 feet; thence North 30° 37' East a distance of 100.76 feet; thence North 66° 26' West a distance of 296.07 feet to the point of beginning, being a portion of the North Half of the E.J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00). (See ORS 93.030).

**Subject to:**

1. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.

**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.**

**STATUTORY WARRANTY DEED**

(continued)

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

Dated: 11/21/2020

Phyllis A. Wilson  
Phyllis A. Wilson by Steven J. Wilson, POA

State of Oregon  
County of Washington

On this 11/21/2020, before me personally appeared Steven J. Wilson,

(proved to me on the basis of satisfactory evidence) (personally known to me) to be the person whose

name is subscribed to the within instrument (Type of Document:  
POA in Trust + will)

as the attorney in fact of: Phyllis A. Wilson,

and acknowledged that (he) (she) subscribed the name of Phyllis A. Wilson

thereto as principal, and (his) (her) own name as attorney in fact.

Ruthie Suzanne Crawford  
Notary Public - State of Oregon

My Commission Expires: 07/19/2024



Unofficial Copy



2305 Ocean Boulevard  
P. O. Box 539, Coos Bay, Oregon 97420-0108  
Telephone: (541) 267-3128 Fax: (541) 269-5370

Ivan D. Thomas, General Manager

September 5<sup>th</sup>, 2019

Brady Chindamo  
2707 Broadway Ave  
North Bend, OR 97459

SEP 09 2019

To Whom It May Concern,

The investigation for water service at lot 25S 13W 30AC parcel 3400 Cape Arago Hwy, Coos Bay, OR 97420 which you requested, has been completed and the location approved for service. The following are the itemized fixed costs for the service installation. Please note that "service line" costs for 1-inch services are fixed amounts, however, the cost for a 1½-inch and larger service line must be estimated and paid for at the actual cost of construction. Also be aware that some of these costs – such as service line, system development charge, or highway permits – are usually subject to change each July 1 by action of our Board of Directors.

1" service line with 3/4" meter	\$ 895.00
System development charge	\$ 5,730.00
State highway permit fee	\$ 40.00
Refund to previous main extension project	\$
Hauser/OECD D surcharge	\$ _____
<b>TOTAL</b>	<b>\$ 6,665.00</b>

Based on the information you provided in the investigation for service, a backflow prevention assembly will not be required *at this time*. To initiate service installation, if not already provided, we will need to have the permanent address at the service location.

To initiate service installation, payment of the above total/estimate will be required in full. Once the service/meter has been installed, you will need to contact our office and speak with a Customer Service Representative to open your account and have the water turned on. If you have any technical questions regarding your new service, please contact Jeff Page, Operations Director, at 267-3128 ext 240. Otherwise, contact our Customer Service Department at the same number and we will ensure you receive a prompt response.

Sincerely,

Lily Hubbell  
Customer Service Representative

# COOS County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

**NOT OFFICIAL VALUE**

February 1, 2021 3:36:04 pm

Account # 374300  
 Map # 25S1330AC03400  
 Code - Tax # 0926-374300

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Desor See Record

Mailing Name PATEL, PRABHAKAR

Deed Reference # 2020-12086

Agent

Sales Date/Price 11-21-2020 / \$90,000.00

In Care Of

Appraiser

Mailing Address 2166 ASH ST  
 NORTH BEND, OR 97459-2118

Prop Class 200 MA SA NH Unit  
 RMV Class 200 01 02 BRV 6380-1

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
0926 Land	125,760					0	
Impr.	0					0	
<b>Code Area Total</b>	<b>125,760</b>	<b>58,460</b>	<b>58,460</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Grand Total</b>	<b>125,760</b>	<b>58,460</b>	<b>58,460</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Code Area	ID#	RFPD Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
					TD%	LS	Size			
0926	10	<input checked="" type="checkbox"/>	CD-5	Market	100	A	0.68	MV	008	125,760
<b>Grand Total</b>							<b>0.68</b>			<b>125,760</b>

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
<b>Grand Total</b>										<b>0</b>

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0926	FIRE PATROL:									
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	0.68	Year	2021			