



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND 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: ACU-21-035

Date Received: 5/4/21 Receipt #: 224369 Received by: MB

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) Jonathen Himmelrick

Mailing address: P.O. Box 1620, Bandon, OR 97411

Phone: 541-366-0009 Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>28S</u>	<u>15W</u>	<u>36</u>	<u>D</u>	<u>A</u>	<u>400</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 2835800 Zone: Select Zone Commercial-1 (C-1)
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

- | | | |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> 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](#)

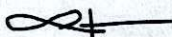
- D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County 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.
- 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.



Sheri McGrath on behalf of Owner

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: 50372 Hwy 101, Bandon, OR 97411

Type of Access: Public Road Name of Access: 23rd Street and also Hwy 101

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 designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: _____

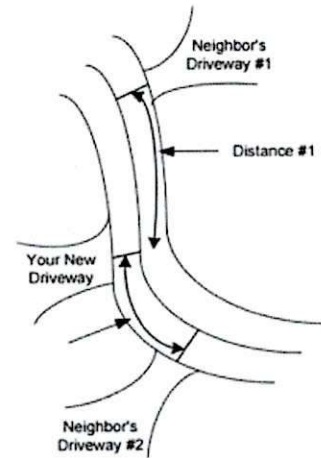
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

There is an existing residence with address

This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

April 27, 2021

APPLICATION FOR A REPLACEMENT DWELLING IN THE C1 ZONE

50372 HWY 101

Bandon, OR 97411

28-15-36DA TL 400

Tax Account #2835800

PROPERTY OWNER

Jonathen Himmelrick

P.O. Box 1620

Bandon, OR 97411

APPLICANT

Coos Curry Consulting Group

P.O. Box 1548

Bandon, OR 97411

Office Contact:

Sheri McGrath

cooscurry@gmail.com

541-982-9531

EXISTING PROPERTY CONDITIONS

The Himmelrick property is located in Bandon, found in Coos County, Oregon. The property is known as Tax Lot 400 on the Coos County Tax Assessor's Map 28-15-36DA. The property is located in the C1 zoning district and is .51 acres in size. The situs address is 50372 Hwy 101, Bandon, Oregon 97411.

Existing development includes a septic system (located on TL 402), a well, a retail store and a manufactured home. An existing shed is proposed to be removed. The lot is primarily cleared and does not contain trees or native plants. The property is not used for farming or forest practices.

PROPOSED PROPERTY CONDITIONS

The Himmelrick family would like to construct a stick framed single family dwelling on the subject property, replacing the existing manufactured home. Replacement Dwellings in the C1 zone are required to go through the administrative conditional use permit process.

The applicant is requesting clearance for the Replacement Dwelling. Below are findings to support the request. A Land Use Application and supporting documents are enclosed with the permit application fee of \$1480.00.

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

2.1.200

Manufactured home is defined as, "Structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, this is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction." *The existing dwelling was constructed and sited in 1977.*

Residential Conventional Single Family Dwelling is defined as "A single household unit including on-site construction or modular units (but not including a mobile home). Said dwelling unit shall not share a common wall, floor or ceiling with another single household unit." *The existing and proposed use is for a Single Family household.*

Conditional Use is defined as "applied to a use which may be permitted by the issuance of a conditional use permit." *An Administrative Conditional Use Permit has been submitted along with these findings and the appropriate fee.*

Wetlands are defined as, "Areas that are inundated or saturated by surface ground water at a frequency and duration sufficient to support, and that under normal do support, a prevalence of vegetation typically adapted for life in saturated conditions. Wetlands generally include swamps, marshes, bogs and similar areas." *The subject property has a National Wetland Inventory designation that has not been verified. The proposed dwelling is outside of the wetland area. There are no wetland plants or animal communities living on the soil surface in the identified areas. The surrounding area does have wetland features, but these are not evidenced on Tax Lot 400.*

Urban Growth Area is defined as, "Lands lying outside an incorporated city, but within an adopted Urban Growth Boundary." *The subject property is located within the UGA of the City of Bandon.*

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." *The subject property is located within the C-1 Zoning District.*

4.2.300

The intent of the C-1 zoning district is primarily for urban growth areas, but also applies to areas that are committed to commercial development. The purpose is to provide for needed commercial opportunities within the UGB. *There is an existing small retail space on the property as well as an existing residence.*

- 4.3.220(5) The proposed development is required to demonstrate compatibility with the surrounding properties. Compatibility means that the proposed use is capable of existing with the surrounding uses without discord. *The proposed use is a stick framed single family dwelling that will replace a 1977 Manufactured Home. The outcome will be a more compatible use for the neighborhood. A stick framed single family dwelling is located directly south on TL 500. In general, the neighborhood has been established as a mixed commercial and residential use for over 30 years.*
- 4.3.225(5) All required parking is subject to Chapter VII. *The applicant has provided adequate parking for the residential and commercial uses.*
- 4.3.225(6,vii) A Riparian vegetation setback of 50' shall not apply in any instance where an existing structure was lawfully established and an alteration to the said structure is to be sited not closer to the wetland areas. Said alteration can not exceed 100% of the existing footprint. *The replacement dwelling is not located within a wetland area; however, a 50' setback to the edge of the wetland is not met. The existing development is closer to the wetland than the proposed replacement dwelling, and the footprint will not exceed 100% of the original footprint.*
- 4.3.225(7) All development, except fences, shall be set back a minimum of 35' from the center of a right of way. *The proposed replacement dwelling will exceed the minimum setback requirements of 35' from right of ways and 5' minimum setback to other property lines.*
- 4.11.315 The property is located in the Airport Surface Floating Zone and has a height limit of 35'. *The proposed dwelling will be less than 35' in height.*
- 5.2.100 Conditional uses are discretionary reviews because not all of the approval requirements are objective. *The proposed use is a replacement of an existing manufactured home used for residential purposes. The proposed use meets the criteria for siting and is discretionary only in the review of wetland setbacks.*
- 6.1.125 The parcel is considered lawfully created. *The parcel was lawfully created.*
- 6.2.550 Improvements will comply with the county and state laws as required for water, sewer, drainage, storm drainage and erosion control. *Erosion control methods will include straw and grass seed in disturbed areas. Water, sewer and drainage will be permitted and inspected by the Department of Environmental Quality and the State Building Codes Division.*
- 7.1.200(3) Access is defined as "A way or means of approach to provide pedestrian, bicycle or motor vehicular entrance to the property." *The property has existing access from Hwy 101 and 23rd Street.*

- 7.1.200(33) Public Road is defined as "A road under the jurisdiction of a public body that provides the principal means of access to an abutting property." *23rd Street is open and improved for the length of the property.*
- 7.1.425 The road access points, driveway and turn around are permitted and inspected by the Coos County Road Department. *A driveway application and bond will be submitted during the permit process. The installer will call for inspection once work is completed.*
- 7.5.175 Required parking spaces are listed for Single Family Dwelling and Retail Use. *The existing retail use has provided the correct number of parking spaces as 1:200sf and 1 per employee. The single family dwelling will exceed the minimum parking spaces of 2 spaces per unit.*

ADDITIONAL SUPPORTING DOCUMENTS

Land Use Application and Fee
Coos County Tax Assessor's Map 28-15-36DA
Coos County Tax Assessor's Summary Report
Consent Form
Existing Plot Plan
Proposed Plot plan
Wetland Overlay Maps
DEQ Plot Plan
Warranty Deed

Coos Curry Consulting Group
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Jonathan Himmelrick of P.O. Box 1620, 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 Coos County Tax Assessor's
Map 28-15-36DA TL 400. The tax account for this property is 2835800.

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
property.

Contact information for Sheri McGrath is:

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

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

DATED: 4/2, 2021

COOS CURRY CONSULTING GROUP


By: SHERI MCGRATH

CLIENT


By: JONATHAN HIMMELRICK

COOS COUNTY, OREGON **2017-12037**
\$71.00 12/15/2017 03:26:00 PM
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pgs=6

**AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233**

AFTER RECORDING RETURN TO:
Edwin C. Norton and Virginia A. Norton
88327 Rosewood Lane
Bandon, OR 97411

ALL TAX STATEMENTS SHALL BE SENT TO:
Johnathen A. Himmelrick
PO Box 1620
Bandon, OR 97411

RE-RECORD COVER SHEET - Please print or type information
Any errors in this cover sheet **DO NOT** affect the transactions(s) contained in the instrument itself.

(Required if document does not meet first page recording requirements under ORS 205.234 or does not provide adequate space on the first page for the recording certificate)

RE-RECORDED AT THE REQUEST OF Ticor Title Company
TO CORRECT by adding the missing tax statement address
PREVIOUSLY RECORDED AS MICROFILM #2017-11789

DOCUMENT TITLE(S)

(If two or more transactions, document(s) must be clearly labeled to record transaction in appropriate records)

Memorandum of Assignment of Vendee's Interest
In Contract of Sale

NAME(S) of DIRECT party(s):

(i.e. DEEDS: Seller/Grantor – MORTGAGES: Borrower/Mortgagor – LIENS: Creditor/Plaintiff)

Edwin C. Norton and Virginia A. Norton, as tenants by the entirety
Frederick H. Klein, III, Sandra Klein, Michael B. Jones and Sandra L. Jones

NAME(S) AND ADDRESS(ES) of INDIRECT party(s):

(i.e. DEEDS: Buyer/Grantee – MORTGAGES: Lender/Mortgagee – LIENS: Debtor/Defendant)

Jonathen Alen Himmelrick, doing business as Himmelrick Enterprises
And also doing business as South Coast Septic

LIEN DOCUMENTS: Amount of lien \$0

If conveying or contracting to convey fee title to real property:

True and Actual Consideration Paid SN/A

After Recording Return To:
Edwin C. Norton and Virginia A. Norton
88327 Rosewood Lane
Bandon, Oregon 97411

AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233

MEMORANDUM OF ASSIGNMENT OF VENDEE'S INTEREST
IN CONTRACT OF SALE

(ORS 93.710(1))

Property: *Common:* 50372 Highway 101, Bandon, Oregon 97411
Assessor: Coos County 28-15-36DA, Tax Lots 400 & 402
Tax: 2835800 & 2835801
Legal: Lots 19 through 36, inclusive, Block 13, Smith's First Addition to Bandon, Coos County, Oregon, save and except therefrom that portion conveyed to The State of Oregon, by and through its Department of Transportation by Warranty Deed recorded May 25, 2005 as Microfilm No. 2005-7461, Records of Coos County, Oregon.

Owner: Edwin C. Norton and Virginia A. Norton, as tenants by the entirety
care of address: 88327 Rosewood Lane, Bandon, Oregon 97411

Contract of Sale: That Contract of Sale respecting Property dated on or about May 10, 2013 recorded as Coos County, Oregon Instrument #2013-4450

Original Contract Purchaser: Frederick H. Klein, III, Sandra Klein, Michael B. Jones, and Sandra L. Jones
care of address: P. O. Box 1887, Bandon, Oregon 97411


Successor Contract Purchaser: Johnathen Alen Himmelrick, doing business as *Himmelrick Enterprises*, and also doing business as *South Coast Septic*
care of address: 49396 Highway 101, Bandon, Oregon 97411

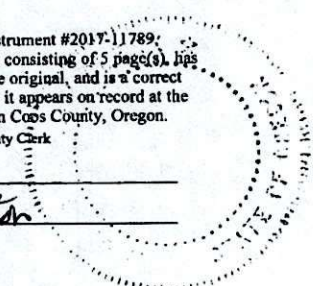
Effective Sunday, October 1, 2017, Original Contract Purchaser's interest, privileges, and obligations under Contract of Sale to purchase Property are terminated and null and void, and Successor Contract Purchaser has succeeded to Original Contract Purchaser's vendee's interest in Contract of Sale. The terms of the Contract of Sale have been amended, and those amendments are memorialized in a prior writing entitled "Assignment of Vendee's Interest in Contract of Sale" dated on or about October 1, 2017 and signed by all parties or their authorized representatives. This *Memorandum of Assignment of Vendee's Interest in Contract of Sale* is intended to be recorded in the real property records of Coos County, Oregon, to reference that "Assignment of Vendee's Interest in Contract of Sale" signed on or about October 1, 2017.

STATE OF OREGON
COUNTY OF COOS

I hereby certify that instrument #2017-11789, recorded on 12/8/2017, consisting of 5 page(s), has been compared with the original, and is a correct and whole transcript as it appears on record at the County Clerk's office in Coos County, Oregon.
Debbie Heller, CEA, County Clerk

12/11/2017





So memorialized:

Edwin C. Norton Signature of Edwin C. Norton 12-7-2017 Date Signed

State of OR)
County of COOS) ss.

Dec 7th 2017 ~~Date Signed~~, above, Edwin C. Norton appeared before me and acknowledged this Memorandum of Assignment of Vendee's Interest in Contract of Sale.

[Handwritten Signature]
Signature of Notary Public for:
My Commission Expires:



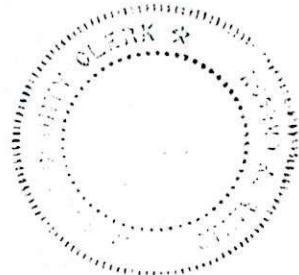
So memorialized:

Virginia A. Norton Signature of Virginia A. Norton Dec. 7 2017 Date Signed

State of OR)
County of COOS) ss.

Dec 7th 2017 ~~Date Signed~~, above, Virginia A. Norton appeared before me and acknowledged this Memorandum of Assignment of Vendee's Interest in Contract of Sale.

[Handwritten Signature]
Signature of Notary Public for:
My Commission Expires:



So memorialized:

→ Sandra L. Jones
Signature of Sandra L. Jones

12-6-2017
Date Signed

State of Nevada)
County of Washoe)

ss.

On the Date Signed, above, Sandra L. Jones appeared before me and acknowledged this Memorandum of Assignment of Vendee's Interest in Contract of Sale.

Sherri A. Macaluso
Signature of Notary Public for:
My Commission Expires: 07/30/2019



So memorialized:

→ Michael B. Jones
Signature of Michael B. Jones

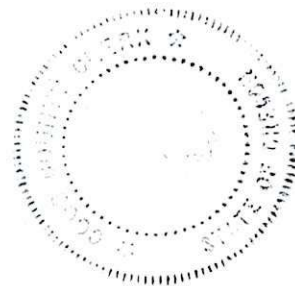
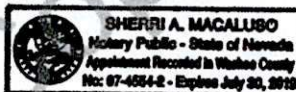
12-6-2017
Date Signed

State of Nevada)
County of Washoe)

ss.

On the Date Signed, above, Michael B. Jones appeared before me and acknowledged this Memorandum of Assignment of Vendee's Interest in Contract of Sale.

Sherri A. Macaluso
Signature of Notary Public for:
My Commission Expires: 07/30/2019



So memorialized:

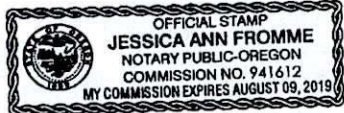
Sandra K. Klein
Signature of Sandra K. Klein

12-08-17
Date Signed

State of OR)
County of COOS) ss.

Dec. 8th 2017
On the ~~Date Signed~~, above, Sandra K. Klein appeared before me and acknowledged this Memorandum of Assignment of Vendee's Interest in Contract of Sale.

[Signature]
Signature of Notary Public for: OR COOS
My Commission Expires: 08-09-19



So memorialized:

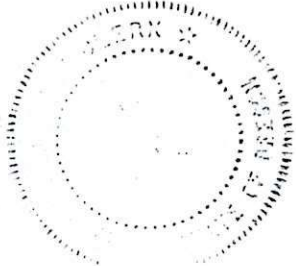
Frederick H. Klein, III
Signature of Frederick H. Klein, III

12-08-17
Date Signed

State of OR)
County of COOS) ss.

Dec. 8th 2017
On the ~~Date Signed~~, above, Frederick H. Klein, III appeared before me and acknowledged this Memorandum of Assignment of Vendee's Interest in Contract of Sale.

[Signature]
Signature of Notary Public for: OR COOS
My Commission Expires: 08-09-19



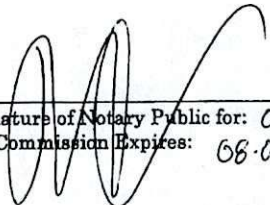
So memorialized:


Signature of Johnathen Alen Himmelrick

12/7/17
Date Signed

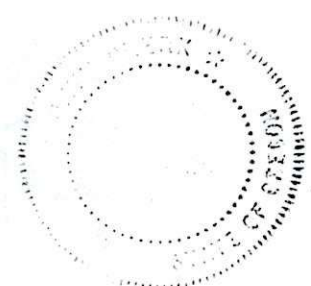
State of OR)
County of COOS) ss.

On the ~~Date Signed~~ 12/7/17, above, Johnathen Alen Himmelrick appeared before me and acknowledged this Memorandum of Assignment of Vendee's Interest in Contract of Sale.


Signature of Notary Public for: OR/COOS
My Commission Expires: 08-09-19



Unofficial Copy



COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

March 12, 2021 11:14:11 am

Account # 2835800
Map # 28S1536DA00400
Code - Tax # 5403-2835800

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name HIMMELRICK, JONATHEN ALEN

Deed Reference # 2017-12037

Agent

Sales Date/Price 12-08-2017 / \$0.00

In Care Of

Appraiser ROY N. METZGER

Mailing Address PO BOX 1620
 BANDON, OR 97411-1620

Prop Class 209 **MA** **SA** **NH** **Unit**
RMV Class 201 06 27 RRL 27990-1

Situs Address(s)	Situs City
ID# 50372 HIGHWAY 101	BANDON

Code Area		RMV	MAV	Value Summary			RMV Exception	CPR %
				AV	SAV	MSAV		
5403	Land	213,790				Land	0	
	Impr.	12,300				Impr.	0	
Code Area Total		226,090	57,840	57,840	0	0	0	
Grand Total		226,090	57,840	57,840	0	0	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
5403	10	<input checked="" type="checkbox"/>		C-1	Market	100	A	0.51	MHS	008	213,790
Grand Total								0.51			213,790

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
5403	1	0	599	Miscellaneous	100		10		12,300	
5403	2	1977	452	MH REAL DOUBLE CLASS 5	100		1,440	R - 144222	10,930	
Grand Total							1,450		23,230	

MS Account(s): 5403-R-144222

*** The Real MS value is not included in the total of the real account

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.

NE1/4 SE1/4 SEC. 36 T.28S. R.15W. W.M. COOS COUNTY

28S 15W 36DA BANDON

CANCELLED NO.

- 1100
- 1500
- 1700
- 700
- 800
- 1400
- 1300
- 2900
- 1800
- 2000
- 2700
- 2500
- 600
- 901
- 1201
- 1801
- 3201
- 1601

SEE MAP 28S 1W5 36AD

1" = 100'

SEE MAP 28S 15W 36

SEE MAP 28S 14W 31CB



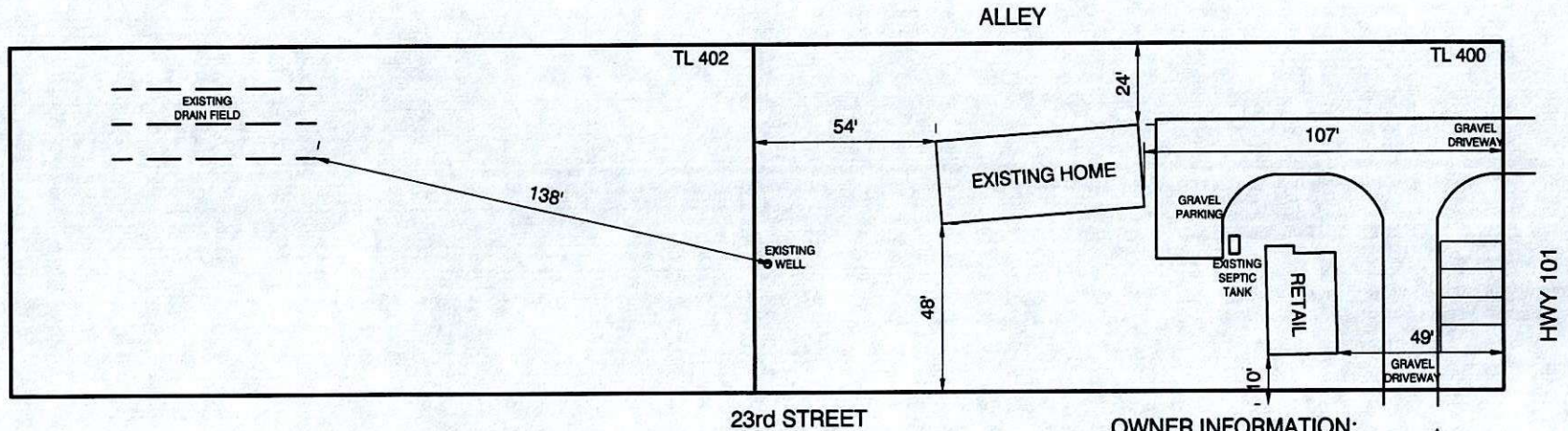
SEE MAP 28S 15W 36DD

28W 15W 36DA BANDON

2-1-2017

1/16 COR.

1/16 COR.



MAP PREPARED BY:
SCOTT KENT AND
SHERI MCGRATH
4-13-2021

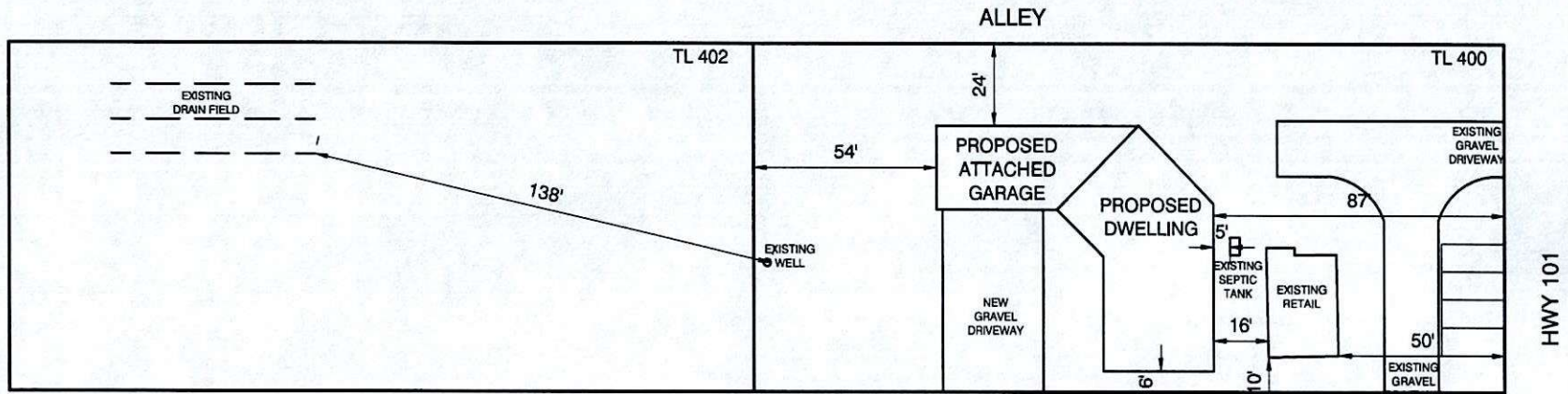
OWNER INFORMATION:
JONATHEN HIMMELRICK
P.O. BOX 1620
BANDON, OREGON 97411

PROPERTY INFORMATION:
50372 HWY 101
BANDON, OREGON 97411
28-15-36DA TL 400



A EXISTING PLOT PLAN
SCALED TO FIT

PROJECT DESCRIPTION: THE OWNER IS SEEKING CLEARANCE TO REPLACE AN EXISTING MANUFACTURED HOME WITH A STICK FRAMED SINGLE FAMILY DWELLING. CLEARANCE TO LIVE ON SITE IN AN RV DURING CONSTRUCTION IS REQUESTED AS PART OF THIS CLEARANCE PROCESS. THERE ARE NO PROPOSED CHANGES TO THE EXISTING RETAIL BUILDING OR USE. ACCESS IS FROM HWY 101 AND ALSO 23RD STREET. A NEW DRIVEWAY IS BEING PROPOSED OFF OF 23RD STREET.



MAP PREPARED BY:
SCOTT KENT AND
SHERI MCGRATH
4-27-2021

OWNER INFORMATION:
JONATHEN HIMMELRICK
P.O. BOX 1620
BANDON, OREGON 97411

PROPERTY INFORMATION:
50372 HWY 101
BANDON, OREGON 97411
28-15-36DA TL 400



A PROPOSED PLOT PLAN
SCALED TO FIT

JOH-4

PROPOSED GARAGE

28S15W36DA
400

PROPOSED DRIVEWAY

PROPOSED RESIDENCE

EXISTING SEPTIC TANK



EXISTING RETAIL



PROPOSED HOUSE AND DRIVEWAY WITH APPROXIMATE WETLAND OVERLAY

SECTION 3 - As Built Plan:

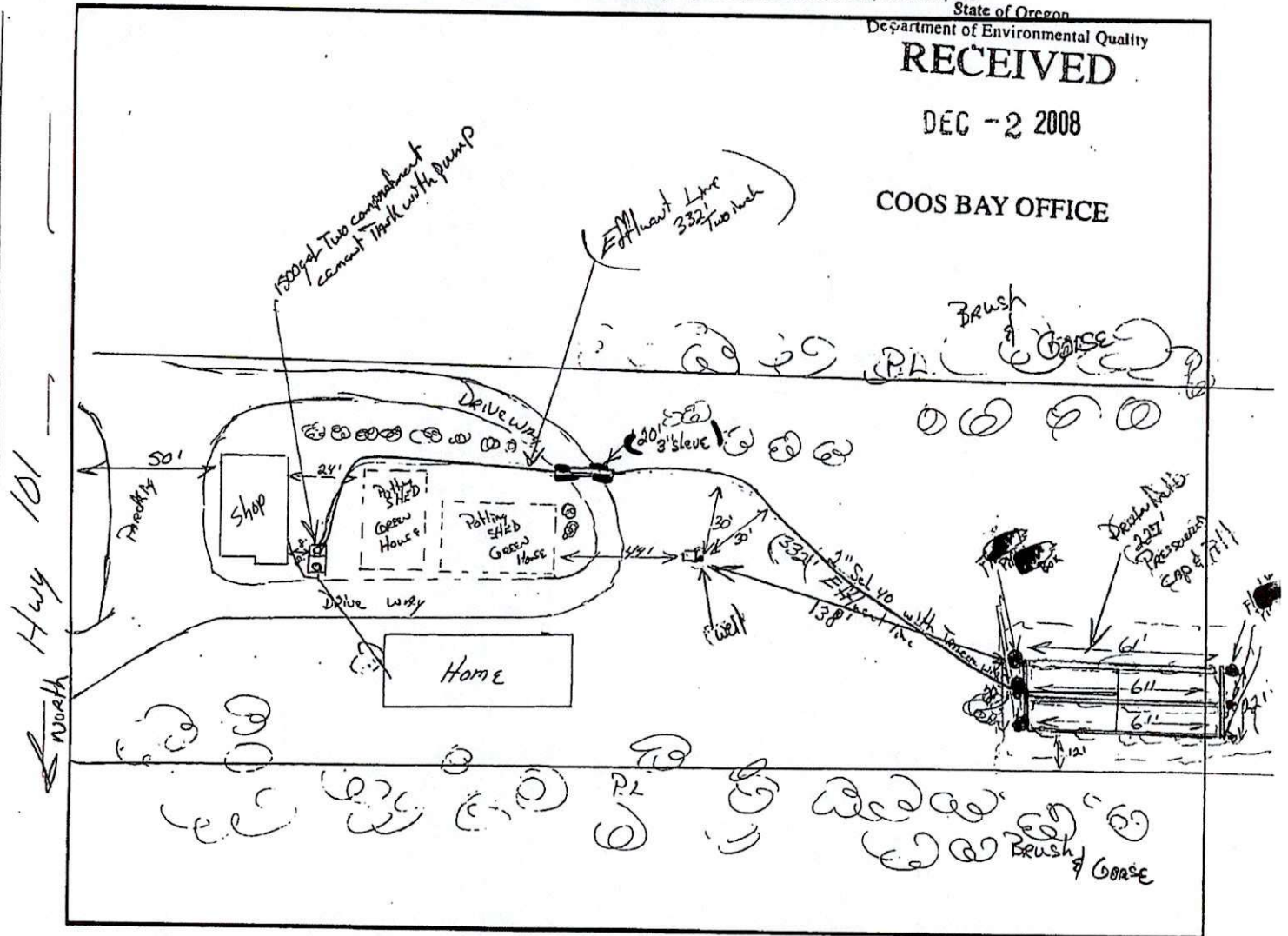
AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.

State of Oregon
Department of Environmental Quality

RECEIVED

DEC -2 2008

COOS BAY OFFICE



SECTION 4 - Construction was performed by (Signature Required)

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

Owner/Permittee or Certified Installer w/Certification#:	Print Name: <u>Brown & Son</u>		
Licensed Installer:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	License#: <u>37354</u>	Certification#: <u>I 185 6-29-09</u>
Owner/ Certified Installer:	Signature: <u>Thomas W. Brown</u>	Date: <u>11-28-08</u>	Phone#: <u>297-0480</u>

SECTION 5 - Office Use Only:

Notice Accepted	Yes <input type="checkbox"/> No <input type="checkbox"/>	Date:
-----------------	--	-------

Installer/Owner (Permittee) Notified:	Yes <input type="checkbox"/> No <input type="checkbox"/>	Date:
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If No, Reason for Non Acceptance: _____

Comment: _____