



City of Bandon
Planning Department
P.O. Box 67
Bandon, OR 97411
Phone: 541-347-2437
www.cityofbandon.org

Incomplete Land Use Application Form 180 Day Completeness Review Process

Please Complete and Return to:

Bandon Planning Department
Attn: _____
File #:22-003
PO Box 67
Bandon, OR 97411
FAX – (541) 347-1415

Completeness Review Step (Check ONE Box):

- I intend to submit all of the missing or incomplete materials as identified by the City in completeness review. I understand that according to State law I have up to 180 days from the date the application was submitted to provide the missing or incomplete materials and that after that date, if I have not submitted the missing information, my application will be void. I also hereby agree to allow the City a reasonable period of time for a review and determination of completeness upon submittal of the missing or incomplete materials and the required number of copies.
- I intend to submit some, but not all, of the missing or incomplete materials as identified by the City in completeness review. I understand that according to State law I have up to 180 days from the date the application was submitted to provide the missing or incomplete materials that I intend to submit and that after that date, if I have not submitted the missing information, my application will be void. I also hereby agree to allow the City a reasonable period of time for a review and determination of completeness, upon submittal of the missing or incomplete materials and the required number of copies. The materials I do not intend to submit are those items I have listed on the lines below (attach additional sheets of necessary).

- I do not intend to submit any of the missing or incomplete materials as identified by the City in the completeness review. I understand that the City will proceed with review of the application materials previously submitted. I also understand that incomplete applications may not provide adequate evidence to demonstrate compliance with applicable criteria and standards. Please deem my application complete as of the date this form is received by the Bandon Planning Department.

Clyde F. Mulkins

Printed Name of Applicant or Applicant's Representative

Clyde F. Mulkins
Signature of Applicant or Applicant's Representative

3/26/2022

Date

Tentative Partition
Tax Lot 1300, T28S, R15W, Sec 36DC
City of Bandon, Coos County, Oregon

March 25, 2022

Property Owners: Michael Sean &
Lorri Amy Malloy

Detailed Written Response to BMC 16.08.070

A. Approval Criteria. The reviewing Body may approve, approve with conditions, or deny a preliminary plat. The Reviewing Body decision shall be based on findings of compliance with all of the following approval criteria:

1. The land division application shall conform to the requirements of Chapter 16.08; Following are the responses to Items 2 through 8 for the Preliminary Plat Approval Criteria.
 2. All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of Title 17 (Zoning); This proposed partition will create two parcels of land for single family residential development. The property is Zoned CD-1, and under Title 17 the proposed use is an outright permitted use, subject to zone specific conditions. Both single family residences will be set back a minimum of 15 feet for corner lots, and 20 feet for other lots, from the frontage street. The rear of the building shall have a minimum of 10 feet from the property line. The side set backs shall meet a minimum of 5 feet for one side and a total combined set back minimum for the two sides of 13 feet. The proposed two parcels exceed the minimum lot sizes.
 3. Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer, and streets, shall conform to Title 17; Parcel 1 fronts a dedicated alley and cul-de-sac for a distance of 260 feet, and a private easement for 300 feet. Parcel 2 fronts Seabird Drive for 111 feet, and the private easement for 120 feet. Both parcels meet the required 40 feet of street frontage. Municipal water, sanitary sewer, storm sewer, and power have been previously installed in above dedicated alley, cul-de-sac, and Seabird Drive. These services are available and provided through the City of Bandon.
 4. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92; This proposed plat is a Partition land division. When finalized it will be recorded with a partition identifying number, assigned by, and filed with the Coos County Clerk's Office, and the Coos County Surveyor's Office. No plat names are used for recording and identifying partition plats.
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5. The proposed streets, utilities, and surface water drainage facilities conform to City of Bandon adopted master plans and applicable engineering standards, and allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications; The above stated alley, cul-de-sac, and Seabird Drives have been previously improved to meet the adopted master plans and applicable engineering standards for the City of Bandon. No new streets are necessary for this partition other than driveways and off-street parking. Each parcel shall have off-street parking at a minimum of two spaces per parcel. The identified street are each dedicated.

6. All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument; No private common areas and improvements are proposed at this time.

7. Evidence that any required state and federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; DOGAMI has mapped the property of this application as "Low Risk" potential for liquefaction and for landslides. The subject property is not included for any type of "Wetland Designation" by the National Wetland Inventory or the Coos County Wetland Inventory. To my knowledge no federal or state permitting will be required prior to development.

8. Evidence that improvements or conditions required by the City, road authority, Coos County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met. The abutting streets as stated in paragraph 3 have been improved to city requirements with the utilities installed. Utility services for the two parcels will transfer from the public streets directly to the proposed parcels. The water and sanitary sewer services to Parcel 2 will cross through Parcel 1 for a short distance by a final plat dedicated utility easement.

B. Conditions of Approval. The Reviewing Body may attach such conditions as are necessary to carry out the provisions of this Code, and other applicable ordinances and regulations.

Prepared by

Clyde F. Mulkins

DECLARATION OF RESTRICTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
OF PARTITION PLAT 1997, #18

This declaration amends the original covenants dated 13, June 1997, by James A. Walker and Gisela Walker, pertaining to Plat 1997 #18. Such amendments to be effective 8, May 1999. Original covenants are on record as microfilm No. 97-06-0497, Coos County, Oregon. Purchaser of Parcel #1, Plat 1997 #18 will sign below acknowledging concurrence with such amendments to the original Records of Coos County. Over time shall be sold, conveyed, and held with the following covenants, conditions, and restrictions, whose effect shall run with the real property and be binding on all parties having any right, title, or interest in the described property, and shall inure to the benefit of each owner thereof.

It is the purpose of these covenants, conditions, and restrictions to provide a means of protecting and preserving the value of the area. It is the intentions of the Walkers that the covenants, conditions, and restrictions contained in the declaration shall be understood and construed to achieve this purpose.

1. The plat will be divided into a total of not more than twelve lots, three lots per each of the four parcels.
2. All lots must use the existing sixty foot wide easement for Seabird Drive access.
3. No commercial equipment, signs, materials, or vehicles to be in view.
4. All dwellings to be stick built on-site, no factory manufactured dwellings.
5. No junk or non-operational vehicles (without current registration) in view.
6. No sustained parking on the easement throurofare.
7. Each purchaser of a lot ^{pascal (m)} will donate \$100.00 to easement maintenance each year. This sum to be paid in advance by calendar year, or prorated at time of purchase. Funds will be held and utilized for the above purpose by Mr. And Mrs. Walker and/or their assigned agent.
8. Pets (dogs or cats) allowed, but no livestock.

James A. Walker
James A. Walker (owner)

Gisela Walker
Gisela (NMI) Walker (owner)
Diane Mahoney
Diane Mahoney (owner, parcel #1)

Michael Mahoney
Michael Mahoney (owner, parcel #1)
Michael

STATE OF OREGON,
County of COOS } ss.

BE IT REMEMBERED, That on this 8th day of JUNE, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES A WALKER AND GISELA WALKER

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Judith M. Wilson
Notary Public for Oregon.
My Commission expires March 14, 2003



STATE OF OREGON,
County of COOS } ss.

FORM No. 23—ACKNOWLEDGMENT,
Stevens-Ness Law Publishing Co., NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 12 day of May, 1999, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Michael Mahoney and Diane Mahoney

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Krys A Sypher
Notary Public for Oregon



PAGE #: 0001 OF 0001
INST#: 1999 6906 **

06/08/1999 01:22 REC FEE: \$13.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

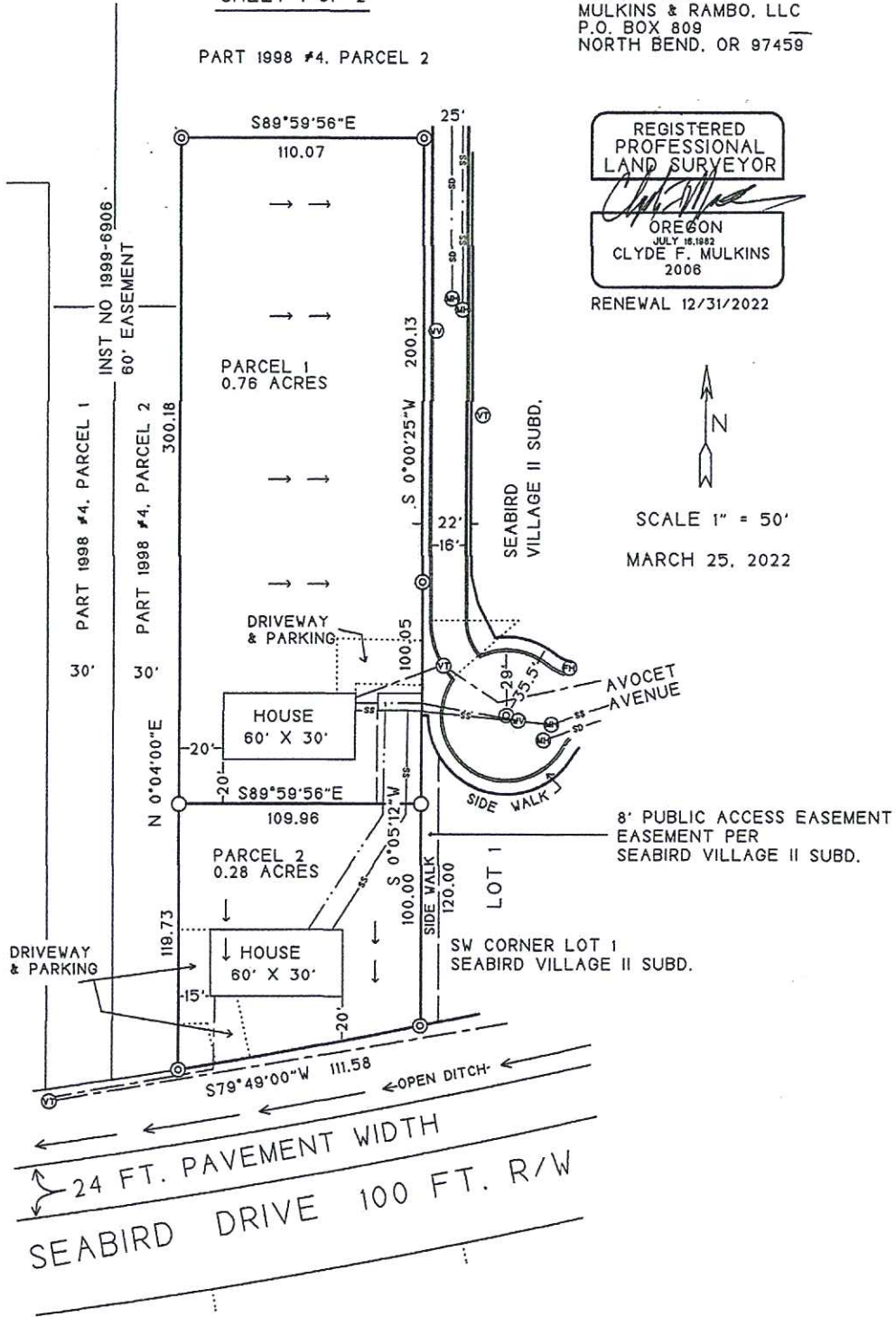
TENTATIVE PARTITION -
 TAX LOT 1300, T28S, R15W,
 SEC 36DC, CITY OF BANDON,
 COOS CO., OREGON, ALSO
 DESCRIBED AS PARCEL 3 OF
 PARTITION 1997#18, 1.04 ACRES
 PLAN ZONE CD-1

SURVEY FOR:
 MICHAEL SEAN &
 LORRI AMY MALLOY
 820 SEABIRD DR SW
 BANDON, OR 97411

SURVEY BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

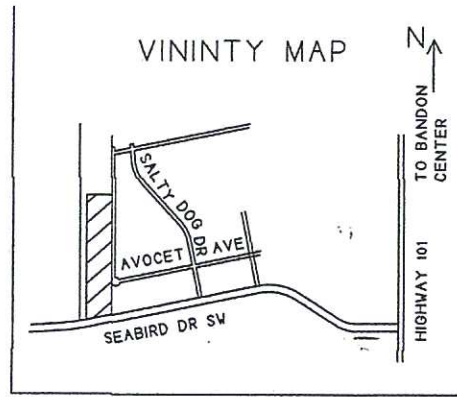
SHEET 1 OF 2

PART 1998 #4, PARCEL 2



TENTATIVE PARTITION -
 TAX LOT 1300, T28S, R15W,
 SEC 36DC, CITY OF BANDON,
 COOS CO., OREGON, ALSO
 DESCRIBED AS PARCEL 3 OF
 PARTITION 1997#18, 1.04 ACRES
 PLAN ZONE CD-1

SHEET 2 OF 2



LEGEND

- ⊙ ——— WATERLINE & VALVE
- ⊙ — ss ——— SANITARY SEWER & MANHOLE
- ⊙ — so ——— STORM DRAIN & MANHOLE
- ⊙ ——— BURIED POWER LINE & VAULT
- GRAVAL DRIVEWAY & PARKING
- → → → GROUND SLOPE DIRECTION
- ⊙ FOUND 5/8" IRON ROD
- CORNER TO BE SET
- SEWER AND WATER EASEMENT
OVER PARCEL 1 FBO PARCEL 2
20' BY 50' RECTANGULAR AREA
- ⊕ FIRE HYDRANT

EASEMENTS

60' EASEMENT ALONG WEST
 BOUNDARY PER INST. NO.
 1999-6906, 60' EASEMENT
 ALONG WEST BOUNDARY

8' PUBLIC ACCESS EASEMENT
 ALONG SOUTHERN EAST
 BOUNDARY PER
 SEABIRD VILLAGE SUBDIVISION

NOTES

WATER, SANITARY & STORM
 SEWER, AND POWER PROVIDED
 THROUGH CITY OF BANDON
 MUNICIPAL SERVICES

SLOPES LESS THAN 5%

NO EXISTING STRUCTURES

MARCH 25, 2022

SURVEY FOR:
 MICHAEL SEAN &
 LORRI AMY MALLOY
 820 SEABIRD DR SW
 BANDON, OR 97411

SURVEY BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Clyde F. Mulkins
 OREGON
 JULY 10, 1982
 CLYDE F. MULKINS
 2006

RENEWAL 12/31/2022