



Coos County Land Use Permit Application
 SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
 TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

DR-22-013

FILE NUMBER: ACU-22-004

Date Received: Feb 8, 2022 Receipt #: 228754 Received by: AD

This application shall be filled out electronically. If you need assistance please contact staff.
 If the fee is not included the application will not be processed.
 (If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) David & Kay Rully

Mailing address: 12870 Piper Hill DR, Penn Valley, CA 95946

Phone: 530-432-8652 Email: dragonspooner@yahoo.com

Township: 26S Range: 13W Section: 4 ¼ Section: D 1/16 Section: D Tax lots: 2600
 Select Select Select Select Select

Tax Account Number(s): 507301 Zone: Select Zone Forest (F)
 Tax Account Number(s): _____ Please Select

B. Applicant(s) same

Mailing address: _____

Phone: _____

C. Consultant or Agent: _____

Mailing Address _____

Phone #: _____ Email: _____

Type of Application Requested

- | | | |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

Water Service Type: Select type of Water Service Sewage Disposal Type: Select type of Sewage System
 School District: Select School District Fire District: Select Fire District

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)





Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL

TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL

PHONE: 541-396-7770

DR-22-013

FILE NUMBER:

ACU-22-004

Date Received:

2/7/22

Receipt #:

228754

Received by:

AD

This application shall be filled out electronically. If you need assistance please contact staff.

If the fee is not included the application will not be processed.

(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s)

David & Kay Rully

Mailing address:

12870 Piper Hill Drive Penn Valley Ca. 95946

Phone:

530-432-8652

Email:

dragonspooner@yahoo.com

Township:

Range:

Section:

¼ Section:

1/16 Section:

Tax lots:

Select 26

Select 13

Select 4

Select

Select DD

92616

Select 26

Select 13

Select 4

Select

Select DD

92626

Tax Account Number(s):

2651304-DD-2600

Zone:

Select Zone

Please Select

Forest

Tax Account Number(s)

0943-507301

Please Select

B. Applicant(s)

David & Kay Rully

Mailing address:

12870 Piper Hill Drive Penn Valley Ca 95946

Phone:

530-432-8652

C. Consultant or Agent:

NA

Mailing Address

Phone #:

Email:

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: Select type of Water Service

Coos Bay North Bend

Sewage Disposal Type: Select type of Sewage System

Septic

School District: Select School District

CBSD #9

Fire District: Select Fire District

Libby Fire Dist. under contract w/ Coos Bay

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contulant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

After Recording Return to:

David Rully
12870 Piper Hill Drive
Perris Valley Ca 95946

Coos County, Oregon

2022-01194

\$91.00

02/07/2022 11:56 AM

Pgs=2



Diris D. Murphy, Coos County Clerk

**DEED DECLARATION
Forest Management Covenant**

2019-10398

The undersigned, being the record owners of all of the real property described in the instrument recorded as 2651304-00-02600 (Volume, Page or Official Record number) of the deed records of Coos County Oregon, do hereby make the following deed declaration(s) for the above-described real property, specifying that the declaration(s) shall constitute covenants to run with all of the land and shall be binding on all persons claiming under such land and that this declaration(s) shall be for the benefit of and limitation upon all future owners of said real property.

The following deed declaration(s) hereafter bind the subject property:

"Declarant and Declarant's heirs, legal representatives, assigns, and lessees hereby acknowledge and agree to accept by the placement of this covenant or the acceptance and recording of this instrument that the property herein described is situated on or near forest or farm land, and as such may be subject to common, customary, and accepted forest or farm practices which ordinarily and necessarily produce truck and heavy machinery traffic and noise, dust, smoke, and other types of visual, odor, and noise pollution which Declarant accepts as normal and necessary forest or farm management practices, and as part of the risk of purchasing, constructing, or placing a residential structure in a resource area. This covenant also prohibits the Declarant, Declarant heirs, legal representing assigns, lessees, and all future owners from pursuing a claim for relief or cause of action alleging injury from farming of forest practices for which no action or claim is allowed under ORS 30.936 or 30.937. In addition, fire prevention authorities may require curtailment of certain activities during fire season. Coos County shall be a party to this declaration which cannot be removed or modified without written consent of the County for so long as the subject property or adjoining property is zoned resource land."

The deed declaration(s) shall not be modified or terminated except by the express written consent of the owners of the land at the time, and Coos County Development Services, as hereafter provided.

COOS COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this deed declaration and shall have the right, if it so desires, to enforce any or all of the declaration(s) contained herein by judicial or administrative proceeding. This declaration is made pursuant to the provisions of the Coos County Zoning and Land Development Ordinance.

Dated this Feb 4 day of Feb, 2022.

David Rully
Printed Name of Record Owner

David Rully
Signature of Record Owner

Kay Rully
Printed Name of Record Owner

Kay M. Rully
Signature of Record Owner

Printed Name of Record Owner

Signature of Record Owner

Printed Name of Record Owner

Signature of Record Owner

STATE OF OREGON)
CALIFORNIA)
County of Coos)
NEVADA)
ss.

Personally appeared the above names David Lee Rully and Kay M Harrison Rully and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 3/4 day of February, 2022.

Jessica V. Frank
Notary Public for State of Oregon CALIFORNIA
My Commission Expires:

Nov. 10th 2022 please see attached

Note: A copy of the recorded instrument must be returned to the Coos County Planning Department (225 N. Adams, Coquille, Oregon) before permits can be issued.

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Nevada)

Subscribed and sworn to (or affirmed) before me on this 4th day

of February, 20 22, by David Lee Rulley
and Kay M Harrison Rulley

proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.



(Seal)

Signature

Jessica V. Frank

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Deed Declaration

containing 1 pages, and dated 02/04/2022

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

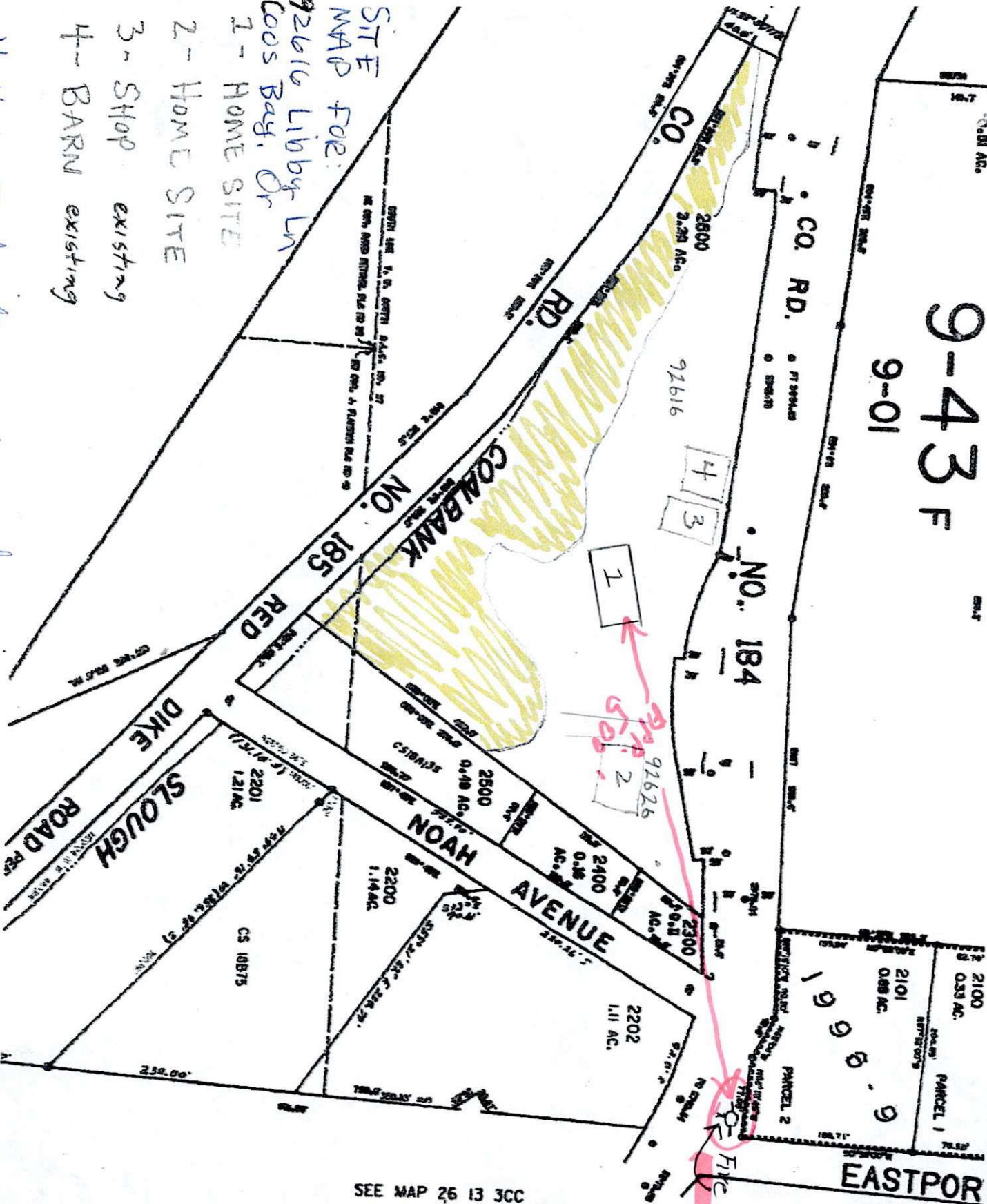
Notary contact: 530 460 1846

Other

Affiant(s) Thumbprint(s) Describe: _____

9-43 F

9-01



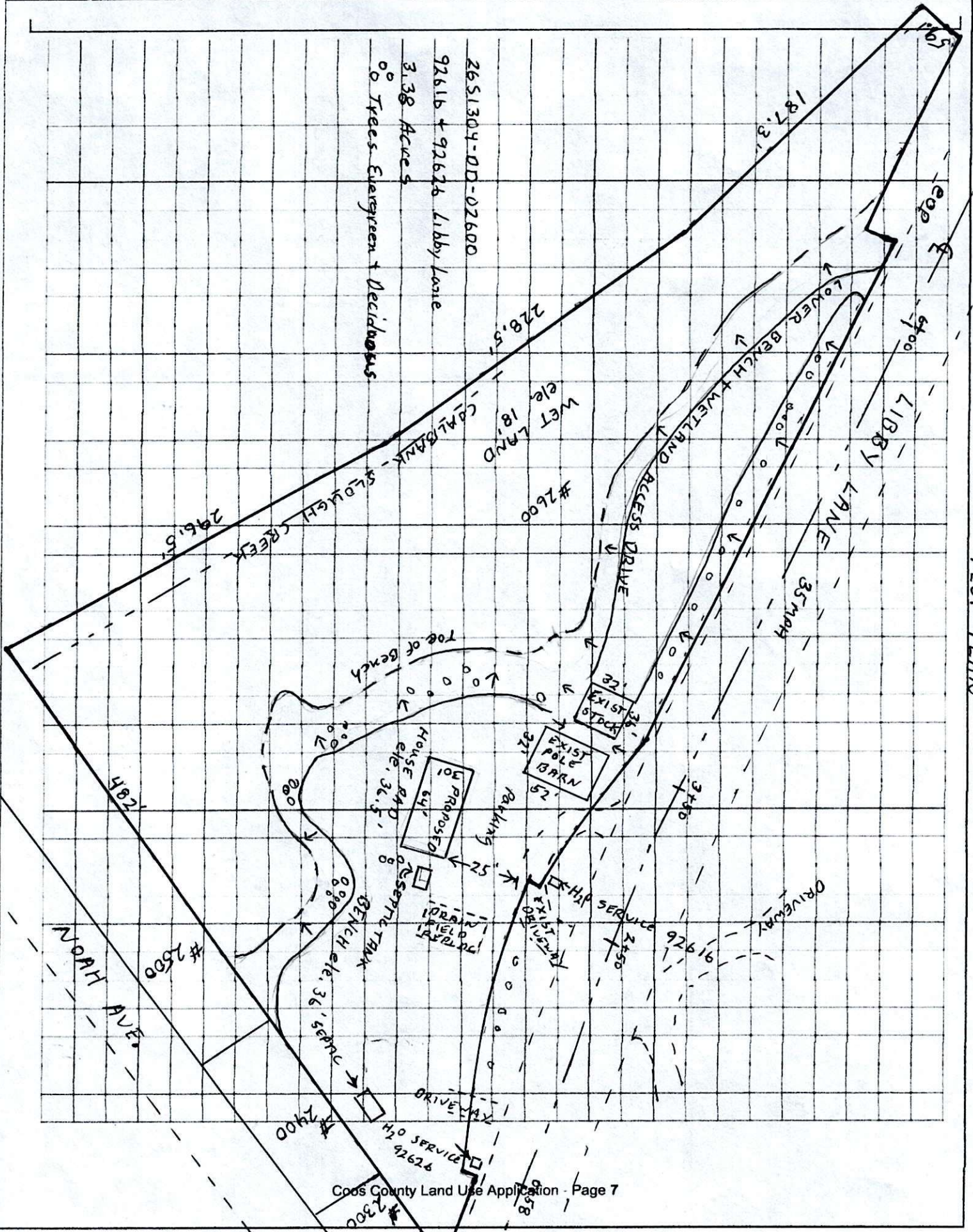
- SITE MAP FOR:
- 92616 Libby Ln
 - Coos Bay, OR
 - 1 - HOME SITE
 - 2 - HOME SITE
 - 3 - SHOP existing
 - 4 - BARN existing

Yellow indicates wet land

SEE MAP 26 13 3CC

Fire Hydrant

EASTPOR



D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

See attached

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:

Marion K. Scheel, Sharon L. Hounshell, Gordon E. Burris, Britton E. Burris, and Stella L. Burris

GRANTEE'S NAME:

David Rully and Kay Rully

AFTER RECORDING RETURN TO:

Order No.: 360619029199-SL
David Rully and Kay Rully
12870 Pifer Hill Drive
Penn Valley, CA 95946

SEND TAX STATEMENTS TO:

David Rully and Kay Rully
12870 Pifer Hill Drive
Penn Valley, CA 95946

APN: 507301
MS 65303

Map: 26S1304-DD-02600
92616 and 92626 Libby Lane, Coos Bay, OR 97420

Coos County, Oregon

2019-10398

\$101.00 Pgs=4

11/14/2019 11:56 AM

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sharon L. Hounshell, who acquired title as Sharon L. Burris, Gordon E. Burris, Marion K. Scheel, who acquired title as Marion K. Burris-Scheel and Britton E. Burris and Stella L. Burris, as their interests may appear Grantor, conveys and warrants to David Rully and Kay Rully, as tenants by the entirety, 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:

Beginning at a point North 56° 51' West 523 feet from the Southeast corner of Section 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 33° 0' East 482 feet to the South side of the County Road; thence along the County Road West 300.2 feet; thence North 84° 0' West 300 feet; thence North 84° 40' West 223 feet; thence South 23° 0' West 59.1 feet to a point 20 feet from the center of Libby Railroad; thence South 64° 30' East 187.3 feet; thence South 56° 30' East 228.5 feet; thence South 49° 0' East 296.5 feet, more or less to the place of beginning. Located in Donation Land Claim No. 37, Section 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Excepting therefrom those portions deeded to Coos County, a political subdivision of the State of Oregon in deeds recorded as instrument no's 78-3-01073 and 78-3-01077, Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$115,000.00). (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 195.305 TO 195.336 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 215.010, 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 195.305 TO 195.336 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.

REAL PROPERTY TAX STATEMENT
JULY 1, 2021 TO JUNE 30, 2022
COOS COUNTY, OREGON
250 NORTH BAXTER
COQUILLE, OREGON 97423

ACCOUNT NO:
507301

PROPERTY DESCRIPTION

CODE: 0943
 MAP: 26S1304-DD-02600
 ACRES: 3.38
 SITUS: 92626 LIBBY LN COOS BAY

RULLY, DAVID & KAY
 12870 PIPER HILL DR
 PENN VALLEY CA 95946-9706

SOUTH COAST ESD 23.61
 COOS BAY SCHOOL #9 239.83
 SW OREGON COMM COLLEGE 37.36
EDUCATION TOTAL: 300.80

COOS CO LOCAL OPTION LEVY 10.65
 COOS COUNTY-4H/EXTENSION 4.71
 COOS COUNTY-LIBRARY SERVICES 38.81
 COOS COUNTY 57.51
 LIBBY RFPD 139.21
 PORT OF COOS BAY 32.51
 COOS COUNTY AIRPORT 12.7
 COOS COUNTY URBAN RENEWAL 3.0
 LIBBY SLOUGH DRAINAGE 121.6
GENERAL GOVT TOTAL: 421.0

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	103,050	115,420
STRUCTURES	12,450	13,940
TOTAL RMV	115,500	129,360
TOTAL ASSESSED VALUE	74,600	76,830
EXEMPTIONS	22,689	23,370
NET TAXABLE:	51,911	53,460
TOTAL PROPERTY TAX:	866.18	884.65

COOS COUNTY 12.2
 COOS BAY SCHOOL BOND >10/06/01 84.2
 FIRE PATROL SURCHARGE 47.5
 FIRE PATROL 18.7
BONDS - OTHER TOTAL: 162.7

VETERANS EXEMPTION NON-SERVICE

ASSESSMENT QUESTIONS (541) 396-7900
 TAX QUESTIONS (541) 396-7725

2021 - 2022 TAX (Before Discount) 884.65

Date Due	PAYMENT OPTIONS		
	3% Option	2% Option	Trimester Option
11/15/21	858.11	577.97	294.89
02/15/22			294.88
05/16/22		294.88	294.88
Total	858.11	872.85	884.65

TOTAL DUE (After Discount and Pre-payments) 858.

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here

2021 - 2022 PROPERTY TAXES				COOS COUNTY REAL		ACCOUNT NO. 5073	
PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%					11/15/21	858
or 2/3 Payment Enclosed	2%	05/16/22	294.88			& 11/15/21	577
or 1/3 Payment Enclosed	0%	05/16/22	294.88	& 02/15/22	294.88	& 11/15/21	294

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Mailing address change on back

507301
 RULLY, DAVID & KAY
 12870 PIPER HILL DR
 PENN VALLEY CA 95946-9706

MAKE PAYMENT TO:
 COOS COUNTY TAX OFFICE
 250 N BAXTER ST
 COQUILLE, OR 97423-1875

Enter Payment Amount
\$

Response to SECTION 4.6.110(9)(B)(II)

9(C) ADDITIONAL CRITERIA FOR ALL DWELLINGS ALLOWED IN THE FOREST AND FOREST MIXED USE ZONES.

- (1) A local government shall require as a condition of approval of a single-family dwelling allowed on lands zoned forestland:
- (a) If the lot or parcel is more than 10 acres in western Oregon as defined in ORS 321.257, the property owner submits a stocking survey report to the assessor and the assessor verifies that the minimum stocking requirements adopted under ORS 527.610 to 527.770 have been met.

Response to SECTION 4.6.110(9)(C)(1)(a)

Property 2651304-00-02600 is 3.38 acres

- (b) the dwelling meets the following requirements:

(A) The dwelling has a fire retardant roof. *yes*

Response to SECTION 4.6.110(9)(C)(1)(b)(A)

Proposed home site is < 1% slope

- (B) The dwelling will not be sited on a slope of greater than 40 percent.

Response to SECTION 4.6.110(9)(C)(1)(b)(B)

see Coos Bay North Bend Water Board monthly Bill attached

- (C) Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.

Response to SECTION 4.6.110(9)(C)(1)(b)(C)

*Libby Fire District under contract to Coos Bay Fire
Nearest Fire Hydrant w/in 500'*

- (D) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.

Response to SECTION 4.6.110(9)(C)(1)(b)(D)

(E) If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district.

Response to SECTION 4.6.110(9)(C)(1)(b)(E)

No chimney

(F) If the dwelling has a chimney or chimneys, each chimney has a spark arrester.

Response to SECTION 4.6.110(9)(C)(1)(b)(F)

Yes, will once on site

(G) The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner.

Response to SECTION 4.6.110(9)(C)(1)(b)(G)

n/A (2) (a) If a governing body determines that meeting the requirement of subsection (1)(b)(D) of this section would be impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, on-site equipment and water storage or other methods that are reasonable, given the site conditions. The applicant shall request and provide alternatives to be considered.

(b) If a water supply is required under this subsection, it shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. [1993 c.792 §5; 1995 c.812 §6; 1997 c.293 §1; 2003 c.621 §103]

Response to SECTION 4.6.110(9)(C)(2)(a) & (b) – If you are requesting alternative forms of fire protection because you are outside of a Fire District and or provided with residential fire protection by contract, please provide additional solutions to fire protection. If you are within a fire district you do not need to respond to these criteria.

n/A

SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL NEW AND REPLACEMENT DWELLINGS AND STRUCTURES IN FOREST

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. A governing body shall consider the criteria in this rule together with the requirements OAR 660-0060-0035 to identify the building site:

- (1) Dwellings and structures shall be sited on the parcel so that:
- (a) They have the least impact on nearby¹ or adjoining forest or agricultural lands;

Response to SECTION 4.6.130(1)(a) – Describe how the placement of the dwelling will have the least impact on nearby or adjoining forest or agricultural lands:

Parcel location is South of Libby Lane & West of Noah. Parcel orientation is South East on the North side of Boatman Gulch. There is no Agricultural land w/in 1/2 mile to the East. As of the 2016 NAIP map the only harvestable forest tract was clear cut prior to 2016 photo. Parcel #1000 lies 700' South and is on the ~~North~~ South side of Boatman gulch. There is no visible, noise or access impact to adjoining properties UR2 or Forest.

- (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized; Property is NOT a commercial farm.

Response to SECTION 4.6.130(1)(b) – Describe any forest or farming practices that are occurring on the subject tract. "Tract means land within the same ownership that is contiguous". Describe how the placement of the dwelling will ensure that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.

See above; 4.6.130(1) b in N/A

- (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and N/A

Response to SECTION 4.6.130(1)(c) – How much acreage will be removed for site access roads, service corridors, dwelling and other structures. Could less property be removed from forest lands to support the proposed development. Please make sure plot plan matches any of the proposed development. Minimizing may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees. N/A

¹ For the purpose of this section "Nearby" is defined as within the decision notification area as defined in Section 5.0.900(2) for farm zoned property.

(d) The risks associated with wildfire are minimized.

Response to SECTION 4.6.130(1)(d) – Describe how the risks associated with wildfire are minimized. This section may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

The property has had minimal brush management for a number of years. We intend to use low impact methods of removal & control to prevent the Blackberry jungle from spreading. The existing structures and this house placement are already set as far away as possible from neighboring parcels

(2) Siting criteria satisfying section (1) of this section may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

If you would like to provide addition explanation of Section (1) please use this space:

There is no portion of this property suitable for growing commercial trees

✓ (3) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:

✓ (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;

N/A (b) A water use permit issued by the Water Resources Department for the use described in the application; or

N/A (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

Response to SECTION 4.6.130(3) – Please describe water source if need assistance you may contact Oregon Water Resource Department:

Coos Bay North Bend Water Board

Account # 050544-002

Has a driveway/access/parking permit been requested at the time of the application?

N/A Driveway has existed for at least 50 years

Has the applicant acknowledge and file in the deed record of Coos County, a Forest Management Covenant prior to receiving a zoning compliance letter.

Has the applicant shown any waterways that require a 50 feet setback and if so will the setback be met?

N/A

Is the property within a Fire Protection District, if so which one? Yes Libby Fire Dist.

under contract w/ Coos Bay

The applicant acknowledges that they will provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient 3/4 inch garden hose to reach the perimeter of the primary fuel-free building setback.

Fire Hydr. w/in 300' @ E. Port Rd.
N/A Coos Bay North Bend 2 existing water services

Additional Primary Safety Zone Down Slope will be required based on the slope of the property. What is the slope of the property? If the slope differs from the soil report please explain.

Buildable area of property slope < 1%

Please acknowledge that the proposed dwelling use non-combustible or fire resistant roofing materials. See Attachment Palm Harbor American Dream Standard Features

Is there a water supply exceeding 4,000 gallons available to the site within your ownership?

Yes Coos Bay North Bend water

The applicant acknowledges dwelling will not be sited on a slope of greater than 40 percent.

Location of Dwelling is 0% slope

Does the proposed dwelling have a chimney and if so will a spark arrester be installed?

No chimney

- (4) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance. N/A

Response to SECTION 4.6.130(4) – Please explain if the road that is accessing the property is private or public. If it is private, ODF, BLM or US Forest Service a long-term road access use permit or agreement shall be provided with the application or acknowledgment by the applicant that this will be a condition of approval.

Libby Lane is a Coos County Road

- (5) Approval of a dwelling shall be subject to the following requirements:

- N/A
- (a) Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in department of Forestry administrative rules;
 - (b) The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;
 - (c) If the lot or parcel is more than 10 acres in western Oregon or more than 30 acres in eastern Oregon, the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;
 - (d) Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and
 - (e) The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Response to SECTION 4.6.130(5) – The Planning Department will request comments from the Assessor's Office regarding restocking. Please acknowledge that you will follow the restocking requirements.

N/A

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

- N/A 1. Minimum Lot Size for the creation of new parcels shall be at least 80 acres. Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.
2. Setbacks: All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.
3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.
4. Off-Street Parking and Loading: See Chapter VII.
5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.
6. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
 - N/A a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - N/A b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;
 - N/A c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
 - N/A d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
 - N/A e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;
 - N/A f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or
 - N/A g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
 - N/A h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.

Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

Table 1 – Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

11. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.
12. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).
13. The dwelling shall not be sited on a slope of greater than 40 percent.
14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.
15. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.
16. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.
17. Access to new dwellings shall meet road and driveway standards in Chapter VII.

Response to SECTION 4.6.140

Is the property a legal unit of land? *Yes # 2651304-00-2600*

Will the applicant meet the road setback (should be shown on plot plan)?

Yes

Will a Fence, Hedge and/or Wall be developed at this time? If so will it comply with the vision triangle?

No

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 92616 & 92626 Libby Lane

Type of Access: Select Residential Name of Access: Existing Gravel Driveways

Is this property in the Urban Growth Boundary? Select NO

Is a new road created as part of this request? Select NO

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- *Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.*

Additional requirements that may apply depending on size of proposed development.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: _____

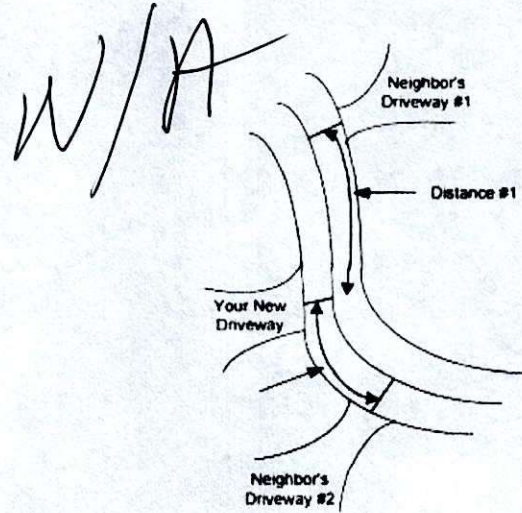
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

These driveways have existed + been in use for at least 30 years

This application is not required.

**EXHIBIT "A"
LEGAL DESCRIPTION**

Beginning at a point North 56° 51' West 523 feet from the Southeast corner of Section 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 33° 0' East 482 feet to the South side of the County Road; thence along the County Road West 300.2 feet; thence North 84° 0' West 300 feet; thence North 84° 40' West 223 feet; thence South 23° 0' West 59.1 feet to a point 20 feet from the center of Libby Railroad; thence South 64° 30' East 187.3 feet; thence South 56° 30' East 228.5 feet; thence South 49° 0' East 296.5 feet, more or less to the place of beginning. Located in Donation Land Claim No. 37, Section 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Excepting therefrom those portions deeded to Coos County, a political subdivision of the State of Oregon in deeds recorded as instrument no's 78-3-01073 and 78-3-01077, Records of Coos County, Oregon.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Stella L. Burris				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92616 Libby Lane				Company NAIC Number:	
City Coos Bay		State Oregon		ZIP Code 97420	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Lot 2600, T26S, R13W, Sec 4 - DD					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>43.338611 N</u> Long. <u>124.240808 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Coos County 410042			B2. County Name Coos		B3. State Oregon
B4. Map/Panel Number 410011C0330	B5. Suffix E	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date 03-17-2014	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 18
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: <u>see comments</u>					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 92616 Libby Lane			Policy Number:
City Coos Bay	State Oregon	ZIP Code 97420	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: F751 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 36.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 39.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 36.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 38.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 36.6 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Clyde F. Mulkins	License Number LS2006		
Title Surveyor			
Company Name Mulkins & Rambo, LLC			
Address P.O. Box 809			
City Coos Bay	State Oregon	ZIP Code 97420	
Signature 	Date 10-03-2018	Telephone (541) 751-8900	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

The limit of study for this area is the tide gate at Shingle House Road with a BFE of 13 feet (NAVD 1988). This elevation is was used for the BFE up to Noah Avenue. The subject property is located upstream of this avenue and its BFE is controlled by the elevation of the road above the culvert. The road is 17 feet and the BFE would be 18 feet (NAVD 1988).

A second address (92626 Libby Lane) is established on this tax lot. This second residence on the property is currently removed. The elevation at this home site is 34 feet.

Lat and Long readings were taken from Google Earth.

National Flood Hazard Layer FIRMette



20°32.37"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard
Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes.
Zone X |
| | | Area with Flood Risk due to Levee
Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard
Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard
Zone I |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/29/2019 at 2:16:55 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

Feet 1:6,000

43°20'6.20"N

124°147.17"W



REMIT TO:

COOS BAY NORTH BEND
WATER BOARD
P.O. BOX 539
COOS BAY, OR 97420-0108

EUGENE OR



(541) 267-3128

P.O. BOX 539

COOS BAY, OR 97420-0108

23 DEC 2021 PM 4 L

PRESORTED
FIRST-CLASS
MAIL
U.S. POSTAGE
PAID
COOS BAY, OR
PERMIT NO. 207

RETURN STUB WITH PAYMENT

KEEP THIS STUB FOR YOUR RECORDS



ACCOUNT NUMBER

050544-002

CUSTOMER

DAVID RULLY
92616 LIBBY LN

DATE DUE

1/7/2022

AMOUNT DUE

39.18

FOR: 050544-002

92616 LIBBY LN

Period: 11/24/2021 - 12/22/2021

READINGS

Current	Previous	Cons
19555	19547	8

Previous Bal	39.18
Payments	-39.18
Adjustments	0.00
Water	34.18
Misc.	0.00
Surcharges	5.00

DATE DUE 1/7/2022

AMOUNT DUE 39.18

DAVID RULLY
12870 PIPER HILL DR
PENN VALLEY, CA 95946-9706



Coos Bay North Bend Water Bill

11-29-21

Revised Date: 04-24-21

*Morning Room, Breakfast Room, Nook, or Eat in Kitchen Areas per print.

Item	Description	Item	Description
Siding Underlayment	Allura Panel Fibercement-Lap & Board Batt FDS	Siding	Allura Panel Fibercement-Lap & Board Batt FDS
Trim	House Wrap	Trim	3.5" Allura Fibercement
Fascia	7.5" Allura Fibercement	Fascia	7.5" Allura Fibercement
Softie	Architectural Shingles	Softie	Hardisoffit Cedar Mill
Roofing Underlayment	Synthetic	Roofing Underlayment	Synthetic
Windows	Vinyl Frame Low-E Dual Glazed: 80" in LR	Windows	Vinyl Frame Low-E Dual Glazed: 80" in LR
Front Door	36" Six-Panel with Horizon above	Front Door	36" Six-Panel
Rear Door	36" Six-Panel	Rear Door	36" Six-Panel
Exterior Floor Decking	Stained Wood- per print	Exterior Floor Decking	Stained Wood- per print
Hose Bib	Optional	Hose Bib	Optional
Dormer	Standard per plan	Dormer	Standard per plan
Frame	I-Beam Chassis	Frame	I-Beam Chassis
Axles	Recycled Tires	Axles	Recycled Tires
Floor Joist	2x6 16" OC or 2x8 16" OC on 14" or Wider Floors	Floor Joist	2x6 16" OC or 2x8 16" OC on 14" or Wider Floors
Floor Decking	19/32 OSB Tongue & Groove	Floor Decking	19/32 OSB Tongue & Groove
Exterior Walls	2x6 24" OC / 102" High Flat Ceiling	Exterior Walls	2x6 24" OC / 102" High Flat Ceiling
Interior Walls	16" OC @ Marriage Line 24" OC All Others	Interior Walls	16" OC @ Marriage Line 24" OC All Others
Roof Pitch & Load	24" OC	Roof Pitch & Load	24" OC
Eaves & Overhangs	3/12 Pitch 30# Tall Flat Ceiling	Eaves & Overhangs	3/12 Pitch 30# Tall Flat Ceiling
Ceiling	12" 27 Wide Plans, 10" 30 Wide Plans	Ceiling	12" 27 Wide Plans, 10" 30 Wide Plans
Insulation	Flat	Insulation	Flat
Heating	EB-15F Electric Furnace	Heating	EB-15F Electric Furnace
Duct System	Insulated Graduated Fiberglass	Duct System	Insulated Graduated Fiberglass
Heat Registers	In Line	Heat Registers	In Line
Air Return	Over Door	Air Return	Over Door
Cross Overs	Flex Ducts	Cross Overs	Flex Ducts
Ventilation	Batts & Whole Home	Ventilation	Batts & Whole Home
Air & Vapor Barrier	Sill Seal with Spray Vapor Barrier	Air & Vapor Barrier	Sill Seal with Spray Vapor Barrier
Crawl Space	N/A	Crawl Space	N/A
Attic Access	N/A	Attic Access	N/A
Window Coverings	Plant Built Wood Valances	Window Coverings	Plant Built Wood Valances
Blinds	Metal Miniblinds Throughout	Blinds	Metal Miniblinds Throughout
Carpet	Live Wire	Carpet	Live Wire
Pad	5.5# 7/16" Thick Rebound Carpet Pad	Pad	5.5# 7/16" Thick Rebound Carpet Pad
Vinyl Flooring	Kitchen, Utility, Dining, Morning, Entry & Baths	Vinyl Flooring	Kitchen, Utility, Dining, Morning, Entry & Baths
Tile Flooring	Optional	Tile Flooring	Optional
Laminate Flooring	Optional	Laminate Flooring	Optional
Accent Paint	Kitchen, Dining, & Master Bath	Accent Paint	Kitchen, Dining, & Master Bath
Drywall Finish	Textured & Painted Prism White	Drywall Finish	Textured & Painted Prism White
Drywall Corners	Square Including Windows w/Wood Sill	Drywall Corners	Square Including Windows w/Wood Sill
Marriage Line Close-Up	Textured Beam Close-Up	Marriage Line Close-Up	Textured Beam Close-Up
Cabinet Pulls	Satin Silver Knobs	Cabinet Pulls	Satin Silver Knobs
Cabinet Doors	Canuck Edge Slab Hardwood	Cabinet Doors	Canuck Edge Slab Hardwood
Cabinets	Durablite 42" With Adj. Shelves & Shadow Box	Cabinets	Durablite 42" With Adj. Shelves & Shadow Box
Countertops	Wilsonart Laminate, HD Island & Tub Base	Countertops	Wilsonart Laminate, HD Island & Tub Base
Counter Edge	Wilsonart Laminate, Crescent Edge Island, Tub Base	Counter Edge	Wilsonart Laminate, Crescent Edge Island, Tub Base
Backsplash	8" Ceramic Tile T/O, Accent Tile Behind Range	Backsplash	8" Ceramic Tile T/O, Accent Tile Behind Range
Interior Doors	White Raised Panel	Interior Doors	White Raised Panel
Interior Door Hardware	Satin Silver Levers	Interior Door Hardware	Satin Silver Levers
Door Trim	#625 2 1/4" 3/8" White Door Casing	Door Trim	#625 2 1/4" 3/8" White Door Casing
Baseboards	Optional	Baseboards	Optional
Ceiling Cove	Optional	Ceiling Cove	Optional
Closet Shelving	Wood With Dowel Rod	Closet Shelving	Wood With Dowel Rod

Due to our continuous Improvement process standards may change without notice.



Item	Description	Item	Description
Kitchen Sink	7" Deep Stainless Steel Double Bowl	Kitchen Sink	7" Deep Stainless Steel Double Bowl
Kitchen Faucet	Chateau Chrome Single Lever Moen	Kitchen Faucet	Chateau Chrome Single Lever Moen
Kitchen Sink Front	Fixed Drawer Front	Kitchen Sink Front	Fixed Drawer Front
Shut Off Valves	All Fixtures & Whole Home	Shut Off Valves	All Fixtures & Whole Home
Range	Black Freestanding Electric	Range	Black Freestanding Electric
Range Ventilation	Black Broan Vertical Range Hood	Range Ventilation	Black Broan Vertical Range Hood
Refrigerator	Black 18cf Top & Bottom Frost Free	Refrigerator	Black 18cf Top & Bottom Frost Free
Over Refrigerator	Water Heater	Over Refrigerator	Water Heater
Water Heater Access	Rheem 40 Gal Electric	Water Heater Access	Rheem 40 Gal Electric
Water Heater	Shelf & Surround	Water Heater	Shelf & Surround
Access Storage Shelves	Plumb for Washer Single Lever Gate Valves	Access Storage Shelves	Plumb for Washer Single Lever Gate Valves
Utility Plumbing	Special Plumbing	Utility Plumbing	Special Plumbing
Gas Lines	N/A	Gas Lines	N/A
Electrical	N/A	Electrical	N/A
200 Amp Electrical Service	Toggle Type	200 Amp Electrical Service	Toggle Type
LED Bulbs Installed	LED Bulbs Installed	LED Bulbs Installed	LED Bulbs Installed
White Wall Mount Jelly Jar	Recessed LED Can Light	White Wall Mount Jelly Jar	Recessed LED Can Light
Recessed LED Can Light	Optional	Recessed LED Can Light	Optional
5 Arm Chandelier Metro	Single Pendant light per plan	5 Arm Chandelier Metro	Single Pendant light per plan
Morning Room Lights	Kitchen Area Lights	Morning Room Lights	Kitchen Area Lights
Dining Room Lights	Kitchen Sink Light	Dining Room Lights	Kitchen Sink Light
Island or Bar Lighting	Utility & Hall Lights	Island or Bar Lighting	Utility & Hall Lights
Bathroom Light	6" Filter With Cut Glass	Bathroom Light	6" Filter With Cut Glass
Bathroom Strip Lights Metro	Overhead Ceiling Light 2 Bulb Metro	Bathroom Strip Lights Metro	Overhead Ceiling Light 2 Bulb Metro
Fan (Wire)	TV Jack (Plate & Conduit)	Fan (Wire)	TV Jack (Plate & Conduit)
Phone Jack (Plate & Conduit)	Optional	Phone Jack (Plate & Conduit)	Optional
Optional	Optional	Optional	Optional
Wire 220V	(1) Exterior per plan	Wire 220V	(1) Exterior per plan
Smoke Detectors	Master Bath	Smoke Detectors	Master Bath
48" 4-piece Shower With Door (N/A, 48" Plans)	Single Control Anti-Scald Moen Diverter	48" 4-piece Shower With Door (N/A, 48" Plans)	Single Control Anti-Scald Moen Diverter
Leisure w/Mirror Above (N/A on 48" Plans)	China Sink With Overflow	Leisure w/Mirror Above (N/A on 48" Plans)	China Sink With Overflow
China Sink With Overflow (2ea 56" & 66" Plans)	Moen Dual Handle Lavy Faucets	China Sink With Overflow (2ea 56" & 66" Plans)	Moen Dual Handle Lavy Faucets
Elongated Bowl	Trimmed Mirror Above Sink	Elongated Bowl	Trimmed Mirror Above Sink
Hardware	Chrome Towel Bar & Tissue Holder	Hardware	Chrome Towel Bar & Tissue Holder
Toilet	Mirror	Toilet	Mirror
Lavy Faucet	Bank of Drawers	Lavy Faucet	Bank of Drawers
Tub / Shower	60" 4-piece Tub/Shower Combo	Tub / Shower	60" 4-piece Tub/Shower Combo
Tub / Shower Faucet	Single Control Anti-Scald Moen Diverter	Tub / Shower Faucet	Single Control Anti-Scald Moen Diverter
Lavy	China Sink With Overflow	Lavy	China Sink With Overflow
Lavy Faucet	Moen Dual Handle Lavy Faucet	Lavy Faucet	Moen Dual Handle Lavy Faucet
Toilet	Elongated Bowl	Toilet	Elongated Bowl
Mirror	Trimmed Mirror Above Sink	Mirror	Trimmed Mirror Above Sink
Hardware	Chrome Towel Bar & Tissue Holder	Hardware	Chrome Towel Bar & Tissue Holder
Cabinet	Bank of Drawers	Cabinet	Bank of Drawers
Item <td>Description</td> <td>Item <td>Description</td> </td>	Description	Item <td>Description</td>	Description
Other	Black Forest Details Kitchen & Bath	Other	Black Forest Details Kitchen & Bath
American Dream Features	12" Plant Built Valance T/O Except Living Room	American Dream Features	12" Plant Built Valance T/O Except Living Room
Build To	Accent Tiles Kitchen	Build To	Accent Tiles Kitchen
HUD INCLUDING 2014 AMMENDMENTS		HUD INCLUDING 2014 AMMENDMENTS	



Palm Harbor Homes

COPYRIGHT © 2020 Palm Harbor Homes, Inc. All Rights Reserved

Plant Location 310-Millersburg

Customer Homestead

Drawn By GJA

Date 1-24-20

Series American Dream

Model Number AD30644H

Page Number

Designation

ELEVATION

Rev. By -
Revision -

Approvals

P.E.

3rd Party

State

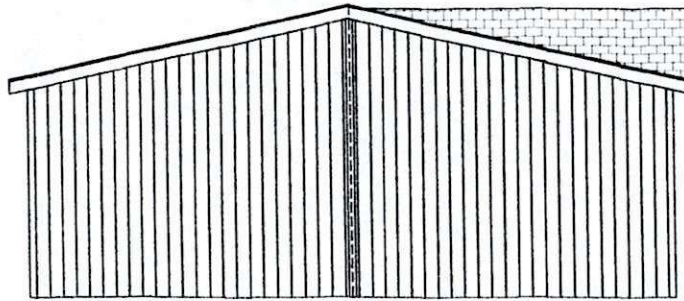


Front Elevation

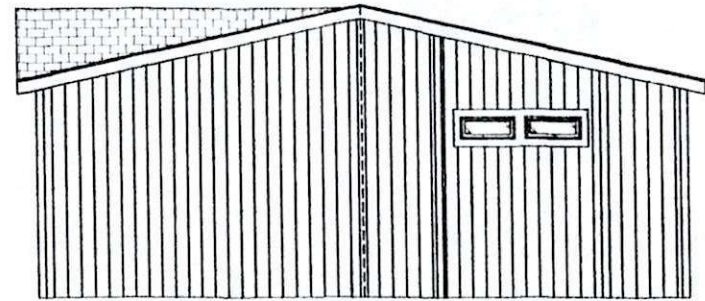
ENTIRE HOUSE LAP + B+B

X
YES

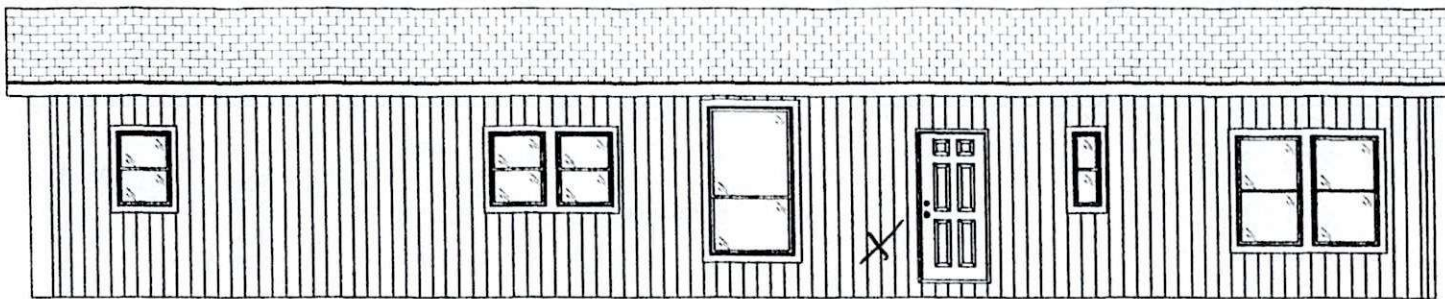
X B+B



Left Elevation



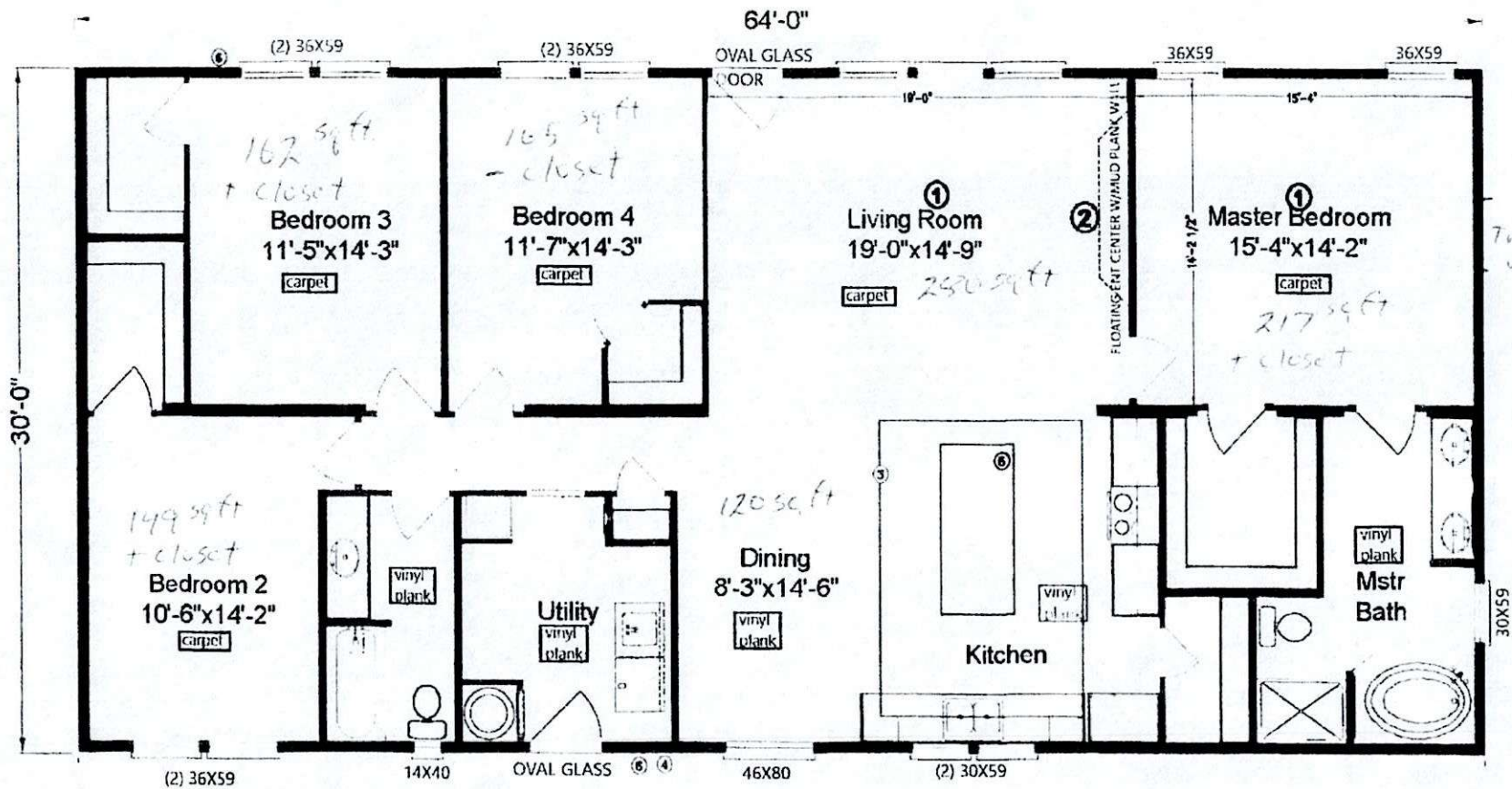
Right Elevation



Rear Elevation

X

QFI



Handwritten notes on the left margin: "11-11-11" and "E".

Save Home Copy



Coos County Land Use Permit Application

Written Statement of Intent:

CODE: 0943

MAP: 26S1304-DD-02600

ACRES: 3.38

SITUS: 92616 & 92626 Libby Lane Coos Bay

We purchased this property on 11/14/2019, Coos County Record #2019-10398.

Already existing on said Property are two Coos Bay North Bend water services installed approximately 1980.

One permitted septic system for 92626. One old septic system on 92616 to be repaired/upgraded to accommodate a four bedroom two bath manufactured home.

Two structures, one a pole barn and the other a two story, (stock barn below, now storage building above but antiquated living quarters circa 1970.)

One gravel driveway off of Libby Lane for 92626, and two gravel driveways for 92616.

The previous owners purchased the property pre-1970 and there have been any number of trailers, (now removed) and wood frame houses, (accidentally burned down) in that time frame.

The property is presently Zoned Forest, perhaps always so, but have been unable to determine if it changed in the most recent, rather broad-brushed Zoning maps in these outlying areas. Given the location and size of this parcel and that it is bordered by UR2 Zone on the North and East sides I have yet to understand why it is Zoned Forest? Be that as it may, Forest Zoning is fine providing the County respects the Historical uses of this parcel dating back to the early 1900s.

There is no marketable timber on this property nor is it of adequate size for commercial food or hay production. We ARE NOT commercial cannabis growers! We do have two horses and will most likely employ the services of a few goats to help maintain the advancing blackberry vine jungle.

See attached FEMA Elevation Certificate dated, 10/03/2018. The lower half of the property is designated Zone X "Area of Minimal Flood Hazard." The upper half of the property is suitable for Residential.

We are retired and it is our intent to procure a 1920 sq. ft. manufactured home from Palm Harbor, see attachment. It is already on order with an 8 month manufacture date July/August 2022.

Once we are settled we will do landscaping projects on the upper bench. A few fruit trees, a fenced area for flowers a vegetable garden and protective area for our two small dogs and to keep the deer at bay. This property has been neglected for many years and we are not naïve as to the scope of work involved to rehabilitate and maintain it. We have no foreseeable plans to utilize the potential of the 92626 section of the property. Our focus for the next few years is to get established and begin addressing the clean-up and vegetation management for fire protection and esthetics as funds permit.