



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: 624 Riverside Drive, Bandon, OR 97411			
Map Number / Tax Lot(s): 28-14-30AB	/ 700	Zone: CD-R2	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: Coos Curry Consulting Group	Phone: 541-982-9531 E-Mail: cooscurry@gmail.com
Applicant's Mailing Address: P.O. Box 1548, Bandon, OR 97411	

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: Dennis Gunter	Phone: E-mail:
Mailing Address: P.O. Box 214, Williams, OR 97544	

IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)		
Title: Representative/Designer	Name: Sheri McGrath	
Email: cooscurry@gmail.com	Phone: 541-982-9531	
Title: Engineer	Name: Scott Kent	
Email: scott.kent.engineering@gmail.com	Phone: 541-707-0015	
Title: Contractor	Name: Brent Hutton	
Email: hconstone@gmail.com	Phone: 541-260-1117	

V. PROJECT DESCRIPTION	
Use: <input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <u>detached garage with carport</u>
*Please attach a short narrative that describes your proposed project and indicates the proposed use.	
The owner is requesting clearance to construct a detached garage with carport. The garage will be 32' x 26' and the carport will be 12' x 26' for a total footprint of 44' x 26'.	

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).**

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
- Location of the front entrance and all exterior doorways
- Location & material of the driveway
- 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)

- | | |
|---|---|
| <input type="checkbox"/> Roof pitch at or greater than 3/12 | <input type="checkbox"/> Bay windows |
| <input type="checkbox"/> Covered porch - (minimum of 25 square feet) | <input type="checkbox"/> Cupolas |
| <input type="checkbox"/> Tile or Architectural grade shingles (not composition shingle) | <input type="checkbox"/> Hip roof |
| <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 type="checkbox"/> Pillars or posts |
| <input type="checkbox"/> Eaves with a minimum projection of six (6) inches | <input type="checkbox"/> Mullioned windows |
| <input type="checkbox"/> Horizontal lap siding, cedar shake or shingle on 100% of the exterior | <input type="checkbox"/> Window shutters |
| <input type="checkbox"/> Recessed entry area (minimum depth of three feet) | <input type="checkbox"/> Clerestory windows |
| <input type="checkbox"/> Garage (constructed with exterior finish materials matching the residence) | <input type="checkbox"/> Dormers |
| <input type="checkbox"/> Combination of cedar shake and shingle siding or lap siding with stone | <input type="checkbox"/> Gables |

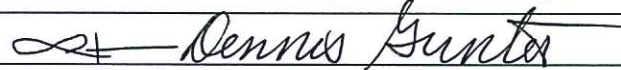
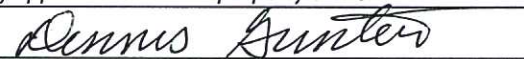
Additional Required Plans

- 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.

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.

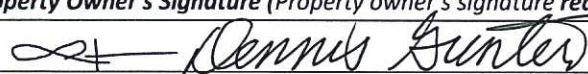
X Applicant's Signature: 	Date: 5-20-21
<i>Property owner's signature required if applicant is not the property owner</i>	
X Property Owner's Signature: 	Date: 5-20-21

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	5-20-21
<i>Property Owner's Signature (Property owner's signature required if applicant is not the property owner)</i>	<i>Date</i>
X 	5-20-21
<i>Applicant's Signature</i>	<i>Date</i>

Staff's Signature of Intake: _____ Date: _____

Staff's Signature of Completeness: _____ Date: _____

Staff's Signature of Approval: _____ Date: _____

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

CONSENT FOR REPRESENTATION

I, Dennis Gunter of P.O. Box 214, Williams, OR 97544
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 28-14-30AB TL 700 with a situs address of 624 Riverside Dr, Bandon, OR 97411.
The tax account for this property is 992000.

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 twelve months from the date below, without
requirement of notice.

DATED: May 19, 2021

COOS CURRY CONSULTING GROUP


By: SHERI MCGRATH

CLIENT


By: DENNIS GUNTER



3-308

Planning Fee Assessment Form

Planning Action:	
Address:	624 Riverside Dr.
Last Name:	McGrath/Gunter

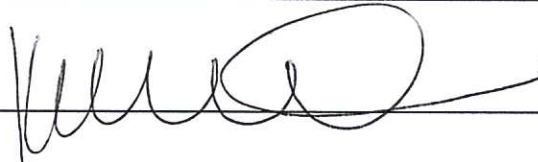
CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-2437
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APPLICATION TYPE	DEPOSIT OR BASE FEE	FEE ASSESSED
General		
<input type="checkbox"/> Records Request	Hourly Rate + Cost of materials	
<input type="checkbox"/> Research Request (greater than 5 minutes)	Hourly Rate + Cost of materials	
<input type="checkbox"/> Pre-Application Meeting	\$250	
<input type="checkbox"/> GIS Maps	\$25	
<input type="checkbox"/> Public Hearing Notices and Publication	Actual Cost	
<input type="checkbox"/> Third Party Review (Engineering, geotechnical or soils report, etc.)	Actual Cost	
<input type="checkbox"/> Permit Extension (Administrative Approval)	\$200	
<input type="checkbox"/> Re-Submittal Review Fee	30% of original application fee	
<input type="checkbox"/> Re-inspection Fee	\$50	
<input type="checkbox"/> After-the-fact Permit	\$500	
<input type="checkbox"/> Outside City Water Service Request	\$95	
<input type="checkbox"/> Vacation*	\$500	
<input type="checkbox"/> Street Opening*	\$500	
TYPE I		
Residential Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$50	
<input type="checkbox"/> Minor Decision -Type I	\$200	
<input checked="" type="checkbox"/> Residential Structure Under 1500 square feet	\$500	\$500
<input type="checkbox"/> Residential Structure 1501 - 2500 square feet	\$750	
<input type="checkbox"/> Residential Structure 2501 - 3499	\$1,250	
<input type="checkbox"/> Residential Structure 3500 square feet and up	\$2,500	
Commercial Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$75	
<input type="checkbox"/> Accessory Structure/Remodel Under 200 square feet	\$300	
<input type="checkbox"/> Accessory Structure/Remodel Over 200 square feet – or new connections	\$500	
<input type="checkbox"/> Commercial Structure Up to 3500 square feet	\$2,000	
<input type="checkbox"/> Commercial Structure 3501 – 10,000 square feet	\$2,500	
<input type="checkbox"/> Commercial Structure 10,001 or more	\$3,000	
<input type="checkbox"/> Home Occupation Permit	\$300	
<input type="checkbox"/> Sign Permit	\$100	

<input type="checkbox"/> Certificate of Appropriateness	\$100	
<input type="checkbox"/> Property Line Adjustment*	\$350 per adjustment	
<input type="checkbox"/> Final Plat Review	Actual Cost	
TYPE II		
Plan Review		
<input checked="" type="checkbox"/> Residential	Actual Cost + \$500 Deposit	\$500 deposit
<input type="checkbox"/> Commercial	Actual Cost + \$1,000 Deposit	
<input type="checkbox"/> Subdivision Tentative Plan*	Actual Cost + \$1,600 and \$200/lot Deposit	
<input type="checkbox"/> Partition*	Actual Cost + \$1,000 and \$100/lot Deposit	
<input type="checkbox"/> Appeal of a Type II Decision	\$250	
TYPE III		
<input type="checkbox"/> Planned Unit Development (PUD)	Actual Cost + \$2,750 and \$200/unit Deposit	
<input type="checkbox"/> Variance	Actual Cost + \$500 Deposit	
<input type="checkbox"/> Conditional Use Permit*	Actual Cost + \$1,000 Deposit	
<input type="checkbox"/> RV/Manufactured Dwelling Park	Actual Cost + \$500 and \$100/unit Deposit	
<input type="checkbox"/> Appeals	Actual Cost + \$250 or half of original fee, up to \$1,000 Deposit	
TYPE IV		
<input type="checkbox"/> Annexation*	\$3,750	
<input type="checkbox"/> Zoning Code Amendment (text/map)*	\$3,000	
<input type="checkbox"/> Comprehensive Plan Amendment*	\$3,500	
<input type="checkbox"/> Combined Map/Plan Amendment*	\$3,700	

Total: \$1,000

Planning Staff Contact: Dana Nichols Date Assessed: 8.9.2021

Finance Staff Contact:  Date Paid: 8/19/2021

Receipt Number: 2. 010976

CITY OF BANDON
PO BOX 67
555 HIGHWAY 101
BANDON OR 97411

541-347-2437

Receipt No: 2.010976

Aug 19, 2021

GUNTER (C C CNSLT GRP) 624 RIVERSIDE

Previous Balance:	.00
LICENSES AND PERMITS	
ZC & PR	1,000.00
100-413-09	
PLANNING PERMIT FEES	

Total:	-----
	1,000.00
	=====

CHECK	
Check No: 1214	1,000.00
Payor:	
SHERI MCGRATH INC	
Total Applied:	-----
	1,000.00

Change Tendered:	-----
	.00
	=====

08/19/2021 8:59 AM

