



Planning Permit Application

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-2437
 F:(541)347-1415

Permit Number:

APPLICATION TYPE (select all that apply)		
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Land Use Review*	<input type="checkbox"/> Subdivision*
<input type="checkbox"/> Certificate of Appropriateness (CoA)*	<input type="checkbox"/> Partition*	<input type="checkbox"/> Vacation*
<input type="checkbox"/> Comprehensive Plan or Zone Amendment*	<input type="checkbox"/> Plan Review (PR)	<input type="checkbox"/> Variance*
<input type="checkbox"/> Conditional Use Permit (CUP)*	<input type="checkbox"/> Planned Unit Development (PUD)*	<input type="checkbox"/> Zoning Compliance (ZC)
<input type="checkbox"/> Floodplain Development*	<input type="checkbox"/> Property Line Adjustment (PLA)*	<input type="checkbox"/> Other <u>HOUSE</u> *
* Pre-application required		Total Fees: \$

I. PROJECT LOCATION		
Street Address: <u>Beach Loop Rd.</u>		
Map Number / Tax Lot(s): <u>1</u>	Zone: <u>C1</u>	Floodplain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development)		
Applicant's Name: <u>Bandon Breeze LLC</u>	Phone: <u>951 333 6396</u>	E-Mail:
Applicant's Mailing Address: <u>2166 Ash St North Bend OR 97459</u>		

III. PROPERTY OWNER'S INFORMATION		
Property Owner's Name: <u>Prabhakar Patel</u>	Phone: <u>951 333 6396</u>	E-mail:
Mailing Address: <u>2166 Ash St North Bend OR 97459</u>		

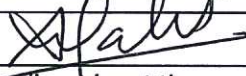
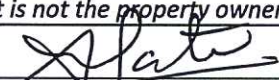
IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)		
Title:	Name:	
Email:	Phone:	
Title:	Name:	
Email:	Phone:	
Title:	Name:	
Email:	Phone:	

V. PROJECT DESCRIPTION		
Use: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other _____		
*Please <u>attach</u> a short narrative that describes your proposed project and indicates the proposed use.		
<u>Single Family Home - Residential.</u>		

VI. SITE PLAN: Please see our "How to Create a Site Plan" and sample site plan document for requirements and tips on how to create your site plan. Plans must be drawn to scale and may be submitted electronically; **printed copies must be submitted on 11x17, ledger size paper (larger or smaller paper sizes will not be accepted).**

VII. PROPERTY OWNER SIGNATURE/AUTHORIZATION

- I have read the application and the attached documentation and I understand that my application may be delayed or deemed incomplete if I have provided insufficient information and documentation to allow for approval.
- I certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.
- I understand and agree that all required inspections will be requested 2 business days in advance, and it is the applicant's responsibility to ensure required inspections have been requested, completed, and approved.
- I authorize the City of Bandon or its acting agent, to enter onto the subject property, as described in section "I. Project location".
- I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described above.

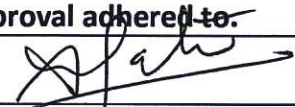
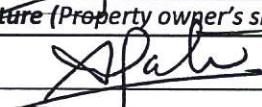
X Applicant's Signature: 	Date: 5/11/2021
<i>Property owner's signature required if applicant is not the property owner</i>	
X Property Owner's Signature: 	Date: 5/11/2021


Development Disclosure

The City of Bandon is obligated to report all ground disturbances within the City of Bandon to the Coquille Indian Tribe. Property owners and applicants must adhere to all conditions and requirements set out by the Coquille Indian Tribe, State Historic Preservation Office (SHPO) or both if required. Please be aware that state statutes and federal law govern how archaeological sites are to be managed. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or private lands.

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

It is the property owner/applicant's responsibility to provide the City of Bandon all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to the City of Bandon, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.	
X 	5/11/2021
<i>Property Owner's Signature (Property owner's signature required if applicant is not the property owner)</i>	
X 	5/11/2021
<i>Applicant's Signature</i>	
<i>Date</i>	

Staff's Signature of Intake:  Date: 5-12-21

Staff's Signature of Completeness: _____ Date: _____

Staff's Signature of Approval: _____ Date: _____

Submittal Requirements:

1. Completed Pre-Application with summary notes from the Planning Department (if applicable)
2. Complete Planning Permit application (including fees and applicable property records)
3. Signed Development Disclosure
4. Completed Submittal Requirement sheet

Site Plan Requirements (please check that you have completed each of the following)

- Setbacks on all sides of the property (must be marked from the closest structure to the property line)
- Property line must be clearly marked on all sides - if property corners cannot be determined a survey will be required.
- Location of all buildings and proposed building or addition
- Location of all mechanical equipment and proposed equipment (HVAC, propane tanks and enclosures - these cannot be located in the setback area)
- Fences, patios, sidewalks, (if being built along with the construction of a building)
- Decks, steps, porches (these cannot be located in the setback)
- All off-street parking 2 car Garage
- Location of the front entrance and all exterior doorways
- Location & material of the driveway — concrete
- Direction of roof drainage
 - Drywell, if required (must be engineered)
- Location of electric meter base (on the front or no farther than 5 feet down the side)
- Proposed water and sewer line locations
 - Water shut off valve must be located beside the water meter box; 6" sewer clean out must be at the property line
- Square footage of the lot, structures including garage (1st & 2nd floors noted separately), and percentage of impermeable surface. (Impermeable surfaces must be shown on the site plan)

Design Feature Requirements (Please check your selections)

*Homes in the R-1 and R-2 zones require a minimum of 6 (at least 3 on the face of the home)
Homes in the CD zones require a minimum of 8 (at least 4 on the face of the home)*

- | | |
|--|--|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> Roof pitch at or greater than 3/12<input checked="" type="checkbox"/> Covered porch - (minimum of 25 square feet) 90 sq feet<input type="checkbox"/> Tile or Architectural grade shingles (not composition shingle)<input type="checkbox"/> Off set of the building face or roof (at least one foot, minimum of 2 feet in cd-1 & cd-2 zones)<input checked="" type="checkbox"/> Eaves with a minimum projection of six (6) inches<input checked="" type="checkbox"/> Horizontal lap siding, cedar shake or shingle on 100% of the exterior<input type="checkbox"/> Recessed entry area (minimum depth of three feet)<input checked="" type="checkbox"/> Garage (constructed with exterior finish materials matching the residence)<input checked="" type="checkbox"/> Combination of cedar shake and shingle siding or lap siding with stone | <ul style="list-style-type: none"><input type="checkbox"/> Bay windows<input type="checkbox"/> Cupolas<input type="checkbox"/> Hip roof<input checked="" type="checkbox"/> Pillars or posts<input type="checkbox"/> Mullioned windows<input type="checkbox"/> Window shutters<input type="checkbox"/> Clerestory windows<input type="checkbox"/> Dormers<input checked="" type="checkbox"/> Gables |
|--|--|

Additional Required Plans

- Floor plan - Including garage (before and after drawings must be included for remodel/additions)
- Elevation of all structures - All sides must show direction, dimensions, height, design features and depth of eaves/gutters.
- Grade of property and/or grading plan
- Foundation plan for all construction - (for a manufactured home the slab & runner system)
 - DEQ septic system permit & plan drawings - (if applicable)
 - Geotechnical report - (if applicable)
 - Drainage plan - (with engineered drawings if applicable)
 - Engineered foundation - (if applicable)

YOUR APPLICATION WILL BE DEEMED INCOMPLETE IF YOUR SITE PLAN FAILS TO LIST ALL REQUIRED INFORMATION, INCLUDING DESIGN FEATURE REQUIREMENTS WHICH MUST ALSO BE SHOWN IN YOUR SUBMITTED ELEVATION PLANS.



Megan Lawrence <mlawrence@ci.bandon.or.us>

Beach loop lots division with individual parcels.

Prabhakar <prabhakarguitar@yahoo.com>
To: Megan Lawrence <mlawrence@ci.bandon.or.us>

Wed, May 12, 2021 at 11:07 AM

Hi Megan,

Good morning!

Attached is the new map with individual account numbers.

We will be building on the lot 1700 and lot 1702.

The account number for Tax Lot 1700 is 2241600
The account number for Tax Lot 1702 is 99920543
The account number for Tax Lot 1703 is 99920544
The account number for Tax Lot 1704 is 99920545

Sent from my iPhone

 **28S15W36BB.pdf**
1369K

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW1/4 NW1/4 SEC.36 T28S R15W W.M. COOS COUNTY

1" = 100'

SEE MAP 28S 15W 25CC

28S 15W 36BB BANDON

CANCELLED NO.



- 100
- 300
- 900
- 1500
- 3800
- 5400
- 3601
- 1901
- 2001
- 3701
- 2100
- 2200
- 2500
- 2600
- 2900
- 3000
- 3300
- 3400
- 4100
- 4400
- 1701
- 5301
- 236
- 237

SEE MAP 28S 15W 36BA

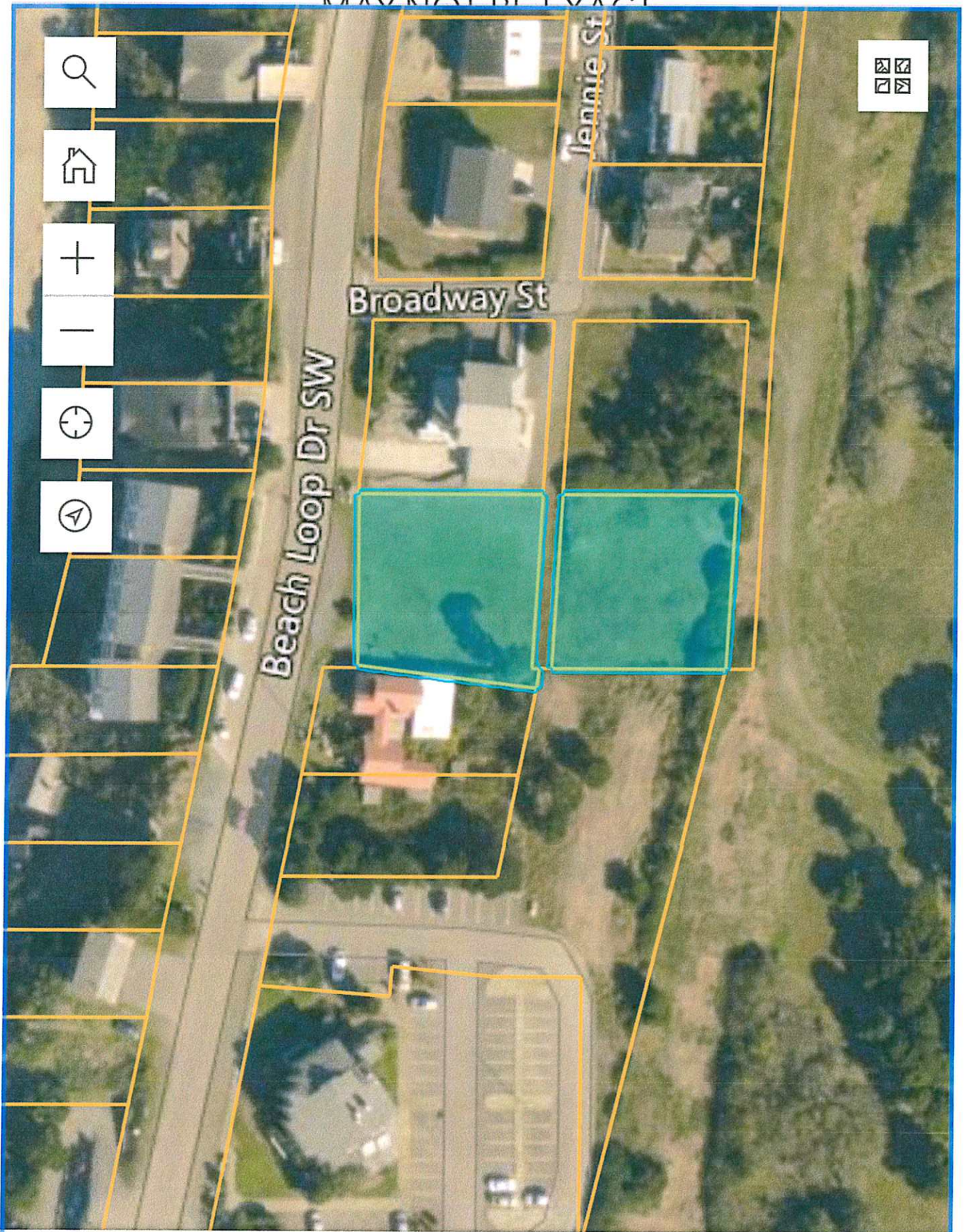
SEE MAP 28S 15W 36BC

05-12-2021

28S 15W 36BB BANDON

April 2021 Data Set (PARCEL ALIGNMENT WITH PHOTO

MAY NOT BE EXACT



28S15W36BB 1700



PROPERTY SURVEY - LOTS 3 THROUGH 6, BLK 1,
 PLAT OF BANDON CITY ADDITION, AND A PORTION
 GOVERNMENT LOT 1, SECTION 36, T28S, R15W W.M.,
 COOS COUNTY, OREGON


NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND ESTABLISH THE BOUNDARIES OF THE FOUR LOTS AS DESCRIBED ON INST. NO. 2020-9428, COOS COUNTY DEED RECORDS. SURVEY CONTROL WAS BASED ON CS#S 32A86, 32B9 AND 45B82, COOS COUNTY SURVEY RECORDS. THE SW CORNER OF LOT 4 AND THE SE CORNER OF LOT 5 WERE HELD PER CS#45B82. THE SW CORNER OF LOT 5 WAS ESTABLISHED FROM THE SE CORNER OF LOT 4 AND THE FOUND MONUMENT ON THE SOUTH BOUNDARY OF LOT 5. THE NE CORNER OF LOT 3 WAS ESTABLISHED BETWEEN THE NW CORNER OF LOT 3 AND THE NW CORNER OF LOT 6. THE CORNERS MARKING THE BOUNDARIES OF LOTS 3 AND 4 AND LOTS 5 AND 6 WERE ESTABLISHED BETWEEN OPPOSING CORNERS.

THIS SURVEY WAS COMPLETED ON NOVEMBER 9, 2020.

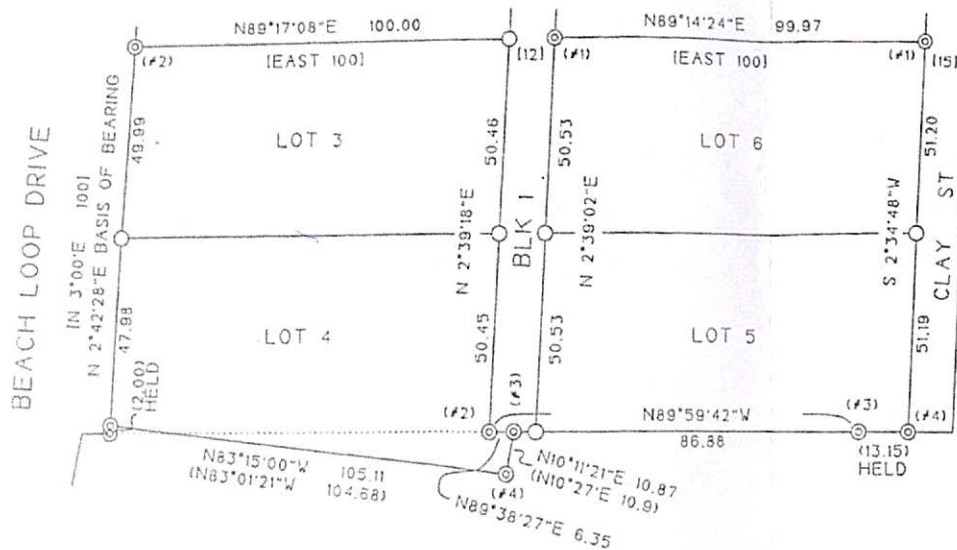
BASIS OF BEARING
 CALCULATED FROM
 CS#45B82

SCALE 1" = 30'
 NOVEMBER 10, 2020

COOS COUNTY SURVEYOR
 DATE RECEIVED: January 4, 2021
 DATE ACCEPTED/FILED: 1-4-2021

 COOS COUNTY SURVEYOR

LEGEND

- ⊙ FOUND MONUMENTS AS SHOWN
- (#1) 5/8" IRON ROD PER CS#32A86
- (#2) 3/4" IRON PIPE PER CS#32B9
- (#3) 5/8" IRON ROD SHOWN PER CS#45B82
- (#4) 5/8" IRON ROD PER CS#45B82
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "LS 2008"
- [] RECORD BANDON CITY
- () RECORD CS#45B82



SURVEY FOR:
 BANDON BREEZE LLC
 2166 ASH STREET
 NORTH BEND, OR 97459

SURVEY BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 309
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 15, 1982
 CLYDE F. MULKINS
 2006
 RENEWAL 12/31/2020

45A294

Site Plan for :- Bandon Breeze (South)

Site address : Beach Loop Rd (South Lot)

Bandon OR 97411

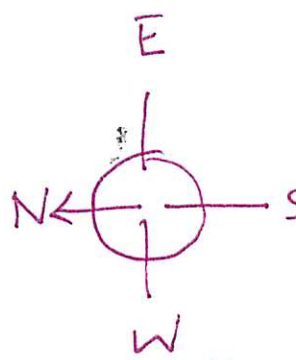
28515 W 36 BB 1700

Sq feet : 5462

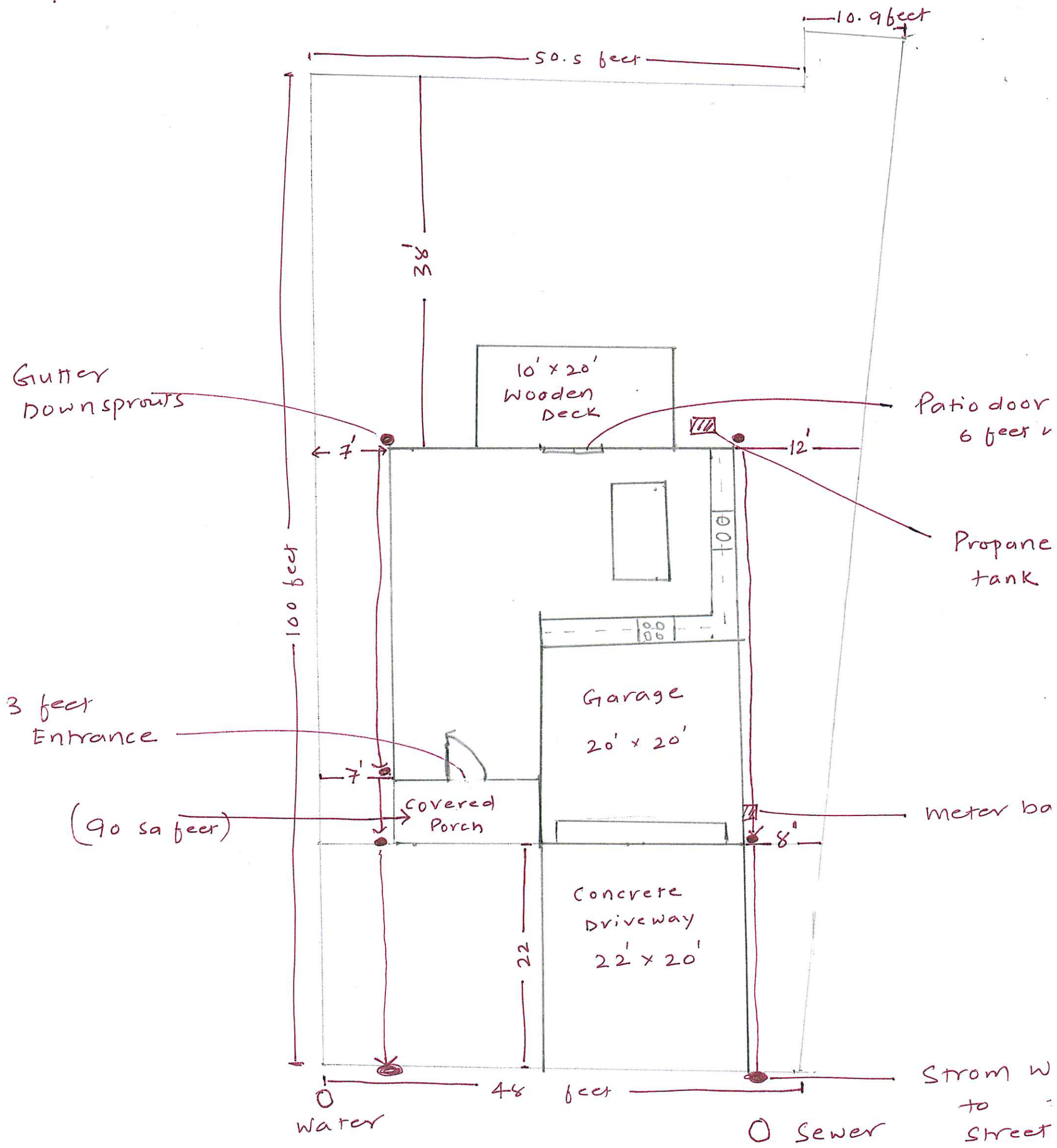
House foot print = 1310 sq feet

Lot coverage = 24 %

Total impervious surface = 1750 sq feet (32 %)



SCALE 1" = 10'



Beach Loop Road.