

COOS COUNTY ZONING COMPLIANCE LETTER

(Valid For One Year From Date Of Issue)

COOS COUNTY PLANNING DEPARTMENT

COURTHOUSE ANNEX

COQUILLE, OR. 97423

PHONE (541) 396-3121

FAX (541) 396-2890

DATE July 13, 1999

ZCL NO. 99-307

APPLICANT Harris, Lincoln

PHONE _____

OWNER 4366 Flower St.

PHONE _____

ADDRESS Coos Bay

CITY _____ STATE : Or ZIP _____

LEGAL DESCRIPTION :

TWNSHP	RANGE	SECTION	TAX LOT	ACCOUNT#	SIZE	ZONING
<u>26</u>	<u>14</u>	<u>01BC</u>	<u>2900</u>	<u>21396.00</u>	<u>.12</u>	<u>UR-2</u>
<u>"</u>	<u>"</u>	<u>"</u>	<u>3000</u>	<u>21398.00</u>	<u>.12</u>	<u>UR-2</u>
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COMMENTS _____

EXISTING STRUCTURES / IMPROVEMENTS

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

COMMENTS Dwelling is locaated on Tax Lot 2900

ZONING DISTRICT REQUIREMENTS

SETBACKS FRONT: 20 SIDE / CORNER 5 REAR: 5

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 _____

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
OTHER

BUILDING CODES AGENCY

CONSTRUCT SINGLE FAMILY DWELLING CONSTRUCT ACCESSORY STRUCTURE xx
REPAIR OR ALTER EXISTING DWELLING CONSTRUCT FARM BUILDING
SITE MANUFACTURED DWELLING OTHER

EXPLANATORY NOTES AND / OR CONDITIONS:

Ok to issue building permit for the detached garage 30x30 on tax lot 3000
Tax lot 2900 and 3000 are owned by the same persona and utilized by the same. Setbacks for the structure is 20ft from the front and 5feet from the sides and rear.

Earlier ZCLs have the dwelling noted on the wrong tax lot, the assessment files also show the dwelling(mobile home) on the wrong tax lot. Tax Lot 3000 shows a general purpose building, however the owner states the structure has been torn down.

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 Carol Parker**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: Carol ParkerTITLE: OwnerDATE: July 13, 1999**FOR OFFICE USE ONLY**FEE RECEIVED: \$57RECEIPT #: 13293CHECK # 253NO CHARGE, BASED ON APPLICATION #: STAFF afOTHER:

26141BC 2900 + 3000



SITE PLAN

Zoning Compliance Letter Coos County

DATE 5-5- 19 88
LOG #VL- 88-207

APPLICANT Eubanks, Mark

OWNER: 11

AGENT: 70R 97457

ADDRESS: 552 NE Pacific Hwy Myrtle Creek PHONE: 863-4268

LEGAL DESCRIPTION

Township: <u>26</u>	Range: <u>14</u>	Section: <u>01 BC</u>	Tax Lot No.: <u>2900 & 3000</u>
Zoning District: <u>UR-2</u>	Parcel Size: <u>.24 acres</u>	Account No.: <u>21396.00 & 21398.00</u>	

EXISTING IMPROVEMENTS

STRUCTURES:

☒
☒
☒

Dwelling
Commercial
Industrial

☒
☒
☒

Farm
Other Shed
None

UTILITIES:

☒
☒
☒

Well
Spring
None

☒
☒
☒

Septic system
Public water
Public sewer

ZONING DISTRICT REQUIREMENTS

SETBACKS:

FRONT:

☐
☒

No requirement
20 feet minimum

REAR:

☐
☒

No requirement
5 feet minimum

SIDE:

☐
☒
☒

No requirement
5 feet minimum
15 feet minimum for side yards
abutting a right-of-way

ALL SETBACKS:

☒

All buildings or structures with the exception of fences shall be setback a minimum of 35 ft. from any road right-of-way center-line or a minimum of 5 ft. from any road right-of-way line, whichever is greater.

☒

No requirements

STRUCTURE HEIGHT:

☒
☒
☒

No requirement
35 feet maximum
35 feet maximum within airport
overlay zone.

☒

35 ft. plus one additional foot in height
from each foot of setback exceeding 5 feet.

☒

Other:

RIPARIAN VEGETATION:

☒
☒

No requirement
All structures shall maintain a 50' foot minimum setback from all streams, lakes and rivers identified on the Department of Revenue maps.

FIREBREAK:

☒
☒

No requirement
Construct and maintain a firebreak of at least 30' radius around the proposed structure.

County Clearance to Obtain the Following Permits

Special Flood Hazard Area

- ☒ Site is not within HUD special flood hazard area
☒ Site is within HUD special flood hazard area — See Attachment "A"

Department of Environmental Quality
490 N. 2nd, Coos Bay: 269-2721

- ☒ Site evaluation
☒ New septic system
☒ Other: Public Sewer*
☒ Repair existing system
☒ Reconnect to existing system

Department of Commerce
455 Elrod, Coos Bay: 269-4566

- ☒ Construct single family dwelling
☒ Site mobile home
☒ Other: _____
☒ Repair or alter existing dwelling
☒ Construct accessory structure

Explanatory notes/conditions

Attention owner and DEQ:

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 Compliance

The Coos County Planning Department finds the proposed uses(s) complies with the Coos County Zoning and Land Development Ordinance and the Coos County Comprehensive Plan. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the zoning/comprehensive plan maps.

Signature Kevin S. Cuyler

Applicant's Statement

Pertaining to the subject property described, I hereby consent that I am the legal owner of record, or an agent having consent of the legal owner of record, and am authorized to make the application for a zoning clearance checklist so as to obtain the necessary building or DEQ permits. The statements within this application are true and correct to the best of my knowledge and belief. I verify that this is a legally created lot, tract, or parcel of land and that legal access to the subject property exists. I understand that any permit authorized by the Planning Department may be revoked if it is determined that the permit authorization was based upon false statements or misrepresentations.

As a condition for issuing this zoning clearance letter the undersigned hereby agrees that he/she will hold Coos County harmless from and indemnify the county for any liability for damage which may occur to the undersigned on his/her property whatsoever as a result of the undersigned's failure to build, improve or maintain roads which serve as access to the subject property.

☒ Applicant's Signature: Mark S. Cuyler

Fee Received (\$10.00) Staff

R# 1628

No charge

Check

2373

REV 10/87