



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 checked="" type="checkbox"/> Zoning Compliance (ZC)
<input type="checkbox"/> Floodplain Development*	<input type="checkbox"/> Property Line Adjustment (PLA)*	<input type="checkbox"/> Other _____*
* Pre-application required		Total Fees: \$

I. PROJECT LOCATION		
Street Address: <i>Lot 11 Seabird Village</i>		
Map Number / Tax Lot(s): <i>ZBS 1536DC 06600</i>	Zone:	Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No

II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development)	
Applicant's Name: <i>Tom Seidelman</i>	Phone: <i>541-444-5797</i>
Applicant's Mailing Address: <i>1120 Edmore</i>	E-Mail: <i>Tom@bandon-supply.com</i>

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: <i>Bandon Land Corp Tom Seidelman</i>	Phone:
Mailing Address:	E-mail:

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.	
<i>Residential</i>	

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: <i>Tom Stadelman</i>	Date: <i>3/10/21</i>
<i>Property owner's signature required if applicant is not the property owner</i>	
X Property Owner's Signature: <i>Bandon Land Corp Tom Stadelman</i>	Date: <i>3/10/21</i>

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 <i>Tom Stadelman</i>	<i>5/18/21</i>
<i>Property Owner's Signature (Property owner's signature required if applicant is not the property owner)</i>	Date
X <i>Bandon Land Corp Tom Stadelman</i>	<i>5/19/21</i>
Applicant's Signature	Date

Staff's Signature of Intake: _____ Date: _____

Staff's Signature of Completeness: _____ Date: _____

Staff's Signature of Approval: _____ Date: _____

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:
Seabird Development, LLC

GRANTEE'S NAME:
Bandon Land Corporation, an Oregon corporation

AFTER RECORDING RETURN TO:
Order No.: 300020029777-LS
Tom Stadelman
Bandon Land Corporation, an Oregon corporation
1120 Fillmore Avenue SE
Bandon, OR 97411

SEND TAX STATEMENTS TO:
Bandon Land Corporation, an Oregon corporation
1120 Fillmore Avenue SE
Bandon, OR 97411

APN: 99919839
Map: 28S1538DC06600
510 Seabird Drive SW, Bandon, OR 97411

Coos County, Oregon	2020-00975
\$101.00 Pgs=4	01/27/2020 11:19 AM
eRecorded by: TICOR TITLE COOS BAY	
Debbie Heller, CCC, Coos County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Seabird Development, LLC, Grantor, conveys and warrants to Bandon Land Corporation, an Oregon corporation, 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:

Lot 11, Seabird Village II Subdivision, a Re-Plat of Seabird Village Planned Community, Coos County, Oregon. Together with an undivided interest in general common areas, if any, per subdivision recorded April 25, 2018 as microfilm no. 2018-03838 and declaration recorded April 10, 2018 as microfilm no. 2018-03354.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 195.306 TO 195.338 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 216.010, 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 195.306 TO 195.338 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: 1/24/2020

Seabird Development, LLC

BY: Arthur Mutal Investments LLC, an Oregon limited liability company
ITS: Member

BY: 
Donald Mutal
Manager

State of Oregon
County of multnomah

This instrument was acknowledged before me on January 24, 2020 by Donald Mutal, as Manager for Arthur Mutal Investments LLC, an Oregon limited liability company, as Member for Seabird Development, LLC.


Notary Public - State of Oregon

My Commission Expires: 2/13/23



EXHIBIT "A"
Exceptions

Subject to:

1. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
2. Any Interest In any oil, gas and/or minerals, as disclosed by document

Entitled: Warranty Deed
Recording Date: January 15, 1969
Recording No: 69-1-35522
3. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Entitled: Warranty Deed
Dated: September 8, 1959
Recording Date: January 15, 1969
Recording No: 69-1-35522
Affects:
4. Minor Partition-Tentative

Recording Date: April 27, 1987
Recording No.: 87-3-4227
5. Davis Partiton Plat 1992#10

Recording Date: March 30, 1992
Recording No.: 92-03-1334
6. Final Partition Plat 1994#30

Recording Date: June 30, 1994
Recording No.: 94-08-1349
7. Final Partition Plat 1995#11

Recording Date: March 8, 1995
Recording No.: 95-03-0333
8. Easement(s) and restrictions and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat of Seabird Village Planned Community. Filed and Recorded: October 6, 2006, Recording No: 2006-13568, CAB C/508
9. Affidavit of Correction

Recording Date: March 2, 2007
Recording No.: 2007-2743
10. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 24, 2008
Recording No: 2008-2921
Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: May 28, 2010
Recording No: 2010-4852
11. Liens and assessments, if any, by the Seabird Village Planned Community Homeowner's Association.
12. By-laws of Seabird Village, a Class I Planned Community

Recording Date: March 24, 2008
Recording No.: 2008-2922
13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

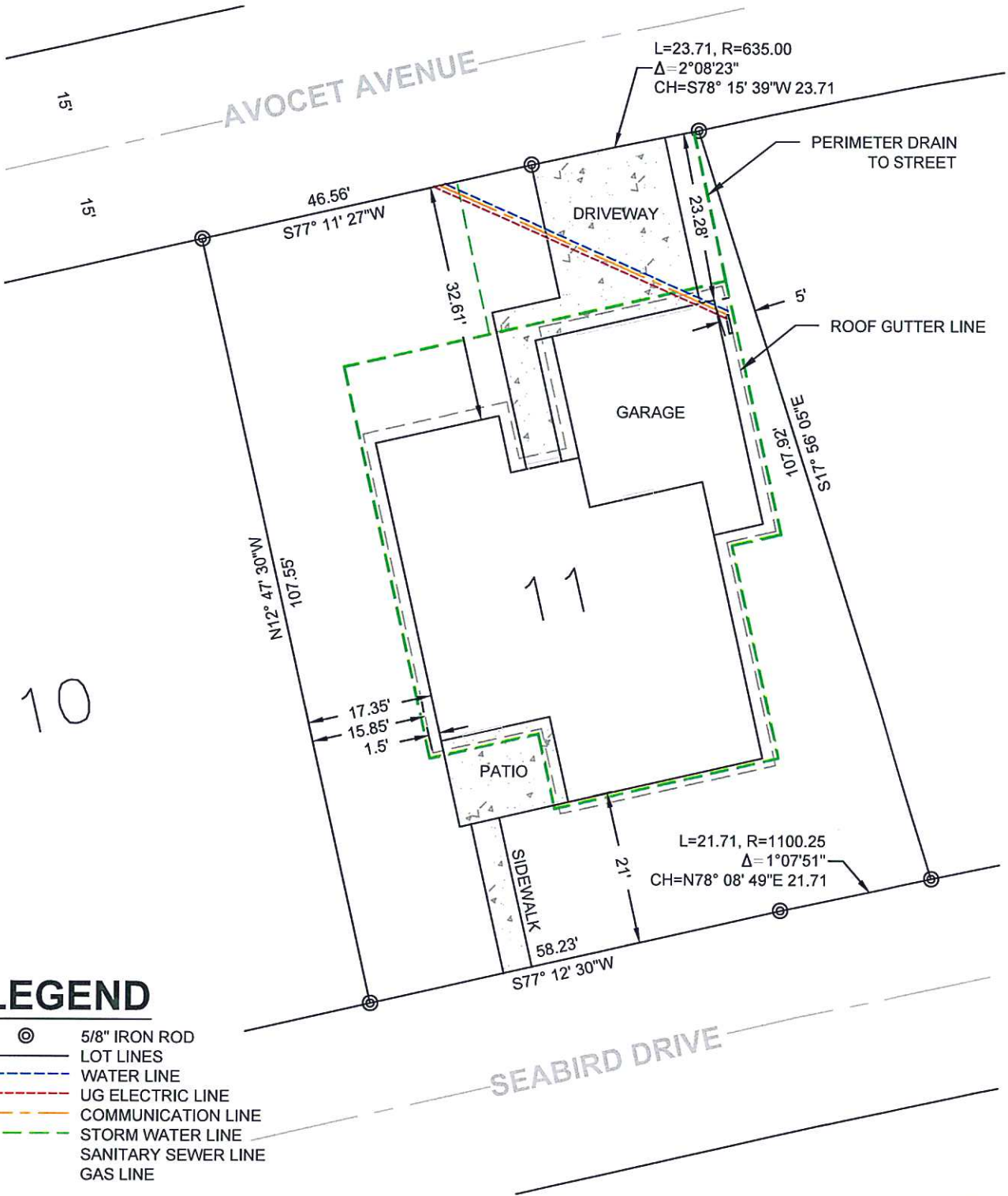
Recording Date: April 10, 2018
Recording No: 2018-03354

EXHIBIT "A"
Exceptions

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

- Recording Date: April 25, 2018
Recording No: 2018-3809
14. Bylaws of Seabird Village II Subdivision
- Recording Date: April 10, 2018
Recording No.: 2018-03355
15. Liens and assessments, if any, by the Seabird Village II Subdivision Homeowners' Association Homeowner's Association.
16. Easement(s) and rights incidental thereto as delineated or as offered for dedication, on the map of said Seabird Village II a Replat of Seabird Village Planned Community;
Filed and Recorded: April 25, 2018
Recording No: 2018-3838, CAB C/721

IN THE SOUTH EAST 1/4 OF SECTION 36,
T.28 S., R. 15 W., W.M., COOS COUNTY, OREGON



LEGEND

- ⊙ 5/8" IRON ROD
- LOT LINES
- WATER LINE
- UG ELECTRIC LINE
- COMMUNICATION LINE
- STORM WATER LINE
- SANITARY SEWER LINE
- GAS LINE

C:\Users\Down_Reed\Projects\CADDMONKEY\SEABIRD, SAVED: 4/8/2021 1:51 PM, DAWN REED, PLOTTED: 4/8/2021 1:51 PM, DAWN REED

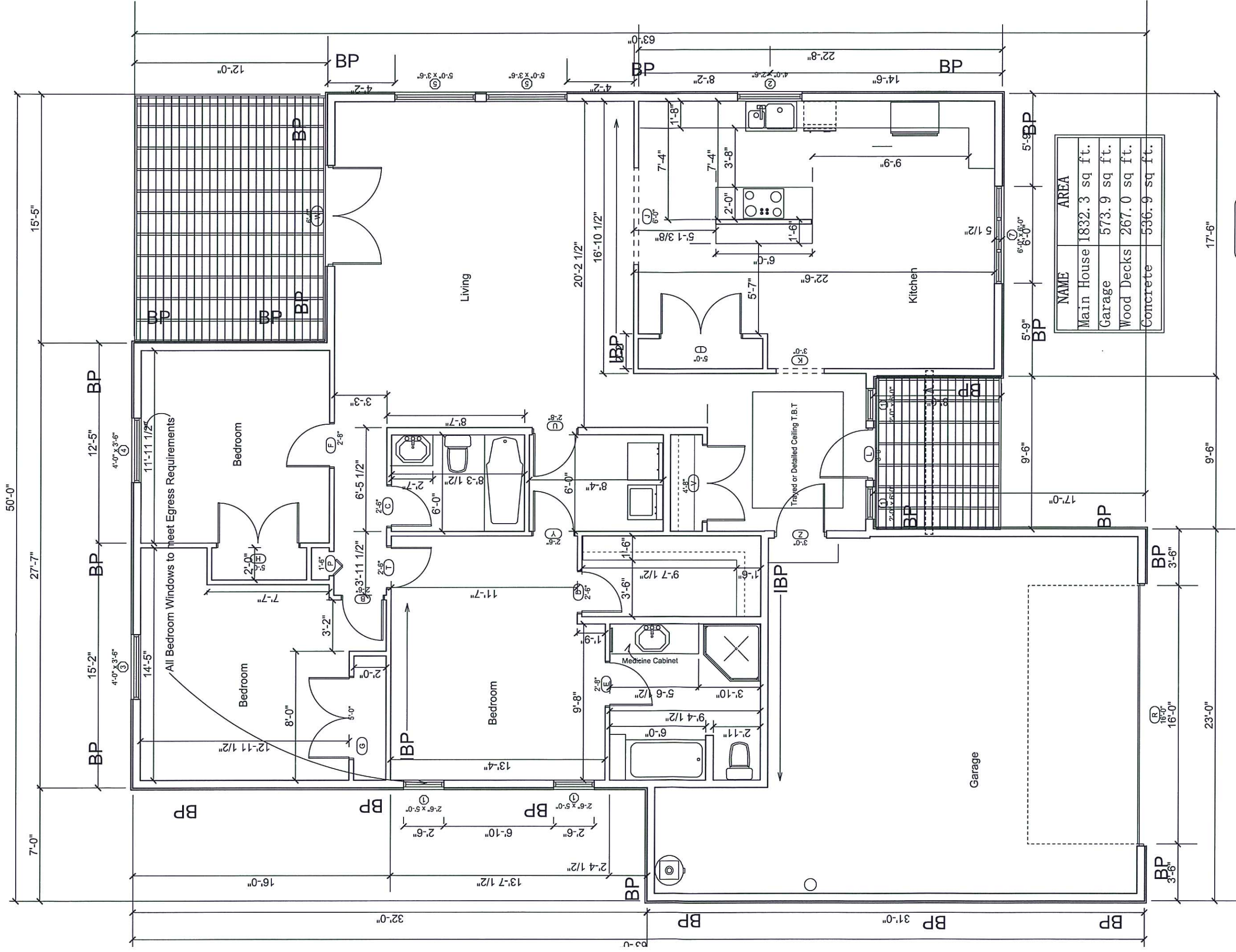
CADD MONKEY LLC
CIVIL DRAFTING & DESIGN
DAWN REED
CADDMONKEY1@GMAIL.COM
CALL/TEXT: 541-290-7142

TOM STADELMAN
BANDON PROPERTIES
LOT 11 SEABIRD II SUBDIVISION
BANDON, OREGON



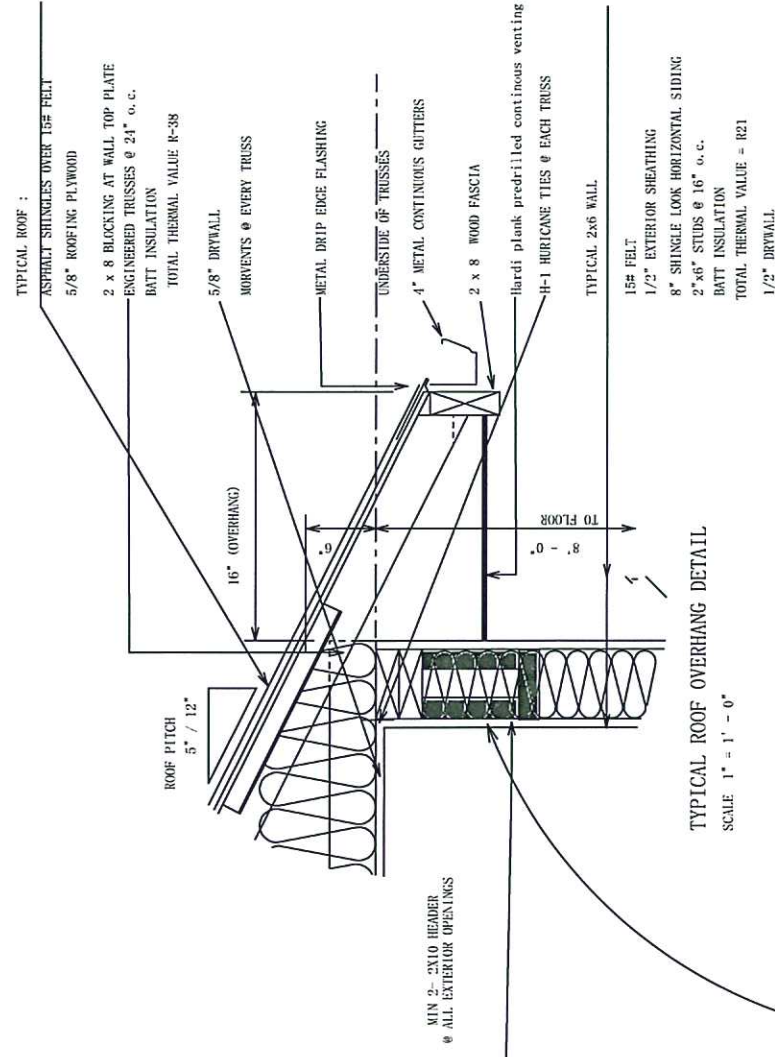
SCALE: 1"=20'

Sheet 1 of 1

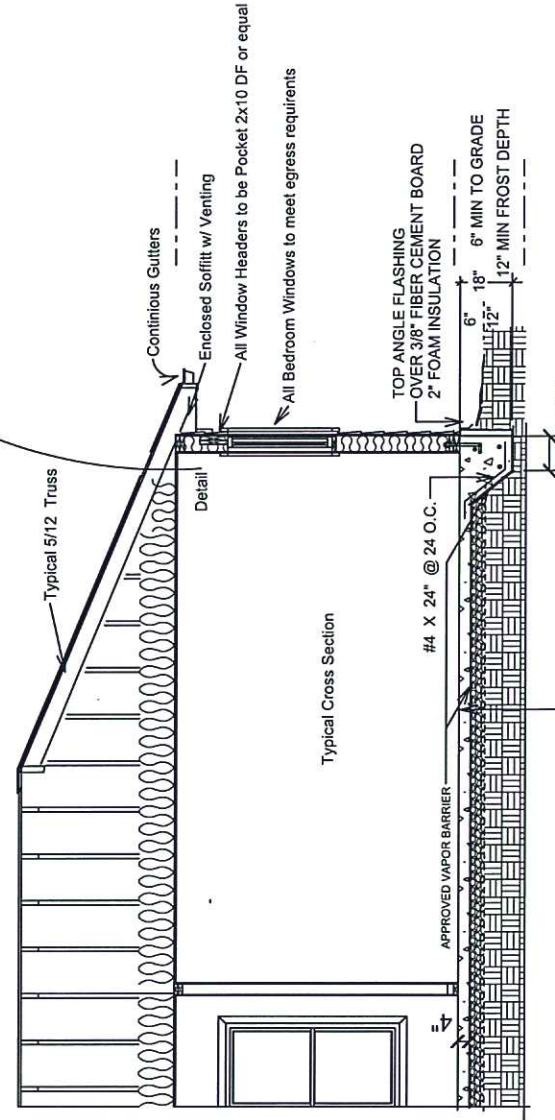


NAME	AREA
Main House	1832.3 sq ft.
Garage	573.9 sq ft.
Wood Decks	267.0 sq ft.
Concrete	536.9 sq ft.

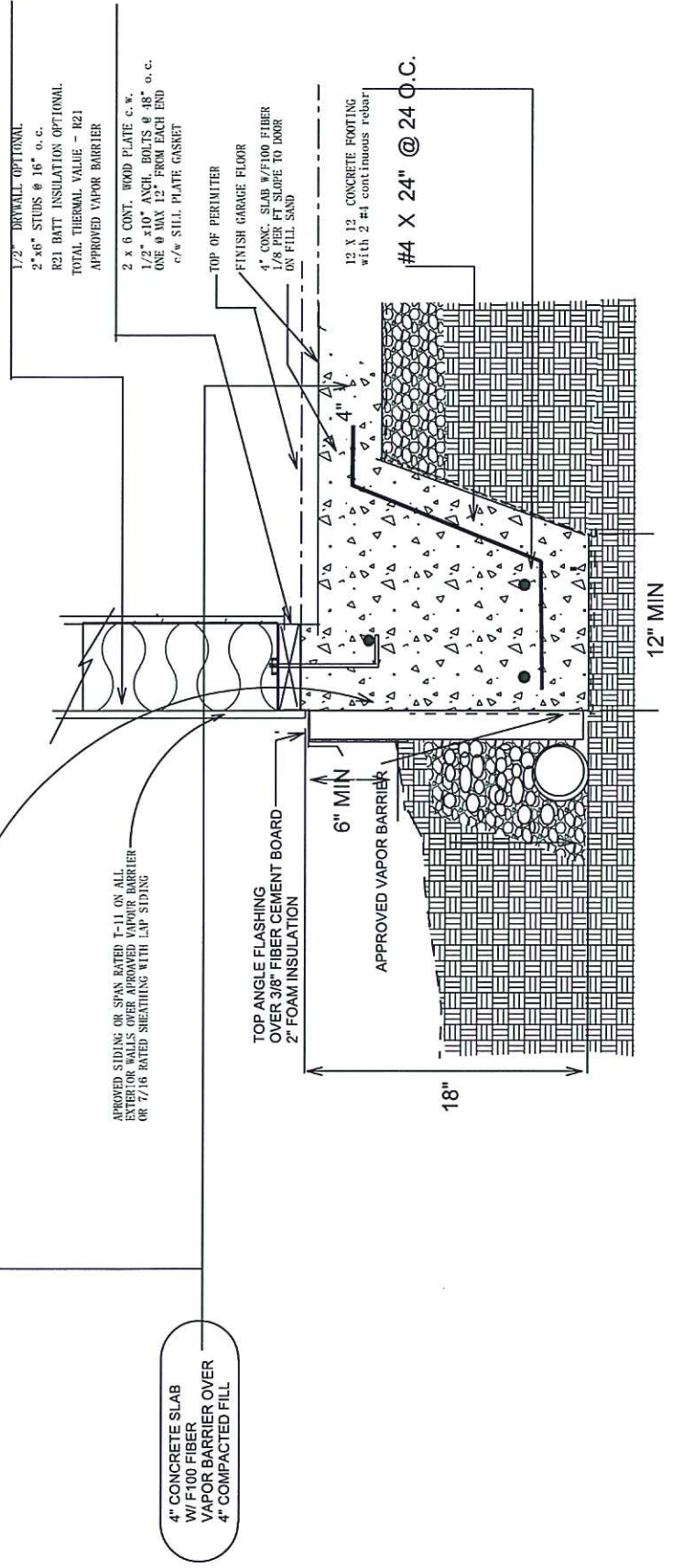
3/16" = 1'



TYPICAL ROOF OVERHANG DETAIL
 SCALE 1" = 1' - 0"



8'-0"
 2'-0"

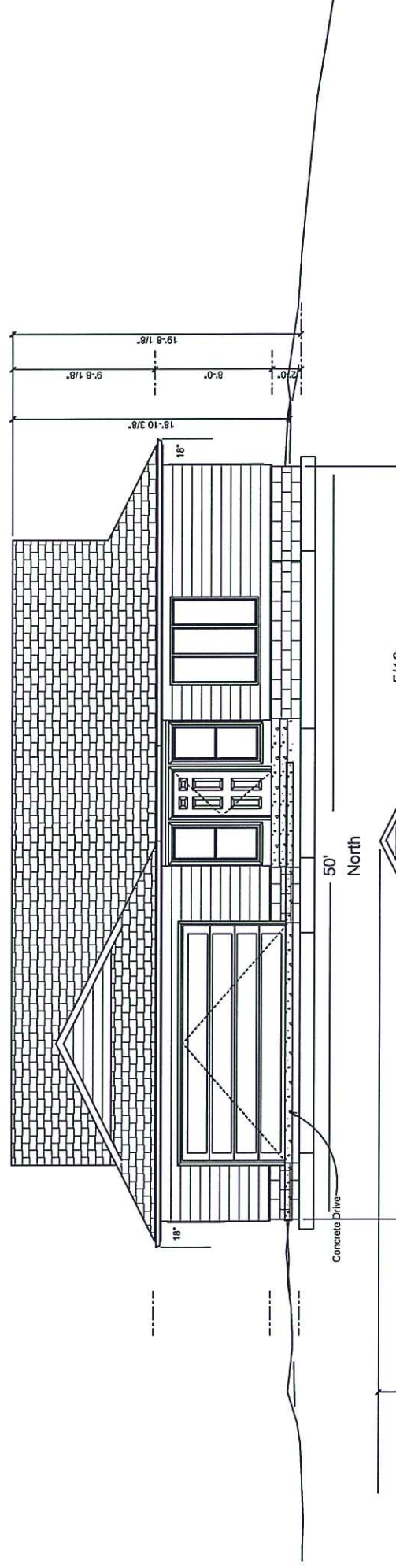


TYPICAL EXTERIOR WALL AND GARAGE SLAB
 SCALE 1" = 1' - 0"

4" CONCRETE SLAB
 W/ F-100 FIBER
 VAPOR BARRIER OVER
 4" COMPACTED FILL

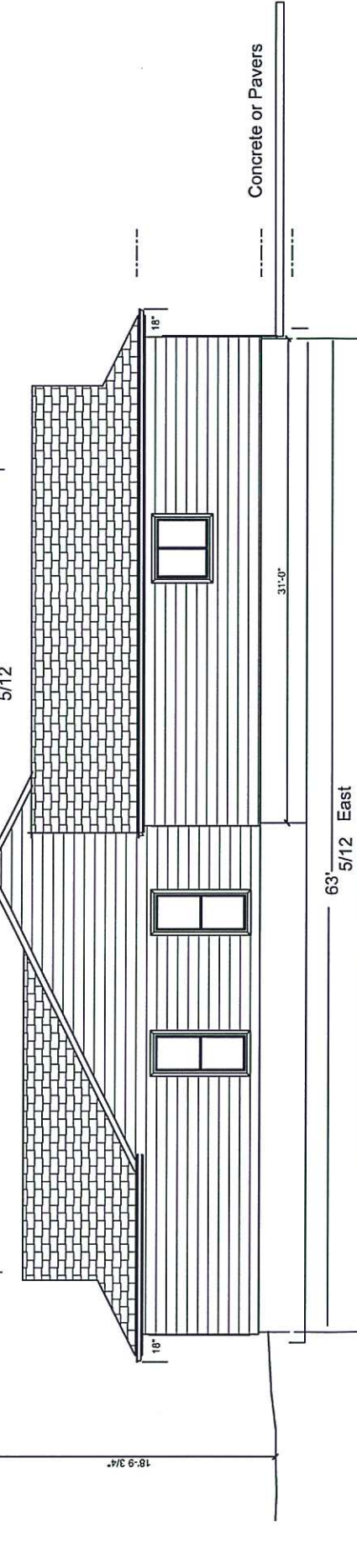
SCALE		DATE May 03, 2021	
		DRAWN BY	REVISED
Misc Details		DRAWING#	
		APPROVED	

5/12



North

5/12

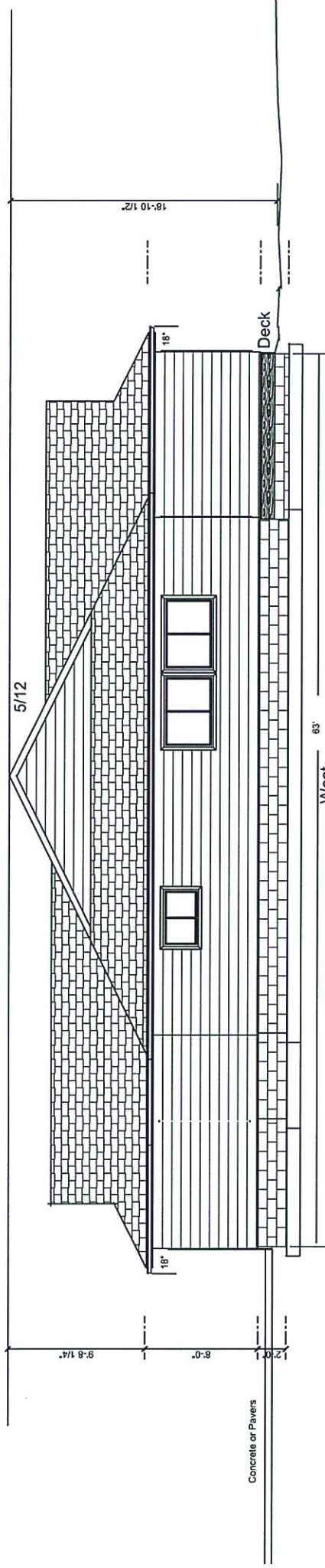


63' 5/12 East

Concrete or Pavers

South

5/12



West

Concrete or Pavers

1/8" = 1'

