

Debby Darling

From: Breena Hilding
Sent: Wednesday, October 08, 2008 11:14 AM
To: Debby Darling
Subject: Site Inspection

Hi Debby,

94904

Dep Dahlen requested I send a follow up email to you to let you know that he did a site inspection today for the property located at ~~96904~~ Stagecoach Lane in Broadbent due to some previous flags on that property due to solid waste accumulation violations. He did the inspection today, per the request of the new owners, and they are in compliance now. The only thing remaining on the property is some construction materials that are being used to rebuild a small shed on the property.

If you are in need of any further information you may contact Deputy Dahlen at 541-404-5395.

Thanks,

Breena Hilding

29-12-33-1500

10/8/2008



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210
FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

April 3, 2006

Jeff Krall
Century 21 Realty
714 Ash Street
Myrtle Point, OR 97458

RE: Solid Waste violation
on property located at T.29, R.12, S.33, Tax Lot(s) #1500

Dear Mr. Krall:

This correspondence is being generated as a follow up to your telephone conversation with the Coos County Planning Department on March 29, 2006.

As was discussed on the telephone, the above referenced property has been flagged on the Planning Department computers as having a violation. Since that discussion, the Planning Department has received information from Deputy Del Dahlen, Coos County Code Compliance officer, that the violation is one of solid waste.

This means that no permits, zoning compliance letters, or other reviews may be given on this property until the violation has been resolved. This does not mean you cannot sell the property; however, whoever buys the property is also buying the violations and must resolve them before permits may be issued.

I hope this clears up the matter for you. If you need further information, please do not hesitate contacting the Planning Department during regular business hours. The Planning Department is opened to the public Monday – Thursday from 8-5.

The Planning Department may be reached by mail at Coos County Planning Department, Coos County Courthouse, Coquille OR 97423; by phone at 541-396-3121, extension 210, or by email at ddarling@co.coos.or.us.

Sincerely,

COOS COUNTY PLANNING DEPARTMENT
Debby Darling, Planning Tech

c: Patty Evernden, Coos County Planning Director
Adam Colby, Planning Specialist
Deputy Del Dahlen, Coos County Sheriff's office
Dave Perry, Oregon Department of Land Conservation and Development
File



COOS COUNTY PLANNING DEPARTMENT

Coos County Courthouse Annex, 290 N. Central, Coquille, Oregon 97423

(503) 396-3121 Ext 210 Fax 396-2690 TDD 1-800-735-2900

Bill Grile, AICP
Planning Director

Patty Evernden
Assistant Planning Director

CERTIFIED

January 24, 1995

David R. Spears
HC 84 Box 10249
Broadbent, Oregon 97414

RE: T.29, R.12, S.33, TL#1500

Dear Mr. Spears:

The Planning Department has received information that a zoning violation may exist on the above referenced property under your ownership or control. The property is zoned Rural Residential-two (RR-2) and contains 1.68 acres.

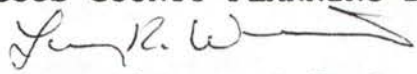
The information received indicates you may be in violation of the Coos County Zoning and Land Development Ordinance (CCZLDO), and County Code Section 7.01.110 Solid Waste Accumulation.

Please be notified that you have until 5:00 p.m. on February 2, 1995, to respond to this allegation. Your response may be written or you may call for an appointment to discuss this matter and present information you feel is pertinent.

Failure to respond within the required time period may result in the issuance of a citation to appear in court. We would appreciate your prompt attention to this matter.

If you have questions please contact the Planning Department at (503) 396-3121, Extension 210.

Sincerely,
COOS COUNTY PLANNING DEPARTMENT


Larry Winter, Code Compliance Officer

LW/lg

c: Bill Grile, Planning Director
Dave Cameron, County Counsel
Lisa Wampole, Sheriff's Office

File

COOS COUNTY PLANNING DEPARTMENT VERIFICATION LETTER

NAME David R. Spears DATE 11/10/77
 (owner)
 ADDRESS Myrtle Point Rt. Box 3A Broadbent, OR PHONE _____

PROPERTY IDENTIFICATION:

SEC. 33 TWP. 29 RANGE 12 TAX LOT # 11732-1-1
 APPROVED SUBDIVISION NAME NONE
 DATE APPROVED NA LOT NA BLOCK NA
 EXISTING STRUCTURES OR OTHER IMPROVEMENTS: Mobile home*, metal shed,
spring water, septic
 PUBLIC WATER NO PUBLIC SEWER NO
 ZONING IRR-5 ACREAGE 1.71 PARCEL PREEXISTS ORDINANCE Yes
 SUFFICIENT ACREAGE NO FIRE ZONE NONE

APPLICANT HAS RECEIVED COUNTY CLEARANCE FOR THE FOLLOWING:

1. DEQ SITE EVALUATION ONLY NA
2. DEQ SITE EVALUATION & PERMIT Permits to rehook to existing septic
3. BUILDING PERMIT PURPOSES:
 - a. Residential Structure To construct A-frame residence*
 - b. Accessory Bldgs/Res. Structure NA
 - c. Mobile Home Siting NA
 - d. Other (explain) NA

*EXPLANATORY NOTES: * mobile home presently ^{SITED BY} ~~located~~ on property is to be removed upon completion ~~and~~ habitation of A-frame residence.
 AND ^{BY}

ZONING REQUIREMENTS: Min lot size 5 ac no bldg. or structure shall exceed 35 ft in height. Min lot width _____.

SETBACK REQUIREMENTS:

- a. Yes Any building or structure shall be located a minimum of 80 ft from the centerline or 20 ft from the boundary of an existing or proposed public road r/w, whichever is greater.
- b. NA Front yard shall be a minimum of _____. Rear yard shall be a minimum of _____. Side yards shall be a total of at least _____, neither of which is less than _____.
- c. NA Site plan review is required.

FLOOD PLAIN OR GEOLOGIC HAZARD COMMENT:

NO KNOWN GEOLOGIC HAZARDS

THE EVALUATION OF THE LAND PARCELS OUTLINED ABOVE IS BASED ON THE INFORMATION PRESENTED AT THIS TIME AND AS SHOWN ON THE INTERIM ZONING MAPS. THE USE AND BUILDING PROPOSED AND LAND DIVISION, IF ANY, ARE NOT NOW IN VIOLATION OF ANY APPLICABLE COUNTY ORDINANCE.

Timothy A. Young

ACCOUNT #: 11732.11

OWNER SPEARS, DAVID R.

MAP: 29S 12W 33 1500

CLASS: 101 CODE: 41.11 ACRES: 1.68 SITUS: 94904 STAGECOACH LN 97414

ZONE CODES RR-2 PLAN CODES CON/SEG ACT

OPTIONS: D=Delete, I=Insert Line Before FLAGS EXIST

? PLANNING COMMENT

AV-95-06 PENDING (ACTUALLY RCVD 1/4) GIVEN FOR SET UP 2/15 LG/LW

PLANNING
ATTN:
DEBBIE
DARLING

F1=Prt Rcpt F3=End F5=Flags F6=Zone Cds F10=Toggle F12=Asmt Inq F15=Menu
F20=Previous F21=Next F22=Zoning Compliance Letter

Code Enforcement

- Del Dahlen 396-3121 X724

- Kristy Harvey 396 3121 X406
95

WAS SOLID WASTE ACCUMULATION

032906/0945

LARGE pile furniture metals - front door

LARGE pile metals along drive

OLD Ford p.v. old DATSUN p.v.

pile old tires 12+

RECEIVED
MAR 30 2006
COOS COUNTY
PLANNING DEPARTMENT

032906/0945

LARGE pile of furniture + appliances near front door

LARGE pile of metals/carparts etc. along driveway

OLD Ford p.v. Buried by wild vegetation

OLD DATSUN p.v. near car port

pile of old tires

GARBAGE (Household) scattered around house.

- NOT IN COMPLIANCE -
RECTOR NOTIFIED 032906

D. Dahlen

(Jeff KRAUL trying
to sell property)