



**VARIANCE REQUEST #851-23-000556-PLNG:
MIKESELL**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

NOTICE OF ADMINISTRATIVE REVIEW

Date of Notice: March 29, 2024

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-23-000556-PLNG: A Variance request to reduce the required five (5) foot side yard setback to a three (3) foot side yard setback to allow for the placement of a residential structure (single-family dwelling). The subject property is located in the Unincorporated Community of Oceanside accessed via Crescent Road, a County road, zoned Residential Oceanside (ROS) Zone and designated as Tax Lot 2303 of Section 30CD, Township 1 South, Range 10 West, W.M., Tillamook County, Oregon. The applicant and property owner are Christian Mikesell.

Written comments received by the Department of Community Development prior to 4:00 p.m. on April 12, 2024, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, April 15, 2024.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. They are also available on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps>.

If you have any questions about this application, please contact the Department of Community Development at (503) 842-3408 ext. 3412 or by contacting Lynn Tone, DCD Office Specialist, at lynn.tone@tillamookcounty.gov.

Sincerely,

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CBO, CFM, Director

Enc. Maps and applicable ordinance criteria

REVIEW CRITERIA

ARTICLE VIII - VARIANCE PROCEDURES AND CRITERIA

SECTION 8.030: REVIEW CRITERIA: A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

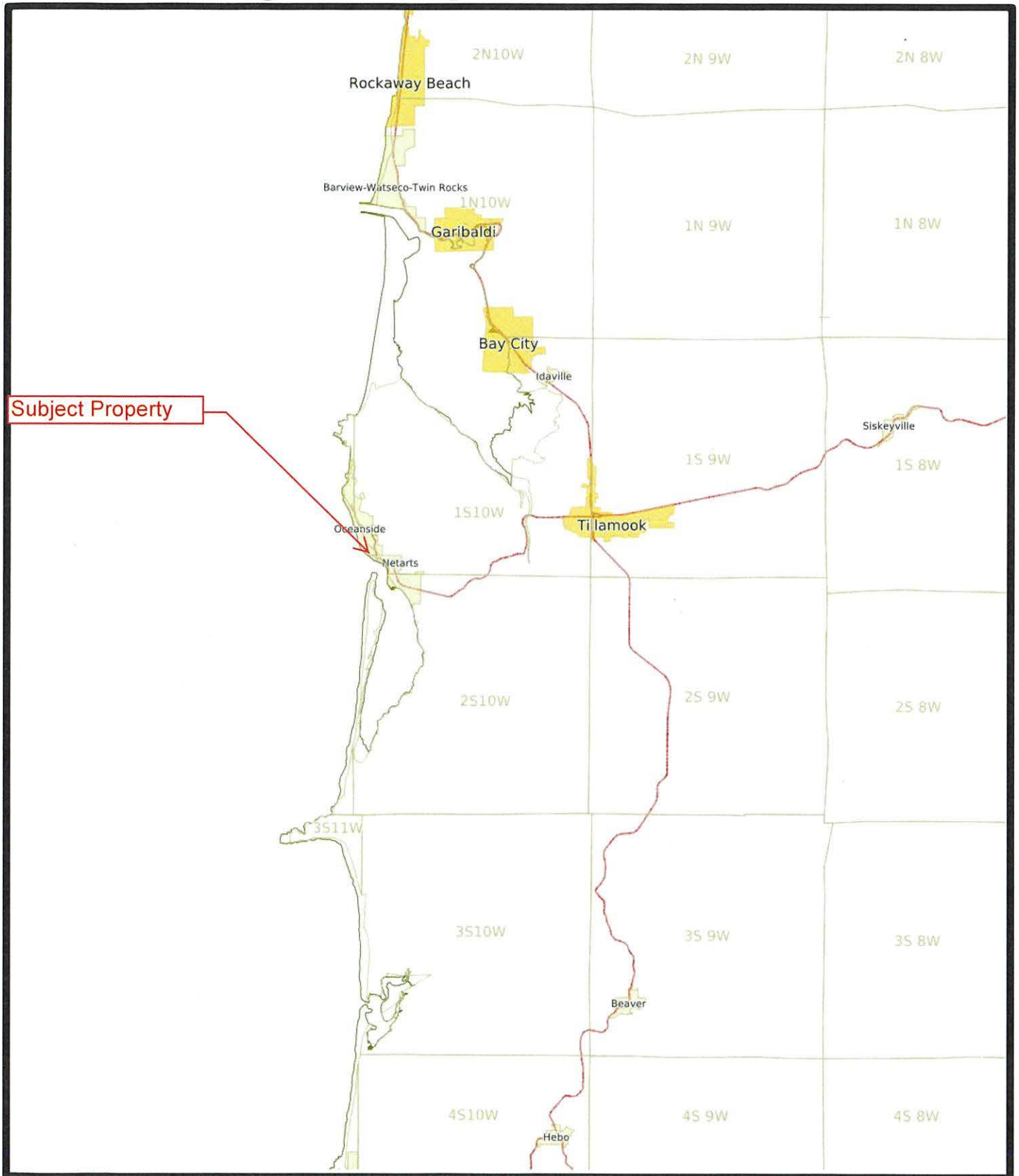
SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards is the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

EXHIBIT A

Vicinity Map



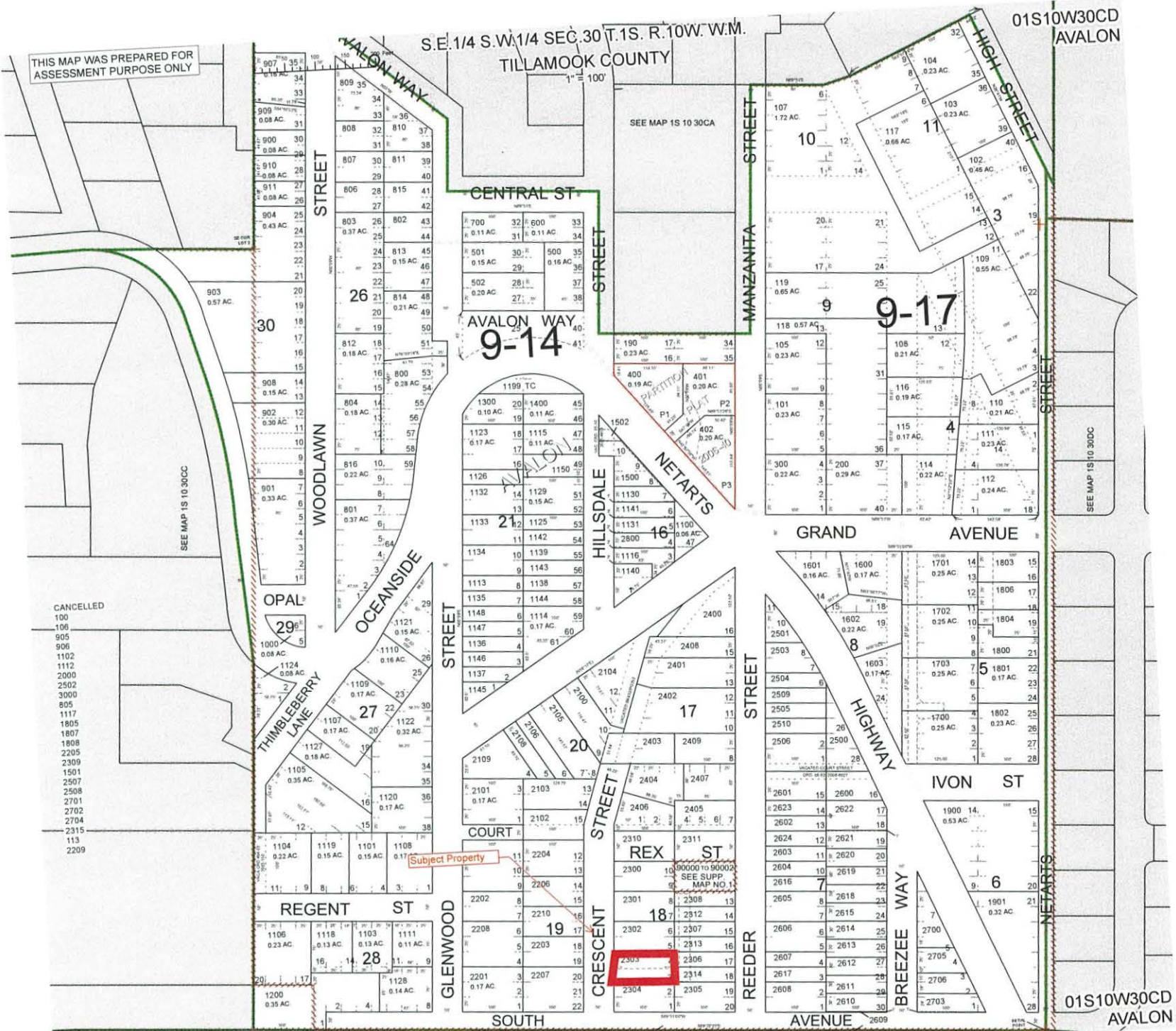
Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 S.W. 1/4 SEC. 30 T. 1S. R. 10W. W.M.
TILLAMOOK COUNTY

01S10W30CD
AVALON



Subject Property

SEE MAP 1S 10 31B

01S10W30CD
AVALON

Revised 1/31/24, WS

Tillamook County
2023 Real Property Assessment Report
 Account 399390

Map	1S1030CD02303	Tax Status	Assessable
Code - Tax ID	0914 - 399390	Account Status	Active
		Subtype	NORMAL
Legal Descr	Multiple Lots - See legal report for full description		
Mailing	MIKESELL, CHRISTIAN C 512 COLLINS DR TILLAMOOK OR 97141	Deed Reference #	2023-2262
		Sales Date/Price	05-19-2023 / \$99,000
		Appraiser	EVA FLETCHER
Property Class	100 MA SA NH		
RMV Class	100 08 OV 805		

Site	Situs Address	City
	115 CRESCENT ST	COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0914	Land	83,430	Land	0	
	Impr	0	Impr	0	
Code Area Total		83,430	88,640	83,430	0
Grand Total		83,430	88,640	83,430	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0914	0	<input checked="" type="checkbox"/>		ROS	Market	112	0.11 AC		83,430
Code Area Total							0.11 AC		83,430

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

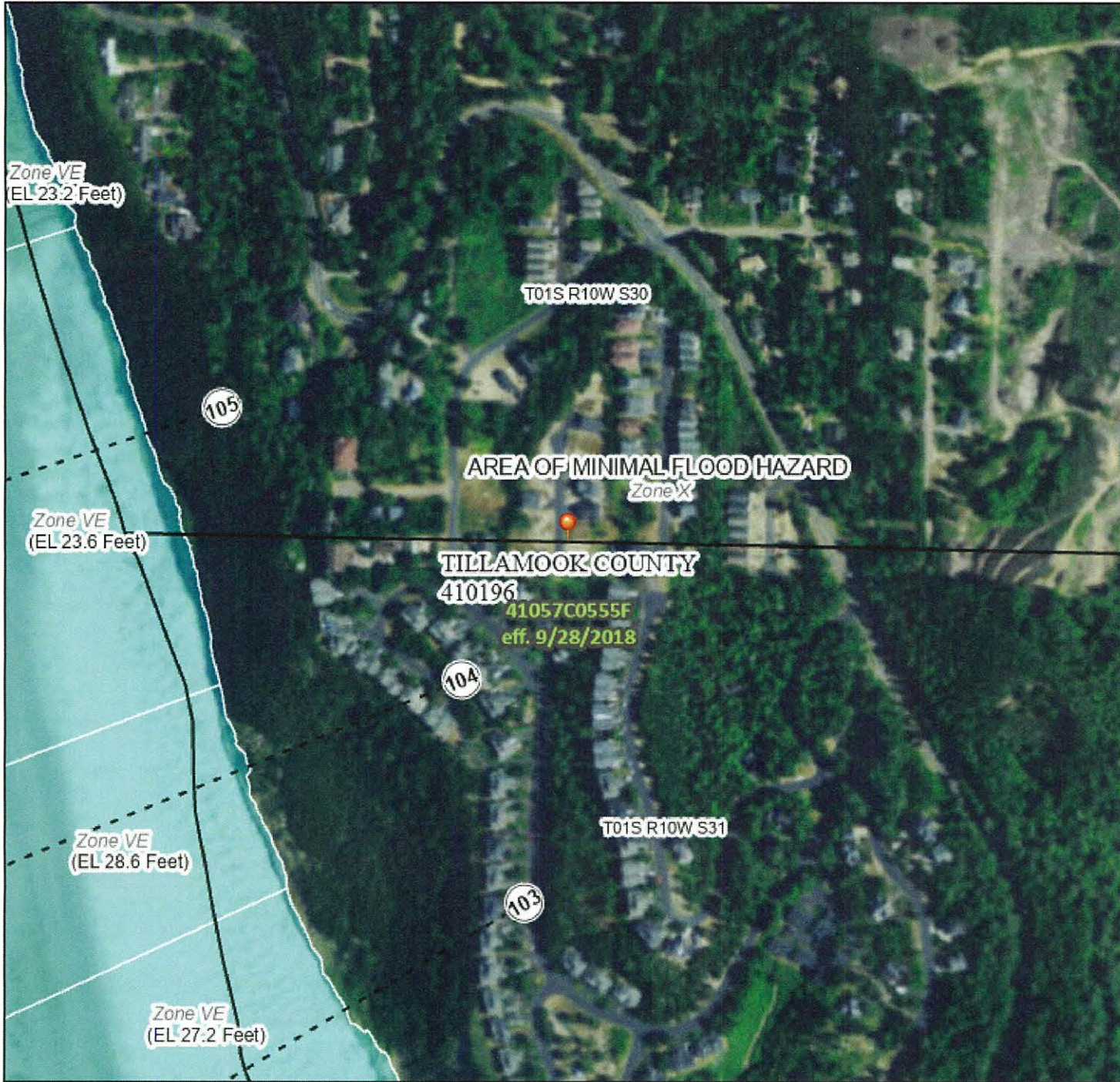
Exemptions / Special Assessments / Notations
Notations <ul style="list-style-type: none"> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2007 ■ MULTI LOT-SINGLE LOT VALUE ADDED 2021

Comments 6/9/05 Road, sewer, water, are now available on the property. gb
 04/27/06 - Reviewed 01' adjudicated value. Land already at market from 05' valuation, KL.
 12/29/11 Land Reappraisal, tabled land.LM
 2/22/13 Changed to 1 homesite per CCRs.LM
 08/04/20 Due to a segregation, a portion of taxlot 2303 will be carried into new taxlot 2315. Brought to market and apportioned MAV.ef
 02/24/21 Combined TL 2315 into TL 2303. Brought to market and combined MAV.ef
 1/10/22 South half of lot now appears to be access for neighboring lots, reduced size adjustment to reflect usable space.BB

National Flood Hazard Layer FIRMMette



123°57'58"W 45°27'11"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, Area 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
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		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

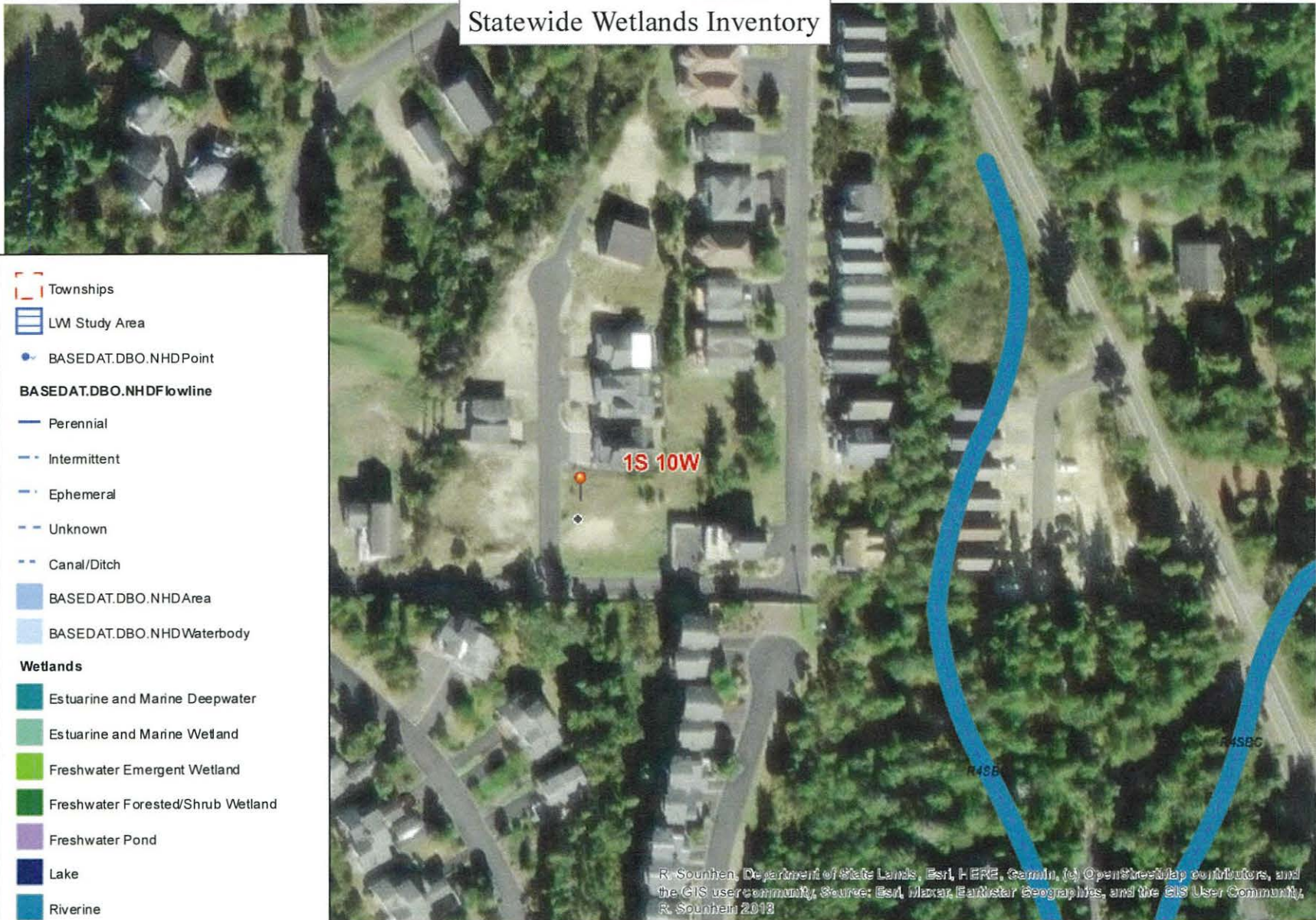
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/28/2024 at 6:14 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded 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.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°57'21"W 45°26'46"N

Statewide Wetlands Inventory



- Townships
- LWM Study Area
- BASEDAT.DBO.NHDPPoint
- BASEDAT.DBO.NHDFlowline**
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDWaterbody
- Wetlands**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Predominantly Hydric Soil Map Units
- SWI Agate-Winlo Soils

R. Sounhen, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhen 2012



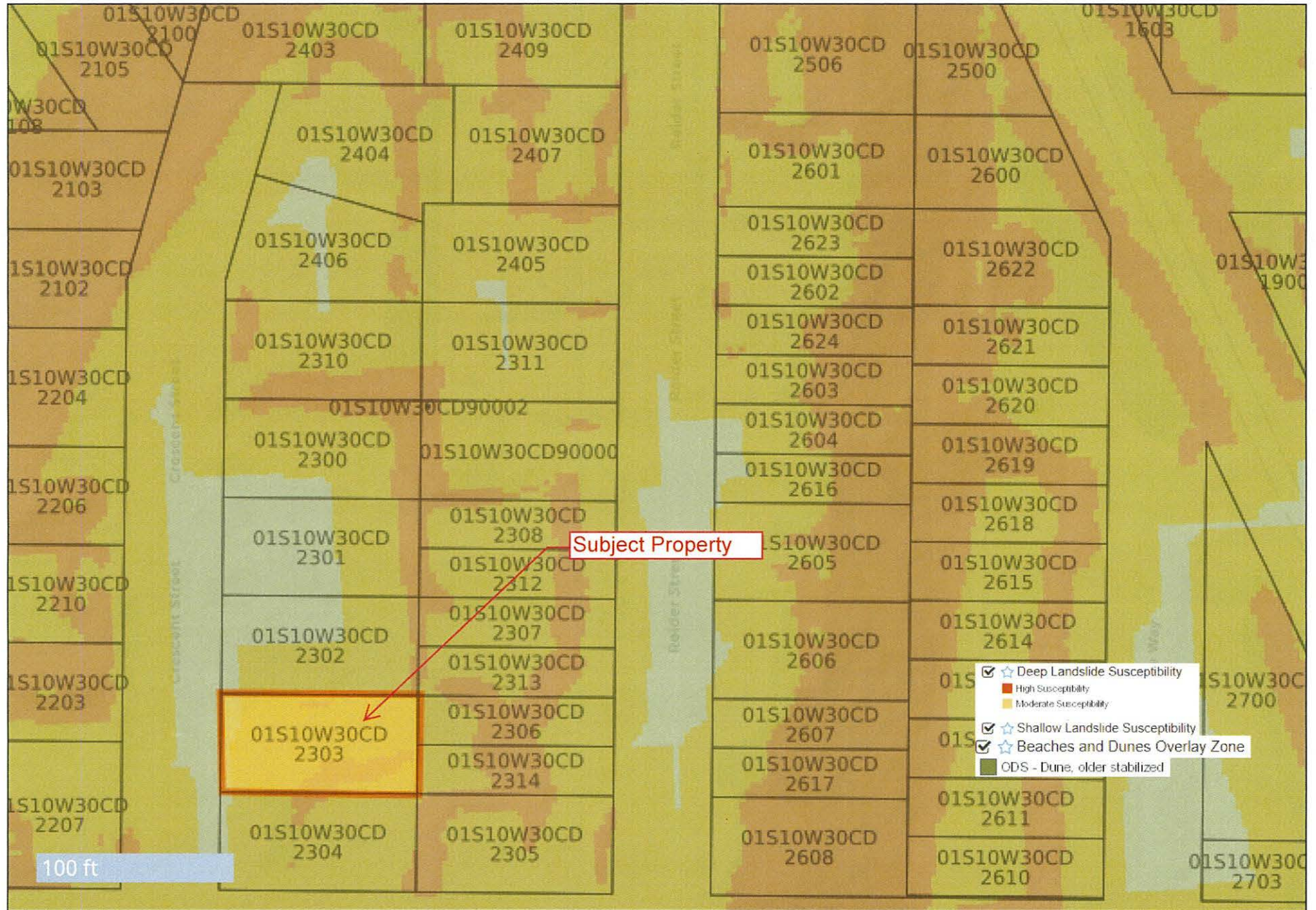
The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 3/28/2024



Hazard Map



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

EXHIBIT

B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #: 134988	
Fees: 1365.-	
Permit No: 85122-00056PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Christian Mikesell Phone: 503.354.4094
 Address: 512 Collins Dr.
 City: Tillamook State: OR Zip: 97141
 Email: christian.c.mikesell@gmail.com

Property Owner

Name: Christian Mikesell Phone: 503.354.4094
 Address: 512 Collins Dr.
 City: Tillamook State: OR Zip: 97141
 Email: christian.c.mikesell@gmail.com

Request: I am asking for a variance on the side yard setback from 5' to 3'.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: 115 Crescent St
 Map Number: 15 10 3000 2303
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required) _____
 Applicant Signature _____

Nov. 21st, 2023
Date
Nov. 21st, 2023
Date

SECTION 8.030: REVIEW CRITERIA

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

ARTICLE IV SUPPLEMENTARY REGULATIONS SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) * To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) * To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) * To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) * To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

To the Planning & Zoning Dept., the County Commissioners, and to whom it may Concern.

I am writing to you regarding my property at 115 Crescent St. Oceanside, OR 97134 (1S 10 30CD 2303). It came to my attention on Nov. 16th, 2023 that the new Single-Family Dwelling (SFD) I was in the process of building requires a 5' side setback. When I purchased this property from Tom Kearney, the Site Plan I received with the Permit Package had a Site Plan that showed a 3' side setback and I began building according to the approved, stamped & signed set of plans.

I am asking for a 3' side setback in the form of a variance. I understand that the size of property I currently have is .11 acres and excludes it from Section 4.100: General Exception to Lot Size Requirements located in Tillamook County Land Use Ordinance Article 4. This was not always the case, in **Exhibit 1**, effective date 08/04/2020, four tax lots were segregated; including mine of 2303 into 2303 & 2315, by the old owner/developer Tom Kearney. On Sept 4th, 2020 Tom Kearney had received **Exhibit 2**, that documented the Geo Hazard Report for tax lot 2303 & 2315 as being separate. On Sept 6th, 2020 **Exhibit 3** shows lot 4 (2315) has a 3'x99' encroachment onto lot 3 (2303) equaling 297 sq ft. It documents all the zoning from Section 4.100 of Tillamook County Land Use Ordinance for Small Lot Criteria. In this situation, the lot qualifies as a small lot because Lot 4 (2315) is 2,797 sq ft. On Sept 23rd, 2020, Tom Kearney applied to Tillamook County Public Works for 9 separate lots, 2 of which included mine (2315 & 2303), **Exhibit 4**. Attached is **Exhibit 5**, which is the Site Survey, done by S&F Land Services that shows all of these lots that are in this Development as well as the sizes of said lots.

On Oct 5th, 2020, **Exhibit 6,7,8,9 & 10** were all submitted to the Tillamook County Community Development to undergo the process of getting building permits. **Exhibit 6,7,8 & 9** all show they were applied for and approved as small lots between the dates of April 28th, 2021—to April 30th, 2021. My property of tax lot 2315 Lot 4, applied for the same small lot exception found in Section 4.100, the same the neighboring development properties, but was denied and told that it only qualified to apply to Section 4.110: Exceptions to Yard Setback Requirements located in Tillamook County Land Use Ordinance Article 4. The reason stated was that the house was too big to meet the criteria of a small lot.

In Section 4.100: (6) "The permitted living space as determined by the Building Official shall be no more than 50% of the square footage of the lot or 1,200 square feet, whichever is larger..." In Exhibit 9, my building permit states that I have 1,636 sq ft, as required in Section 4.100: (6) my project is too big to qualify as a small lot which includes the 3' side setback. But in **Exhibits 6,7,8 & 9**; each building permit states that each house has 1,626 sq ft, so applying the same Section 4.100: (6), every single one of the other projects are also too large to qualify as a small lot which includes the 3' side setback.

On April 1st, 2022 **Exhibits 7 & 8**, were issued new building permits to the now builder. On April 26th, 2022, **Exhibit 6**, was issued a new building permit to the now builder. And on October 5th, 2022, **Exhibit 9**, was issued a new building permit to the now builder. All of these houses are moving right along, over a year into each respective project. All four have the exteriors fully finished and nearly all four are fully dry walled on the interiors or further.

On April 7th, 2023, **Exhibit 10** was issued a new building permit. The sale of this property was completed on August 14th, 2023 when I paid Tom Kearney in full. I transferred ownership of the properties permits on August 28th, 2023. Because a precedent was set for the 4 new houses being built to my East in this development, I ask for the 3' side yard setback.

Section 8.030, REVIEW CRITERIA

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

Section 8.030: (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if applicable standards were to be met. Such circumstances may not be self-created.

RESPONSE: Section 8.030: (1) This property requires a variance due to the dimensional circumstance of this property. The original small lot is situated between an existing house and a now existing driveway easement. The 3' side variance would accommodate a SFD to exist that would match similarly to the current homes being built to the East of this location.

Section 8.030: (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

RESPONSE: Section 8.030: (2) A variance is necessary to accommodate the use of a new SFD on the parcel that will be similar in appearance and style of the other new homes in this current development. All of these SFD (Fill-in or Row Houses), all have been granted a 3' side setback and are all currently approved to be built in ROS (Residential Oceanside Zone).

Section 8.030: (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

Response: An approved variance will fully comply with the earlier homes designed and planned in this certain development and following in order is how my variance will comply with Section 4.005 to preserve the rights of all neighbors and allow them to continue enjoying their land.

SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

(1) To ensure the availability of private open space;

Response: Section 4.005: (1) An approved variance would keep intact the availability of private open space for any of the neighbors. It will be similar to all other residences that has its own private yard or garden.

(2) To ensure that adequate light and air are available to residential and commercial structures;

Response: Section 4.005: (2) An approved variance would ensure that adequate light and air remain available to residential & commercial structures by not removing any trees or any other item that could negatively impact any neighbors. Also, this property will still be 7-8' away, with approved 3' variance, from the only immediate neighbor's home and will still ensure they have access to light and air flow.

(3) To adequately separate structures for emergency access;

Response: Section 4.005: (3) An approved variance will adequately separate structures for emergency access. There will be approximately 7-8 feet in between the current neighbor's home and my proposed home.

(4) To enhance privacy for occupants of residences;

Response: Section 4.005: (4) An approved variance will enhance privacy for occupants of residences by approving the use of a new SFD that was previously approved in this development.

(5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;

Response: Section 4.005: (5) An approved variance will ensure that all private land uses that can be reasonably expected to occur on private land, can be entirely accommodated on private land—including a 2-car garage, a concrete driveway and private open spaces on every side of the house.

(6) To ensure that driver visibility on adjacent roads will not be obstructed;

Response: Section 4.005: (6) An approved variance will ensure that driver visibility on adjacent roads will not be obstructed. There is currently 14' County setback from edge of road as well as minimum 10' of front yard setback. This allows 24' minimum of unobstructed view in the front of my property to the edge of road.

(7) To ensure safe access to and from common roads;

Response: Section 4.005: (7) An approved variance will maintain safe access to and from common roads by not interfering with any current path to the front main road and not squeezing the house to within 6"-8" of the retaining wall easement.

(8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;

Response: Section 4.005: (8) An approved variance will ensure that pleasing views are neither unreasonably obstructed or obtained because there is already a current height restriction. My project's proposed height is 4'6" below maximum allowed by ROS zoning in Section 3.310. The back yard neighbors are all on a land shelf that is 12-15 feet above the grade of my yard.

(9) To separate potentially incompatible land uses;

Response: Section 4.005: (9) An approved variance of the 3' side yard setback will not impact other land uses.

(10) To ensure access to solar radiation for the purpose of alternative energy production.

Response: Section 4.005: (10) An approved variance will keep intact access to solar radiation for the purpose of alternative energy production, and would not interfere with any neighbors' potential solar panel roof application.

Section 8.030: (4) There are no reasonable alternatives requiring a lesser or no variance. When I received the phone call about the error from the County, I had already owned the property for 3 months and had the renewed permits in my name for 2-1/2 months. I already had the jobsite excavated, paid for the Service Development Charges to Netarts Water District and to Netarts-Oceanside Sewer District. My footings had been inspected and poured, and all of the stem wall forms, including the 2x 10' tall structural concrete shear walls, with all required rebar and hold-downs in place for concrete, had been approved earlier that day.

The 2 options to meet this 5' side yard setback would include:

Option (1) Jack-hammering & demolition of all current forms and rebar, current concrete footings and accompanied rebar, digging 2' further on the South side towards the current gravel/retaining block driveway easement, which is currently between 2'6" – 2'8" (**Exhibit 11,12 & 13**) from my present location. I would have to stabilize the retaining block/driveway from attempting to slough off when adjusting my house to 6" – 8" in between proposed house & easement.

Option (2) Make the whole house 2' narrower on the North side. In turn, I would need to remove the North side forms which consist of 1x 10' tall structural concrete shear wall (**Exhibit 14**), cutting the footings, jack-hammering the whole north footing and 2' south on each end, removing all concrete/metal rebar and pouring new footings 2' south with all required 1/2", 5/8", 3/4" thick rebar in all required locations (**Exhibit 15**). This would only work if engineer approves (?) cold joint concrete connection in the front of house where the required oversized structural footing is located. This cutting 2' of the house's width would also negate the currently approved drawings & structural engineering. The 2' reduction would require redrawing all living space floor plans as well as engineering. This in turn would render the approved plans/permits/engineering to be useless and require me to start the whole building permit/ plan drafting/ structural engineering process all from the beginning.

In conclusion, I have honestly not dealt with Tillamook County Community Development for a long period of time. I moved about 2 years ago to Tillamook and have started doing Spec-home SFD's. In all the time that I have been dealing with TCCD, I have only had the best help. Because of this variance process, I now have a small in-depth knowledge of just one aspect of the process of what it takes to help a county grow responsibly and appropriately. This 5' side yard setback has created a problem for my family's income and my professional workload. I am the only worker in my company, so I don't have the

option to take multiple jobs like many other contractors and I am now at a complete standstill while this all takes place to find a resolution.

I ask again for an approved and expedited variance of 3' side yard setback.

Thanks for your time,

Christian Mikesell
Mikesell Construction LLC CCB# 205935
512 Collins Dr, Tillamook, OR 97141
503.354.4094



**DEPT. OF COMMUNITY DEVELOPMENT,
BUILDING SECTION
TILLAMOOK COUNTY**

Land of Cheese, Trees and Ocean Breeze

Permit # 85123.001998
 Plumbing Permit # _____ PL
 Electrical Permit # _____ ELEC
 Electrical Permit # _____ TEMP
 Mechanical Permit # _____ MECH

DATE: 8.28.23
 CONTRACTOR: MIKESSEN PHONE # 503.354.4094
 OWNER: MIKESSEN ISSUED FOR NEW SPD
 LOCATION: 115 Crescent St T 15 R 10 S 3000 L 2303
 TEMPORARY POWER _____ ELECTRIC SERVICE _____

WATER SUPPLY _____ SEWER _____ RAIN DRAINS _____
 GEO REPORT FOR FOOTING INSPECTION _____
 FOOTING SKV CONCRETE-ENCASED ELECTRODE SKV

FOUNDATION WALLS SKV 11/17/23
 SET-BACKS VERIFIED SKV 11/17/23

UNDER FLOOR

1. FRAMING _____
2. PLUMBING _____
3. MECHANICAL _____

Items 1 through 3 above must be completed and approved before continuing!

SHEARWALLS _____
 ROUGH PLUMBING _____
 ROUGH ELECTRICAL _____
 ROUGH MECHANICAL (shall be installed and inspected at framing inspection) _____
 FRAMING _____
 HEIGHT AFFIDAVIT _____
 INSULATION _____

FINAL

1. FINAL ELECTRICAL Final Electrical must pass before Occupancy Approval. _____
2. FINAL PLUMBING Final Plumbing must pass before Occupancy Approval. _____
3. FINAL MECHANICAL Final Mechanical must pass before Occupancy Approval. _____
4. POST ELEVATION CERTIFICATE From a Licensed Surveyor _____

Items 1 through 4 above must be completed and approved before FINAL OCCUPANCY INSPECTION.

FINAL CITY ZONING APPROVAL _____
 FINAL OCCUPANCY APPROVAL (Structural Inspector) _____

RESIDENTIAL INSPECTION CARD

Tillamook County
2023 Real Property Assessment Report
 Account 399390

Map	1S1030CD02303	Tax Status	Assessable
Code - Tax ID	0914 - 399390	Account Status	Active
		Subtype	NORMAL
Legal Descr	Multiple Lots - See legal report for full description		
Mailing	MIKESELL, CHRISTIAN C 512 COLLINS DR TILLAMOOK OR 97141	Deed Reference #	2023-2262
		Sales Date/Price	05-19-2023 / \$99,000
		Appraiser	EVA FLETCHER
Property Class	100	MA	SA
RMV Class	100	08	OV 805

Site	Situs Address	City
	115 CRESCENT ST	COUNTY

Value Summary						
Code Area	Land	RMV	MAV	AV	RMV Exception	CPR %
0914	Land	83,430		Land	0	
	Impr	0		Impr	0	
Code Area Total		83,430	88,640	83,430	0	
Grand Total		83,430	88,640	83,430	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0914	0	<input checked="" type="checkbox"/>		ROS	Market	112	0.11 AC		83,430
Code Area Total							0.11 AC		83,430

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations
Notations <ul style="list-style-type: none"> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2007 ■ MULTI LOT-SINGLE LOT VALUE ADDED 2021

Comments

6/9/05 Road, sewer, water, are now available on the property. gb
 04/27/06 - Reviewed 01' adjudicated value. Land already at market from 05' valuation, KL.
 12/29/11 Land Reappraisal, tabled land.LM
 2/22/13 Changed to 1 homesite per CCRs.LM
 08/04/20 Due to a segregation, a portion of taxlot 2303 will be carried into new taxlot 2315. Brought to market and apportioned MAV.ef
 02/24/21 Combined TL 2315 into TL 2303. Brought to market and combined MAV.ef
 1/10/22 South half of lot now appears to be access for neighboring lots, reduced size adjustment to reflect usable space.BB

Exhibit 1

Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph/FAX: (503)738-3738

Email: horning@pacifier.com



September 6, 2020

Tom Kearney
2374 NW Birkendene Street
Portland, OR 97229

Exhibit 2

RE: Conformance Letter for Geologic Hazard Report; a nine-lot development; Map 1S 10W 30CD, Tax Lots 2207, 2303, 2306, 2307, and 2308; (also known as Avalon Subdivision, Blocks 18 Lots 13, 14, 15, 16, 17, 18, and Lots 3 & 4; and Block 19, Lots 20, 21, and 22); Oceanside, Tillamook County, Oregon

Dear Tom:

I have reviewed your development plans for the above-referenced properties for conformity with recommendations in the geologic hazard report. Copies of the plan are provided in Figures 2 and 3, and a copy of the plans with present topography superimposed is provided in Figure 1. Improvements are described and color coded. Superimposing the topography allows comparison of finished post-development grades against pre-development landscapes so that cuts and fills may be estimated. Also provided in Figure 4 is a generalized concept diagram for a cement block and geotextile fabric retaining wall, plus a description of constructing access roads and driveways.

Present and finished final elevations are described in Figures 1 through 3. Requirements for compacting sand are made and are referenced to the geologic report. Infiltration trenches are identified. Placement of walls conforms to recommendations for position setback from or below an included foundation support surface.

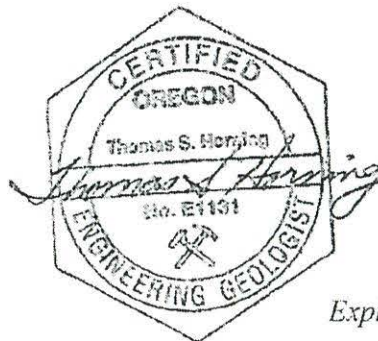
Infiltration trenches are adequately identified and located.

It is made clear that road beds should be compacted to the same standards as for beneath building foundations. The compacted sand should extend at least 2 ft beyond the edge of the road bed asphalt.

Based on the above discussion and review of the construction plans, it is my opinion that the plans conform to requirements of the geologic hazard report.

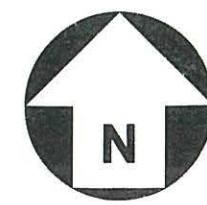
Please call or write if there are questions.

Thomas S. Horning, CEG
Horning Geosciences



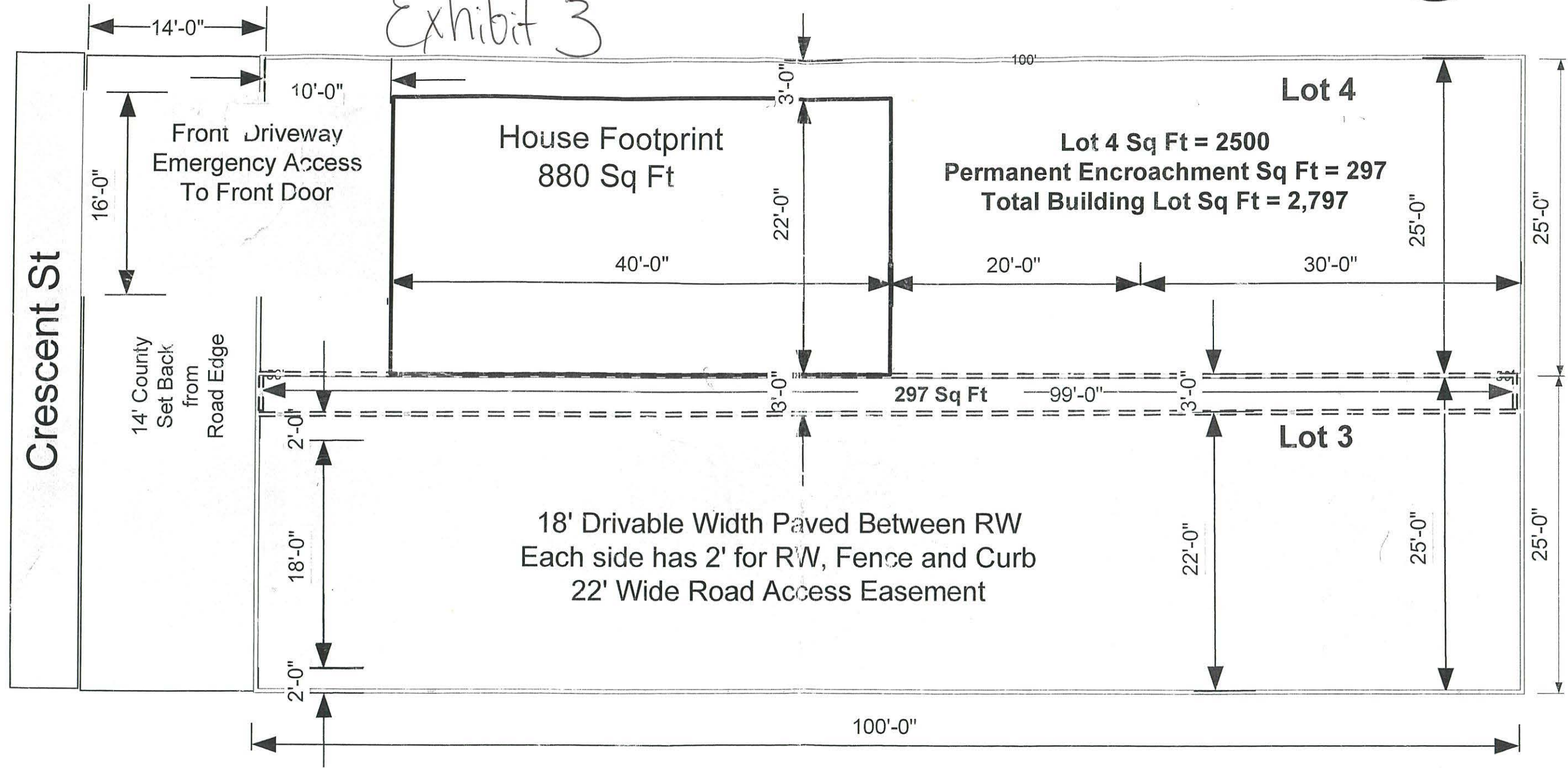
Expires: 7/1/21

Ocean Crest Rentals LLC Site Plan - East Crescent St Lot 4



20-1998-DWL

Exhibit 3



Building Set Backs (building lot < 3,000)

- A) North side yard is 3'
- B) Sound side yard is 3'
- B) Front yard 10'
- C) Rear yard 50'

Permanent Encroachment (Red)
 Lot 3 provides permanent encroachment easement to Lot 4 (3' x 99' = 297 sq ft)

PLANNING AND ZONING
 PERMIT NO. 851-20-1998-DWL
 DATE 4/30/21

County Set Back is 25' from center line of Crescent St (25' on both sides), Crescent St is 22' 4" wide. Means County Set Back is 14'

9-6-2020

Tillamook County



PUBLIC WORKS DEPARTMENT

503 Marolf Loop Road
Tillamook, Oregon 97141
Roads (503) 842-3419
Solid Waste (503) 815-3975
FAX (503) 842-6473
Email: pubwks@co.tillamook.or.us
TTY Oregon Relay Service

Land of Cheese, Trees and Ocean Breeze

September 28th, 2020

Tom Kearney
2374 NW Birkendene St.
Portland, OR 97229

RE: Road Approach Permit #6340
Crescent Street; Tillamook County Maintained Road #3216
T01S R10W Sec. 30CD, Tax Lot #2315

Dear Tom:

Tillamook County Engineering staff review of your Road Approach Permit Application and a field site evaluation is complete with the following conclusion.

This permit is issued to authorize the construction of one new road approach to access the tax lot as identified on the above noted Tillamook County Assessor's map, a copy of which is marked up and included as part of this permit. The road approach approved under this permit is a preliminary to any permanent construction or installation which will be required to be reviewed and appropriate land use and development permits issued by the Tillamook County Department of Community Development.

No portion of the right of way of Crescent Street is to be used for over night or weekend storage of materials, equipment or extended daytime staging. Any material staged is required to be processed onto the subject parcel in a timely manor subject to condition #2 below.

Due to the quality of the substrate road fabric will be required.

By this reference, your signed application and proposed road approach plan are incorporated into this permit.

Road Approach permit #6340 is **Approved** with the following conditions:

1. With the issuance of this Road Approach Permit it is the sole responsibility of the applicant to verify and comply with all local, state, and federal land use regulations and related permit requirements. The issuing of this Road Approach Permit in no way relieves the applicant from applicable land use laws or regulations that may pertain to the lands accessed by the construction of the herein approved road approach.
2. Blocking any road under Tillamook County Jurisdiction for more than 30 minutes is considered a road closure that must be authorized by the Public Works Department preceded by appropriate residential and emergency service notification. As the permit holder you are required to receive prior authorization from public works for any road closure.
3. A pre-construction site meeting is required to be scheduled between myself and the contractor to finalize driveway grade and alignment.

Exhibit 4

4. Road Approach construction materials and geometry are defined on the attached specification sheet and should be followed carefully. Storm water control as depicted on the submitted site plan is approved by the public works department for construction.
5. FINISHED grade of the approach from the existing edge of the County Road to the Right of Way line is to be -2%.
6. No concrete work or landscaping is allowed in the county right of way without prior approval.

IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO EXCAVATION.

ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>

Before commercial use of the road approach, all improvements of the road approach shall be completed, except paving. [As stated in Ordinance #44 on page 6 & 7, Section V-E.]

Applicant or their contractor shall contact this office with a 48-hour advance notice for inspections as required prior to accessing the structure.

- A. Phase I inspection is for sub-grade prior to rock base and verification of the sight distance.
- B. Phase II inspection of completed rock base and approach grade.
- C. Final Completion of all requirements by 18 months from date of issue.

No structures, fencing, concrete, masonry, brickwork, landscaping, nor roadside hazards are permitted within the road right-of-way. All mailboxes must meet approved "break-a-way" standards for impact by vehicles.

If you have any questions, please feel free to contact or leave a message for Tillamook County Public Works at the above number between the hours of 8:00 a.m. and 4:30 p.m. Monday thru Thursday.

Sincerely,



Jasper J. Lind
Engineering Technician

Cc: Sarah Absher, Trish Bush, & Sheila Shoemaker, Department of Community Development, by email
James Aman, Matt Andrus, Jeanette Arnold, & Zachary Hudspeth, TPUD, by email
Chet Parker, CenturyLink, by email
Bryant Sheldon, Christopher Palmer, Charter, by email
Dan Mello, Netarts-Oceanside Sanitary District, by email
Cody Hobbs, Netarts Water District, by email

Exhibit 4

Application Permit No. 6340 Road No. 3216

ROAD APPROACH APPLICATION AND CONSTRUCTION PERMIT

NOTICE

Applicant must be the person, representative of the firm or corporation having the legal ownership of the property to apply for a Road Approach Permit. Such legal right is vested only in the owner of the property abutting the highway or the holder of an easement or similar right to construct and use an approach road upon the abutting property.

PROPOSED USE: **SINGLE FAMILY RESIDENCE** X **COMMERCIAL** _____

TOWNSHIP 15 RANGE 10 WEST, W.M. SECTION 3000 TAX LOT NO. 2315, lot 4

Ocean Crest Rentals, LLC / Thomas Kearney
(NAME OF APPLICANT/PROPERTY OWNER)

2374 NW Bickelene St, Portland OR 97229
(MAILING ADDRESS AND PHONE NUMBER)

tKearney2@hotmail.com → 503-475-1406
(EMAIL ADDRESS)

Crescent Street
(NAME OF STREET OR ROAD TO BE ACCESSED)

NO CONSTRUCTION SHALL BE ALLOWED ON THE APPROACH ROAD UNTIL THIS APPLICATION HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

This application is made pursuant to O.R.S. Chapter 374 and Tillamook County Ordinance #44 (see Ordinance #44 for detailed information).

The **APPLICANT SHALL PROVIDE A MAP** accompanying this application showing the following information:

- _____ The road right-of-way lines;
- _____ The location of the traveled road in the road right-of-way;
- _____ All existing and proposed road approaches;
- _____ All existing and proposed structures;
- _____ The existing and proposed drainage ditching and culverts
- _____ The distance from the center of the road approach to the nearest property corner.

THE PROPOSED APPROACH ROAD LOCATION MUST BE STAKED AND FLAGGED ON THE SITE. A \$583.00 fee will be required at the time of application. **DOUBLE FEES SHALL BE ASSESSED FOR ANY APPLICATION RECEIVED AFTER CONSTRUCTION HAS ALREADY STARTED.** If additional trips are required because the site is not staked or flagged an additional fee of \$25.00 for each trip can be assessed.

PRIOR TO ISSUING THE PERMIT THE PUBLIC WORKS DEPARTMENT OF THE COUNTY WILL INSPECT THE SITE for proper drainage, traffic hazards and general acceptability.

REVISED 02/2017

check # 1005 Exhibit 4

THE APPROACH ROAD CONSTRUCTION SHALL COMMENCE BY THE APPLICANT AS DIRECTED BY THE COUNTY AND INSPECTED FOR COMPLETION IN THE FOLLOWING PHASES:


PHASE I: Clearing of the site, ditch excavation and subgrade of the approach. The applicant shall request an inspection for approval, prior to proceeding with Phase II construction.

PHASE II: Installing the culvert, placing all rock base. The applicant shall request an inspection for approval. PHASE II MUST BE COMPLETED PRIOR TO CONSTRUCTION ACCESS.

FINAL PHASE: Paving. After the paving, the applicant shall request a final inspection for approval.

In consideration of the applicant's agreement to comply in all respects with the regulation of Tillamook County, permission is hereby granted for construction described in the above application and in the instructions attached hereto and by this reference made a part hereof to same extent as if set forth in full. The applicant shall make all corrections as directed. Applicant agrees to save and hold harmless the County from any and all liability of whatever kind or nature arising or to arise by reason of issuance of this construction permit, the issuance thereof being for the sole benefit of applicant. Applicant is responsible to obtain all approvals or permits from other government agencies having jurisdiction affected by the proposed road approach construction site, i.e., wetlands; urban growth; riparian areas; access to county road within city.

The entire expense of maintaining said approach road shall be borne by applicant. If in the event of the reconstruction or widening of any highway, it becomes necessary to remove, alter or reconstruct the approach road constructed under authority of this permit, the cost of such removal or replacement to a like width and condition will be borne by the County. Any widening or other improvement of the approach road at the applicant's request shall be done only under authority of a new permit and at the expense of the applicant.

 9-23-20
APPLICANT (PROPERTY OWNER ONLY) DATE

FOR DEPARTMENT USE ONLY

APPLICATION APPROVED:  09/28/2020
PUBLIC WORKS DEPARTMENT DATE

PHASE II COMPLETION REQUIRED BY: _____ COMPLETED: _____

(Phase II must be completed prior to construction access)

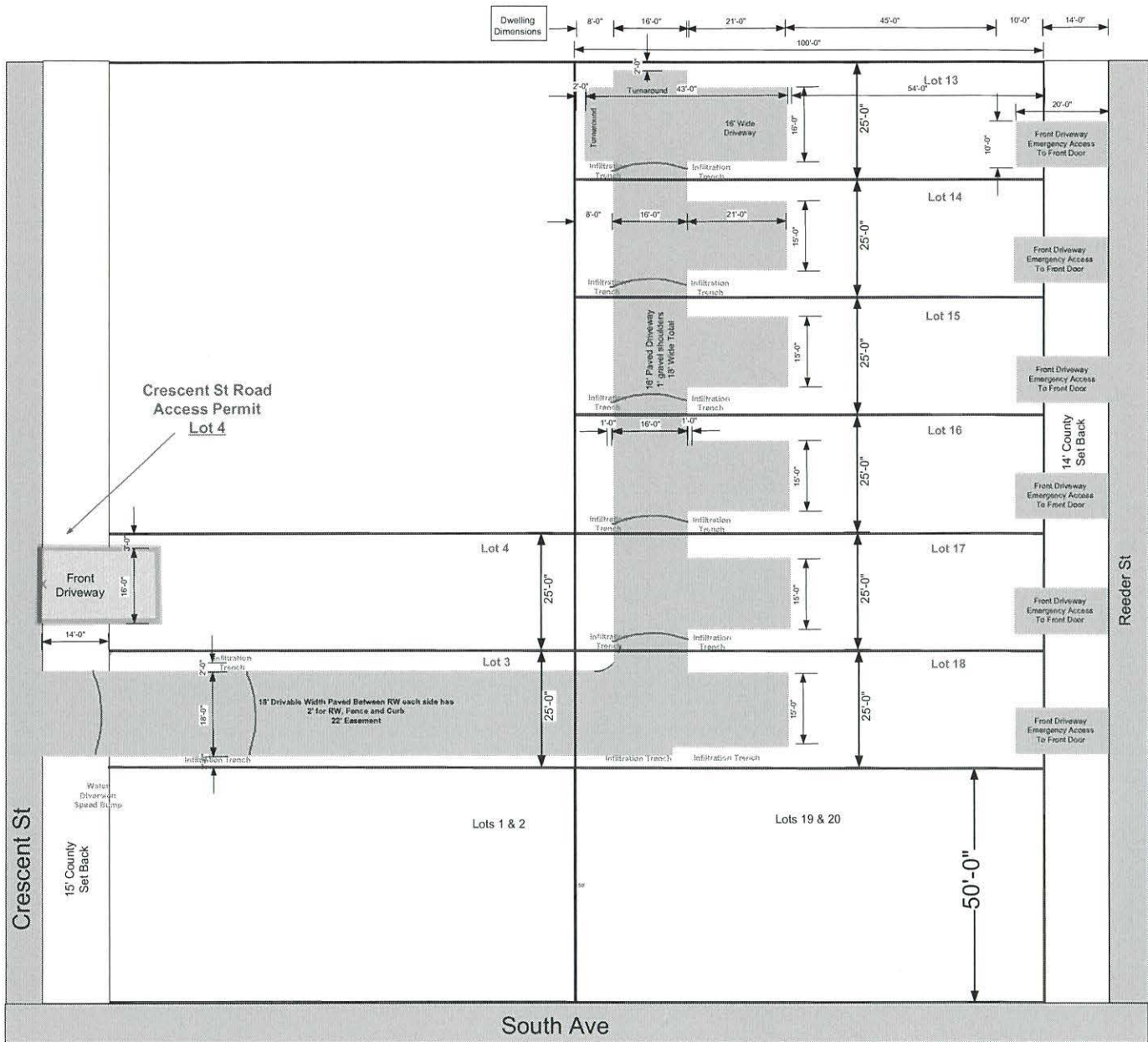
FINAL COMPLETION REQUIRED BY: _____

PERMIT NUMBER: _____

FINAL COMPLETION INSPECTED AND APPROVED: _____

Exhibit 4

Ocean Crest Rentals LLC Development Site Plan Crescent St East Road Access



Road / Driveway Storm Water Management

- Road water diverted to gravel shoulders using road/driveway crowns and angled speed bumps

West - East Driveway Width Calculations

Retaining Wall Batter	0.11	6' high wall with 8" foundation row (6.67' * 3/16" Batter per foot = 1.25)
Block Width	1.0	8" H x 18" W x 12" D
Fence + Post	0.38	Fence post set 4" from cap edge
Wall / Fence Width	1.5	
Easement Width	22	
Wall / Fence Width	-3.0	Double for both sides
Pavement Width	19	Easement less Wall / Fence Width. Pave after Fence Posts Set
Curb Width	1	Curb 6" each side, protects fence. Curb sits on pavement Curb funnels water down road to water diversion speed bump
Drivable Width	18	18' Between Curbs on Each Side

Exhibit 3

Exhibit 215 @

RECORD OF SURVEY

FOR THOMAS D. KEARNEY
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30,
 TOWNSHIP 1 SOUTH, RANGE 10 WEST, W.M.
 TILLAMOOK COUNTY, OREGON

SEPTEMBER 19, 2020

MONUMENT NOTES:

- (17) FOUND 3" BRASS CAP, DOWN 1.5', SET ON REWITNESS RECORD RW-0329. SEE NARRATIVE FOR HISTORY.
- (101) FOUND 2" IRON PIPE, DOWN 0.4', SET ON SURVEY B-0458. SEE NARRATIVE FOR HISTORY.
- (103) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 2.6', SET ON SURVEY B-2095, BEARS S89°51'00"W 0.07' FROM CALCULATED POSITION.
- (104) FOUND 1" SOLID BAR, DOWN 0.4', NOT OF RECORD, BEARS N89°51'00"E 1.22' FROM CALCULATED POSITION.
- (105) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-2979, BEARS N00°09'00"E 0.05' FROM CALCULATED POSITION.
- (106) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.2', SET ON SURVEY B-2095, BEARS N37°02'51"W 0.14' FROM CALCULATED POSITION.
- (107) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-2095, BEARS N00°09'00"E 0.10' FROM CALCULATED POSITION.
- (108) FOUND 5/8" IRON ROD WITH NO CAP, DOWN 0.5', MAY HAVE BEEN SET ON SURVEY B-1744, BEARS S25°04'56"E 0.84' FROM CALCULATED POSITION.
- (201) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 7937", DOWN 1.5', SET ON SURVEY A-7808, BEARS S00°09'00"E 0.09' FROM CALCULATED POSITION.
- (202) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.2', SET ON SURVEY B-3093, BEARS S00°09'00"E 0.05' FROM CALCULATED POSITION.
- (203) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.2', SET ON SURVEY B-3093 HELD POSITION.
- (204) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-309, BEARS N89°51'00"E 0.07' FROM CALCULATED POSITION.
- (205) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.3', SET ON SURVEY B-3093, BEARS N89°51'00"E 0.06' FROM CALCULATED POSITION.
- (206) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", FLUSH, SET ON SURVEY B-3093, BEARS N51°54'39"E 0.07' FROM CALCULATED POSITION.
- (207) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "C. WAYNE COOK LS 1098", FLUSH, SET ON SURVEY A-8310, BEARS S20°20'27"E 0.16' FROM CALCULATED POSITION.
- (208) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "C. WAYNE COOK LS 1098", FLUSH, SET ON SURVEY A-8310, BEARS S00°09'00"E 0.14' FROM CALCULATED POSITION.
- (302) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 7937", TOP UP 0.1', SET ON SURVEY A-7808, BEARS N89°51'00"E 0.09' FROM CALCULATED POSITION.
- (303) FOUND 5/8" IRON ROD, NO CAP, TOP UP 0.4', SET ON SURVEY A-7808, BEARS S26°09'48"E 0.36' FROM CALCULATED POSITION.
- (304) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", TOP DOWN 0.3' IN EMPTY WATER METER BOX, SET ON SURVEY B-3093. HELD POSITION.
- (306) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 7937", TOP FLUSH, SET ON SURVEY A-7118, BEARS S76°24'39"W 0.23' FROM CALCULATED POSITION.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE RECORD VALUE OF SOUTH 89°51'00" WEST RECORDED ON THE PLAT OF "AVALON" BETWEEN FOUND MONUMENT 17 AND 101.

LEGEND:

- FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES, HELD POSITION.
- FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES.
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES".
- XXX MONUMENT NUMBER.
- () RECORD DATA FROM PLAT OF "AVALON".
- [] RECORD DATA FROM PLAT OF "AVALON" HELD.
- [] RECORD DATA FROM DOCUMENT 2012-02025, TILLAMOOK COUNTY CLERK'S RECORDS HELD.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND MONUMENT THE BOUNDARIES OF LOTS 3 AND 4 AND LOTS 13 THRU 18, ALL OF BLOCK 18 OF THE PLAT OF "AVALON". THE PURPOSE IS ALSO TO RESOLVE AND MONUMENT THE EXTERIOR BOUNDARY OF LOTS 20 THRU 22 OF BLOCK 19 OF SAID PLAT. IN ADDITION, THE PURPOSE IS TO RESOLVE AND MONUMENT THE BOUNDARY OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2012-02025, TILLAMOOK COUNTY CLERK'S RECORDS. THE PLAT OF "AVALON" WAS ORIGINALLY SURVEYED IN 1910.

THE PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2012-02025 IS A PORTION OF THE RIGHT-OF-WAY OF REX STREET AS ORIGINALLY DEDICATED IN SAID PLAT OF "AVALON". THIS RIGHT-OF-WAY WAS VACATED BY TILLAMOOK COUNTY ORDINANCE 97-10, RECORDED JANUARY 22, 1997 IN BOOK 354, PAGE 28. SAID DEED RECORDS, PROPERTIES ADJOINING SAID RIGHT-OF-WAY WERE VESTED IN THE SAME OWNER AT THE TIME OF THE VACATION.

THE RECORD BEARING OF NORTH 89°51'00" EAST FOR THE SOUTH LINE OF SAID PLAT IS HELD AS THE BASIS OF BEARING PER THE PLAT OF "AVALON". THIS SOUTH LINE IS DETERMINED BY HOLDING A 3" BRASS CAP IN CONCRETE FOR THE SOUTHEAST CORNER AND BY HOLDING A POINT THAT BEARS NORTH 89°51'00" EAST, A DISTANCE OF 100.00 FEET FROM A 2" IRON PIPE FOR THE MOST SOUTHERLY, SOUTHWEST CORNER.

THE 3" BRASS CAP WAS SET IN 1974 AS SHOWN IN REWITNESS RECORD RW-0329 FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN. THIS MONUMENT WAS SET ON TOP OF A 2-1/2" IRON PIPE THAT WAS ORIGINALLY SHOWN AS THE INITIAL POINT AND THE SOUTHEAST CORNER OF SAID PLAT OF "AVALON".

THE 2" IRON PIPE WHICH BEARS SOUTH 89°51'00" WEST, A DISTANCE OF 100.00 FEET FROM THE MOST SOUTHERLY, SOUTHWEST CORNER WAS SET IN SURVEY NUMBER B-0458 IN 1983 FOR THE APPARENT SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30.

THESE LOTS ARE CALCULATED BASED UPON RECORD DATA FROM SAID PLAT OF "AVALON". RECORD BEARINGS ARE HELD BASED UPON THE SAID SOUTH PLAT LINE. RECORD DISTANCES ARE HELD FROM THE SOUTHEAST CORNER OF SAID PLAT. RECORD DISTANCES ARE HELD PROCEEDING NORTHERLY FROM SAID SOUTH LINE. THIS IS INTENDED TO MAINTAIN CONSISTENCY WHERE PROPERTY OWNERS HAVE BEEN RELYING ON THE EXISTING MONUMENTS. IN ADDITION, SURVEY NUMBERS A-3955 AND A-4933 ADJUSTING FOR THIS DEFICIENCY AT THE WEST SIDE OF THE SUBDIVISION PLAT.

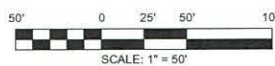
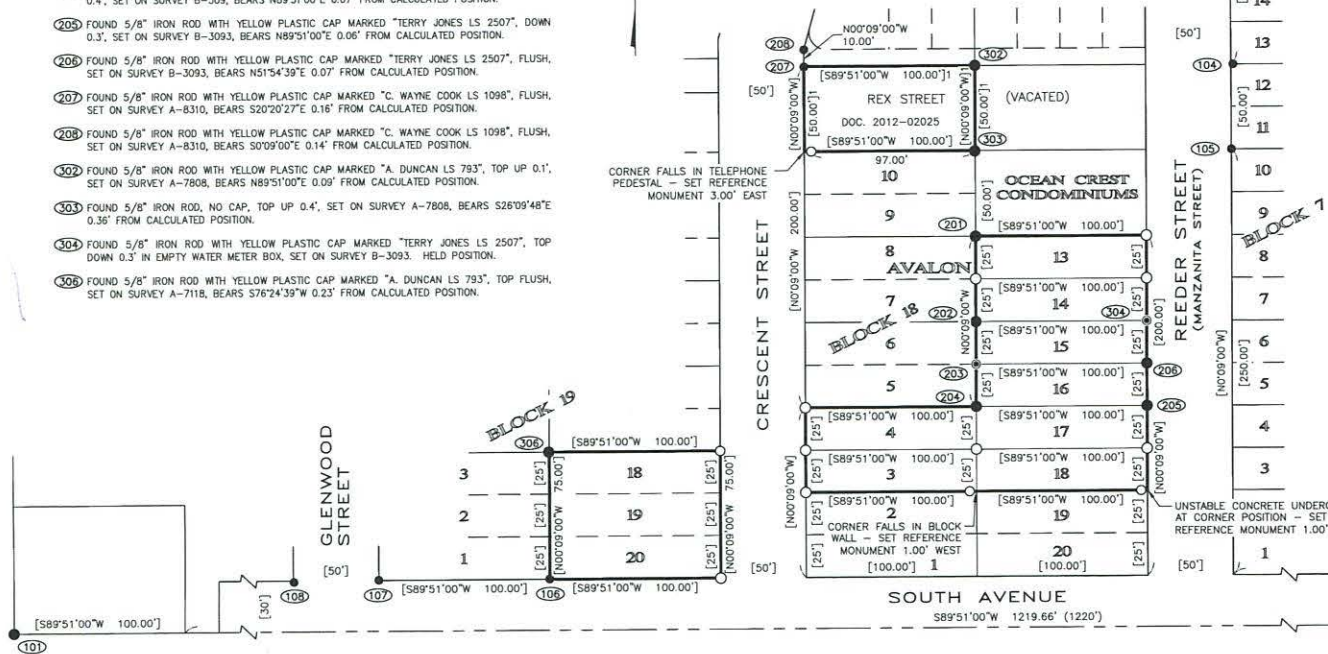
IT IS DETERMINED TO HOLD RECORD DISTANCES WESTERLY FROM SAID SOUTHEAST CORNER IN LIEU OF HOLDING PROPORTIONAL DISTANCES TO ADJUST FOR THE SOUTH PLAT LINE DEFICIENCY OF 0.34 FEET. THIS DECISION IS BASED UPON THE FACT THAT THERE ARE TWENTY RECORDS OF SURVEY THAT HAVE UTILIZED THIS SAME PROCEDURE SINCE 1982. THIS IS INTENDED TO MAINTAIN CONSISTENCY WHERE PROPERTY OWNERS HAVE BEEN RELYING ON THE EXISTING MONUMENTS. IN ADDITION, SURVEY NUMBERS A-3955 AND A-4933 ADJUSTING FOR THIS DEFICIENCY AT THE WEST SIDE OF THE SUBDIVISION PLAT.

PROCEDURE/EQUIPMENT:

FIELDWORK PERFORMED JUNE AND JULY, 2020. REAL-TIME KINEMATIC (RTK) OBSERVATIONS (COLLECTED USING TRIMBLE GNSS RECEIVERS) AND TRAVERSE DATA (COLLECTED USING A TRIMBLE TOTAL STATION) WERE ADJUSTED USING THE LEAST SQUARES METHOD IN TRIMBLE BUSINESS CENTER (TBC); THE RESULTING RELATIVE ACCURACY IS IN CONFORMANCE WITH THE PRINCIPLES STATED IN O.R.S. 92.050. DATA WAS REDUCED TO GROUND MEASUREMENTS.

S&F LAND SERVICES MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

Q:\2020-0236-01_Kearney_Development\Survey Drawings\20223601_BNDY-Rot-Rev_1_Recovered.dwg Plotted: Oct 02, 2020 - 11:52am By: Casey Cochran



S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE

1728 N ROOSEVELT DR.
 STE B, SEASIDE, OR 97138
 (503) 738-3425

WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
SEPT. 19, 2020	2020-0236-01	SP/JLW	CC	GPC

SURVEY FOR:
THOMAS D. KEARNEY
 LOTS 3, 4, & 13-18, BLOCK 18
 LOTS 18-20, BLOCK 19
 IN THE PLAT OF "AVALON"
 AND DOC. 2012-02025
 SE1/4 SW1/4 SEC. 30, T1S, R10W, W.M.
 TILLAMOOK COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 20, 1989
 GARY P. CHRISTERSON
 2377
 RENEWS: DECEMBER 31, 2021



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

GHZ

April 20, 2021

PROJECT: New 3-story Single-Family dwelling
Address: 120 REEDER ST TILLAMOOK
Permit No: 851-20-001996-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

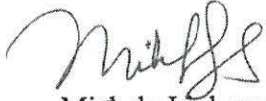
This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. Special inspection in accordance with EOR for shear components.
2. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
3. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
4. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
5. Approved plans are to be on site at the time of inspection.

Exhibit 2 (cm)

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit 4^{le} 



Tillamook County

1510 - B Third St
Tillamook, OR 97141
503-842-3408
Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001996-DWL

IVR Number: 851079085731

GHZ

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 26, 2022

Application Date: October 05, 2020

Project: ARABY BUILDING LLC

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	ARABY BUILDING LLC
120 REEDER ST	1S10 30CD 02314	Address:	2017 NE WIEDLER ST
TILLAMOOK COUNTY, OR 97131			PORTLAND, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
COASTAL HOMES LLC - Primary	CCB	225315	503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851079085731

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 2
Cm

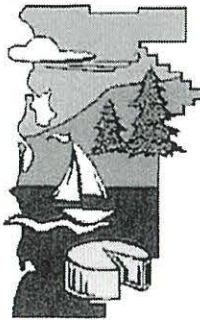
Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
Structural building permit fee		\$1,052.69
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
	Total Fees:	\$2,466.22

Note: This may not include all the fees required for this project.

Exhibit 4 to 

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

APR 14 2022
 GHZ

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: 85120-001996-DWL	
	Received By: <i>[Signature]</i>	Date: 4/14/22

JOB INFORMATION	
Applicant/Contractor <input type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <i>Coastal Homes LLC</i>	Owner: <i>Araby Holding Company LLC</i>
Address: <i>Po Box 3334 Bay City OR 97107</i>	Address: <i>2017 NE Wiedler St. Portland, OR 97232</i>
Phone #: <i>503-300-9193</i>	Phone #: <i>407-697-7294</i>
Applicant/Contractor Email: <i>tyler.brogden3@gmail</i>	Owner Email: <i>Pharoahiman@gmail</i>

CONTRACTOR / INSTALLER	E-Mail <i>tyler.brogden3@gmail</i>
Building Contractor <i>Coastal Homes LLC</i>	CCB No. <i>225315</i> Phone <i>503-300-9193</i>
Mobile Home Installer _____	MDI. No. _____ Phone _____

Site Address: *120 Reeder St. Tillamook OR 97141*

Map Number: Township *15* Range *10* Section *3000* Tax Lot(s) *2314*

(Please supply all the information requested – missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45x19 Dimensions
34' Height
3 Stories
1 # of Dwelling Units
3 BdRms *3* Bathrooms
1626 Living Area (sq. ft.)
96 Deck (sq. ft.)
- Covered Patio (sq. ft.)
813 Garage / Utility / Storage

PROJECT DESCRIPTION:
New Home

PROPOSED ZONING

10' Front Yard
45' Rear Yard
3' Right Side
3' Left Side
 River / Estuary / Creek
0 Slope (%)

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

WATER SUPPLY

Public District *Netarts Water*
 Private {Creek / Spring / Well} (circle one)

MOBILE HOME/RECREATION VEHICLE

License No. or ID No. _____
 Make/Model _____
 Year _____

WASTE DISPOSAL

Sewer District *Netarts/Ocean Side*
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ *399,000*

Exhibit 8
[Signature]

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE [Signature] DATE 4-12-2022

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION N/A
PUBLIC WORKS #6337
HOUSE NO. 120 Reeder St 3/5/21 SS
ZONING 851-20-000427-PLWC
PLANS EXAM Michelle Lininger 4/10/21
BUILDING OFFICIAL [Signature]
Director April 18, 2022

Building Fee _____
Plan Check Fee _____
12% Surcharge _____
Planning Review Fee _____
A-level Plan Review _____
Fire & Life Safety _____
House Number (\$33.00) _____
State M.D. Fee (\$30.00) _____
B&D/GHZ/Flood Fee _____
Water Letter Fee _____
Special Inspection(s) _____
Copies _____
Zoning Review Fee: _____

TOTAL DUE: _____

Exhibit 4 [Signature]



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

GHZ

PROJECT: New 3-story single-family dwelling
Address: 130 REEDER ST TILLAMOOK
Permit No: 851-20-001990-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 7



Tillamook County

1510 - B Third St
Tillamook, OR 97141
503-842-3408
Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001990-DWL

IVR Number: 851052187217

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 01, 2022
Project: KNOWLTON

Application Date: October 05, 2020

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

EXTENSION FOR PERMIT APPLICATION APPROVED PER BUILDING OFFICAL 07/09/2021 EXPIRES 12/09/2021

JOB SITE INFORMATION

Worksite Address

130 REEDER ST
TILLAMOOK COUNTY, OR 97131

Parcel

1S10 30CD 02313

Owner:

KNOWLTON, BRUCE

Address:

PO BOX 865
TILLAMOOK, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name

COASTAL HOMES LLC - Primary

License

CCB

License Number

225315

Phone

503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwel	Pending
1120 Foundation	1_2 Famdwel	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwel	Pending
1260 Framing	1_2 Famdwel	Pending
1430 Insulation Wall	1_2 Famdwel	Pending
1530 Exterior Shearwall	1_2 Famdwel	Pending
1999 Final Building	1_2 Famdwel	Pending
1829 Special Inspection Report Required	1_2 Famdwel	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 107

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851052187217
 Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$990.89
Structural building permit fee		\$61.80
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
	Total Fees:	\$2,466.22

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,626.00	Sq Ft	\$122.46	\$199,119.96
VB	U Utility, misc.	813.00	Sq Ft	\$48.30	\$39,267.90
VB	U Utility, misc. - half rate	96.00	Sq Ft	\$24.15	\$2,318.40
			Total Job Value:		\$240,706.26

Exhibit 67



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

PROJECT: New 3-story single-family dwelling

Address: 132 BREEDER ST TILLAMOOK

Permit No: 851-20-001992-DWL

Occupancy: R3

Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

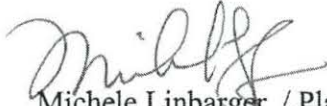
This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

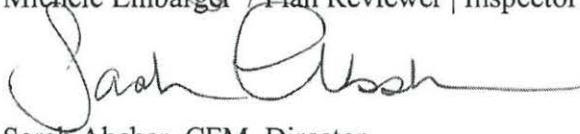
1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit #8

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit 78



Tillamook County

1510 - B Third St
Tillamook, OR 97141
503-842-3408
Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001992-DWL

IVR Number: 851097938760

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 01, 2022
Project: COASTAL HOMES LLC

Application Date: October 05, 2020

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

EXTENSION FOR PERMIT APPLICATION APPROVED PER BUILDING OFFICAL 07/09/2021 EXPIRES 12/09/2021

JOB SITE INFORMATION

Worksite Address

132 REEDER ST
TILLAMOOK COUNTY, OR 97131

Parcel

1S10 30CD 02307

Owner:

COASTAL HOMES LLC

Address:

PO BOX 3334
BAY CITY, OR 97107

LICENSED PROFESSIONAL INFORMATION

Business Name

COASTAL HOMES LLC - Primary

License

CCB

License Number

225315

Phone

503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851097938760

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 88

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$990.89
Structural building permit fee		\$61.80
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
	Total Fees:	\$2,466.22

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,626.00	Sq Ft	\$122.46	\$199,119.96
VB	U Utility, misc.	813.00	Sq Ft	\$48.30	\$39,267.90
VB	U Utility, misc. - half rate	96.00	Sq Ft	\$24.15	\$2,318.40
			Total Job Value:		\$240,706.26

Exhibit 78

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: <u>851-20-001992-DWL</u>	
	Received By:	Date:

JOB INFORMATION	
Applicant/Contractor <input type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <u>Coastal Homes LLC</u>	Owner: <u>Coastal Homes LLC</u>
Address: <u>Rt. Box 3334 Bay city OR 97107</u>	Address: <u>P.O. Box 3334 Bay city, OR 97107</u>
Phone #: <u>503-300-9193</u>	Phone #: <u>503-300-9193</u>
Applicant/Contractor Email: <u>tyler.bracken3@gmail</u>	Owner Email:

CONTRACTOR / INSTALLER	E-Mail
Building Contractor <u>Coastal Homes LLC</u>	CCB No. <u>225315</u> Phone <u>503-300-9193</u>
Mobile Home Installer	MDI. No. Phone

Site Address: 132 Reeder St. Tillamook OR 97141

Map Number: Township 15 Range 10 Section 3000 Tax Lot(s) 2307

(Please supply all the information requested – missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45x19 Dimensions
34.4 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1626 Living Area (sq. ft.)
96 Deck (sq. ft.)
— Covered Patio (sq. ft.)
813 Garage / Utility / Storage

PROJECT DESCRIPTION:
New Home

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

MOBILE HOME/RECREATION VEHICLE

License No. or ID No.
 Make/Model
 Year

PROPOSED ZONING

10' Front Yard
45' Rear Yard
3' Right Side
3' Left Side
NA River / Estuary / Creek
0 Slope (%)

WATER SUPPLY

Public District Netarts/Oceanside
 Private {Creek / Spring / Well } (circle one)

WASTE DISPOSAL

Sewer District Netarts/Oceanside
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 385,000

Exhibit 28

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE [Signature] DATE 3-22-2022
****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION N/A
PUBLIC WORKS N/A
HOUSE NO. 132 Reeder St
ZONING Sarah Absher
PLANS EXAM Mdelle Linberger 3/16/21
BUILDING OFFICIAL Sarah Absher
Director, March 31, 2020

Building Fee 1,291.65
Plan Check Fee 839.57
12% Surcharge 155.00
Planning Review Fee _____
A-level Plan Review _____
Fire & Life Safety _____
House Number (\$33.00) 33.00
State M.D. Fee (\$30.00) _____
B&D/GHZ/Flood Fee 147.00
Water Letter Fee _____
Special Inspection(s) _____
Copies _____
Zoning Review Fee: _____
TOTAL DUE: 2466.22

Exhibit A8



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED OCT 31 2020
BY:
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MJ
Receipt #:	
Fees:	246.00
Permit No:	851-20-000424-PLNG

Applicant (Check Box if Same as Property Owner)

Name: Ocean Crest Rentals, LLC Phone: 503-475-1406
 Address: 170 Reeder St
 City: Oceanside State: OR Zip: 97134
 Email: oceancrestrentalsllc@oceansideoregonhome.com

Property Owner

Name: Thomas Kearney Phone: 503-296-9883
 Address: 2374 NW Birkendene St
 City: Portland State: OR Zip: 97229
 Email: tkearney2@hotmail.com

Location:

Site Address: # TBD Reeder St, Oceanside OR 97134

Map Number:	1S	10	30CD - Lot 15	2307
	Township	Range	Section	Tax Lot(s)

Applicant/Property Owner Proposal: Build a single family dwelling

Size of Structure

Dimensions: 45' x 19'	Height: 34.4'
# of Dwelling Units: one	Living Area Sq. Ft: 1250
Deck/Porch Sq. Ft: 84	Garage/Utility/Storage Sq. Ft: 600
Lot Coverage: 34%	

Some zones have a lot coverage requirement

Setbacks

Front Yard: 10'	Rear Yard: 45'
Right Side: 3'	Left Side: 3'
River/Estuary/Creek	Adjacent Resource Zone:
Slope: Varies	Other:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Thomas D Kearney
 Legally Authorized Signature

9-29-20
 Date

Exhibit #8

SFD
1510 3000 2307
10415

Proposed Land Use

Zoning: ROS	Overlays: na
Size (Acres): .06	Parking Spaces: 2
Lot Coverage: yes, 50% - 34%	Small Lot: <input checked="" type="checkbox"/> Section 4.100 <input type="checkbox"/> Section 4.110
GHZ: yes	Flood Zone: 41057C0555F zone x
Other:	

		(R) - Required	(A) - Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through	<input type="checkbox"/> Irregular
Front Yard	(R): 10 (P): 10	Rear Yard (R): 20 (P): 45	Left Side Yard (R): 3 (P): 3	Right Side Yard (R): 3 (P): 3
Riparian Setback (R): na	Riparian Setback (P): na			
OSL Setback na	Building Height (A): 35		(P): 34.4	
<small>Per section 3.085: OSL setback may vary</small>		<small>Neskowin zoning measures height differently</small>		

Access:	<input checked="" type="checkbox"/> Public/Private: permit # 6337
Water Supply:	<input checked="" type="checkbox"/> Public/Private: Netarts 5/14/2020 <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: netarts/oceanside 5/18/2020 <input type="checkbox"/> Approved On-Site Disposal


Land Use Approvals:

GHR 851-20-000431-PLNG

living space and storage SQFT as approved by Building official Brogden 5/1/20 email.

Conditions of Approval

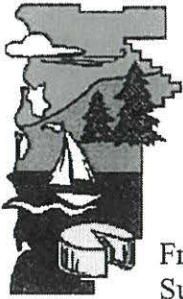
Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height as measured from existing pre-construction grade. shall not convert deck or garage into living space without land use approval.

Approved By:  Date: 4/28/21 Expiration Date: 4/28/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 78



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

GHZ

PROJECT: New 3-story single-family dwelling
Address: 140 REEDER ST TILLAMOOK
Permit No: 851-20-001997-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 89



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408
 Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001997-DWL

IVR Number: 851078239108

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: October 05, 2022

Application Date: October 05, 2020

Project: ALTA HOLDINGS LLC

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$240,706.26

Description of Work: SFD

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	ALTA HOLDINGS LLC
140 REEDER ST TILLAMOOK COUNTY OR 97143	1S10 30CD 02312	Address:	2110 9TH ST STE B TILLAMOOK, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
COASTAL HOMES LLC - Primary	CCB	225315	503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
1829 Special Inspection Report Required	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 89

Schedule or track inspections at www.buildingpermits.oregon.gov
Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851078239108
Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$1,052.69
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
Zoning Permit- Res Interior remodel (no increase to footprint or height)	1	\$42.00
Total Fees:		\$2,508.22

Note: This may not include all the fees required for this project.

Exhibit 89

SFD
1510 3000 2312

Proposed Land Use

Zoning: ROS	Overlays: na
Size (Acres): .06	Parking Spaces: 2
Lot Coverage: yes, 50% - 34%	Small Lot: <input checked="" type="checkbox"/> Section 4.100 <input type="checkbox"/> Section 4.110
GHZ: yes	Flood Zone: 41057C0555F zone x
Other:	

	(R) – Required	(A) – Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through <input type="checkbox"/> Irregular
Front Yard	(R): 10 (P): 10	Rear Yard (R): 20 (P): 45	Left Side (R): 3 Yard (P): 3
			Right Side (R): 3 Yard (P): 3
Riparian Setback (R): na			Riparian Setback (P): na
OSL Setback na			Building Height (A): 35 (P): 34.4
<small>Per section 3.085: OSL setback may vary</small>			<small>Neskowin zoning measures height differently</small>

Access:	<input checked="" type="checkbox"/> Public/Private: permit # 6337
Water Supply:	<input checked="" type="checkbox"/> Public/Private: Netarts 5/14/2020 <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: netarts/oceanside 5/18/2020 <input type="checkbox"/> Approved On-Site Disposal

Land Use Approvals:

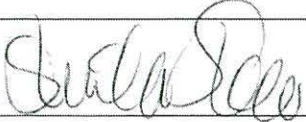
GHR 851-20-000431-PLNG

Living space and storage square footage as approved by Building Official Brogden 5/1/2020

Email

Conditions of Approval

Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height as measured from existing pre-construction grade. shall not convert deck or garage into living space without land use approval.

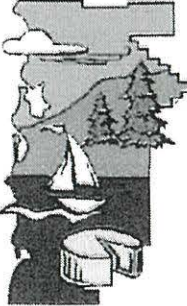
Approved By:  Date: 4/30/21 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 89

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

Land of Cheese, Trees and Ocean Breeze

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

GHZ

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION		Permit #: 851-20-001997-DWL	
		Received By: <i>JB</i>	Date: <i>18-03-22</i>
JOB INFORMATION			
Applicant/Contractor <input type="checkbox"/> (Check Box if Same as Property Owner)		Property Owner	
Applicant/Contractor: <i>Coastal Homes LLC</i>		Owner: <i>ALTA Holdings LLC</i>	
Address: <i>P.O. Box 3334 Bay City OR 97107</i>		Address: <i>2110 9th St. Ste B Tillamook OR</i>	
Phone #: <i>503-300-9193</i>		Phone #: <i>608-800-503-801-3611</i>	
Applicant/Contractor Email: <i>tyler.brogden3@gmail</i>		Owner Email:	

CONTRACTOR / INSTALLER		E-Mail <i>tyler.brogden3@gmail</i>	
Building Contractor <i>Coastal Homes LLC</i>	CCB No. <i>225315</i>	Phone <i>503-300-9193</i>	
Mobile Home Installer	MDI No.	Phone	

Site Address: *140 Reeder St. Tillamook OR*

Map Number: Township *15* Range *10* Section *30CA* Tax Lot(s) *2312*

(Please supply all the information requested - missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling [] Multi-Family
 [] Accessory Structure [] Manufactured
 [] Commercial / Industrial [] Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement [] Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 [] Alteration (no change to sq. ft.)
 [] Demolition
 [] Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45' x 19' Dimensions
34.1' Height
3 Stories
1 # of Dwelling Units
3 BdRms *3* Bathrooms
1626 Living Area (sq. ft.)
96 Deck (sq. ft.)
0 Covered Patio (sq. ft.)
813 Garage / Utility / Storage

PROJECT DESCRIPTION:
New Home

PROPOSED ZONING

15' Front Yard
40' Rear Yard
3' Right Side
3' Left Side
NO River / Estuary / Creek
 Slope (%)

ROAD ACCESS

[] State Highway [] City Street
 [] County Road/Public Way
 [] Private Road

MOBILE HOME/RECREATION VEHICLE

License No. or ID No.
 Make/Model
 Year

WATER SUPPLY

Public District *Netarts*
 Private (Creek / Spring / Well) (circle one)

WASTE DISPOSAL

Sewer District *NSOD*
 Septic Tank / Drain Field

WIND EXPOSURE: B D (circle one)

VALUATION \$ *400,000*

Exhibit 9

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

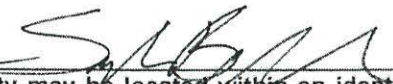
In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED

REPRESENTATIVE'S SIGNATURE



DATE 10-3-2022

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION	<u>N/A</u>	Building Fee	_____
PUBLIC WORKS	<u>N/A</u>	Plan Check Fee	_____
HOUSE NO.	<u>140 Reeder St</u>	12% Surcharge	_____
ZONING	<u>SRU-1 10/3/22</u>	Planning Review Fee	_____
PLANS EXAM	<u>By Michelle Linberger 3/16/21</u>	A-level Plan Review	_____
BUILDING OFFICIAL	<u>Janak Oberker</u>	Fire & Life Safety	_____
	<u>10-5-2022</u>	House Number (\$33.00)	<u>_____</u>
		State M.D. Fee (\$30.00)	_____
		B&D/GHZ/Flood Fee	_____
		Water Letter Fee	_____
		Special Inspection(s)	_____
		Copies	_____
		Zoning Review Fee:	<u>_____</u>
		TOTAL DUE:	_____

Exhibit 89



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
OCT 03 2022	
BY: _____	
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>JS</i>	
Receipt #: 128713	
Fees: \$42	
Permit No: <i>awl</i> 851-20-001997-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: *Coastal Homes LLC* Phone: *503-300-9193*
 Address: *P.O. Box 3334*
 City: *Bay City* State: *OR* Zip: *97107*
 Email: *tyler.brogden3@gmail*

Property Owner

Name: *ADA Alta* Phone: *503-801-3611*
 Address: *2110 9th St, Ste B*
 City: *Tillamook* State: *OR* Zip: *97107*
 Email: _____

Location:

Site Address: _____
 Map Number: 15 10 3000 2312
Township Range Section Tax Lot(s)

Applicant/Property Owner Proposal:

Set back revision

Size of Structure

Dimensions: _____ Height: _____
 # of Dwelling Units: _____ Living Area Sq. Ft: _____
 Deck/Porch Sq. Ft: _____ Garage/Utility/Storage Sq. Ft: _____
 Lot Coverage: _____
Some zones have a lot coverage requirement

Setbacks

Front Yard: *16'* Rear Yard: *39'*
 Right Side: *3'* Left Side: *3'*
 River/Estuary/Creek: _____ Adjacent Resource Zone: _____
 Slope: _____ Other: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

[Signature]
 Legally Authorized Signature

10/3/22
 Date

Exhibit 89

SFD
Setbacks changed
1510300 2312

PAGE 2 TO BE COMPLETED BY PLANNING STAFF

Proposed Land Use

Zoning: ROS Overlays: na
 Size (Acres): .06 Parking Spaces: 2
 Lot Coverage: yes 50% - 34% Small Lot: Section 4.100 Section 4.110
 GHZ: yes Flood Zone: 41057C0555F -zone x
 Other:

	(R) – Required	(A) – Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through <input type="checkbox"/> Irregular
Front Yard	(R): 10 (P): 16	Rear Yard (R): 20 (P): 39	Left Side (R): 3 Yard (P): 3
			Right Side (R): 3 Yard (P): 3
Riparian Setback (R):			Riparian Setback (P):
OSL Setback			Building Height (A): 35 (P): 34.1
<small>Per section 3.085: OSL setback may vary</small>			<small>Neskowin zoning measures height differently</small>

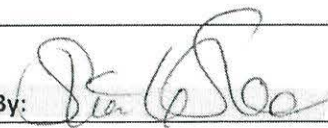
Access: Public/Private:
 Water Supply: Public/Private: Well Creek/Spring
 Wastewater Disposal: Sewer: Approved On-Site Disposal

Land Use Approvals:

height affidavit signed 10/4/22

Conditions of Approval

Shall site structure as shown on approved site plan and maintain approved setback.

Approved By:  Date: 10/3/22 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 89



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 22, 2021

PROJECT: New 3-story Single-Family Dwelling

Address: 115 CRESCENT TILLAMOOK
Permit No: 851-20-001998-DWL
Occupancy: R3
Construction Type: VB

GHZ

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 9/10

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit 10



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408
 Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001998-DWL

IVR Number: 851047762094

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 07, 2023

Application Date: October 05, 2020

Project: KEARNEY

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$233,110.56

Description of Work: SINGLE FAMILY DWELLING

JOB SITE INFORMATION

Worksite Address

115 CRESCENT ST
 TILLAMOOK COUNTY OR 97134

Parcel

1S10 30CD 02303

Owner:

KEARNEY, THOMAS D

Address:

2374 NW BIRKENDENE ST
 PORTLAND, OR 97229

LICENSED PROFESSIONAL INFORMATION

Business Name

SEE PROPERTY OWNER
 INFORMATION - Primary

License

Owner (Property)

License Number

OWNER

Phone

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
1829 Special Inspection Report Required	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 10

Schedule or track inspections at www.buildingpermits.oregon.gov
 Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851047762094
 Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$156.56
Structural plan review fee		\$820.83
Structural building permit fee		\$1,106.25
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$151.54
Total Fees:		\$2,415.18

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,636.00	Sq Ft	\$122.46	\$200,344.56
VB	U Utility, misc.	501.00	Sq Ft	\$48.30	\$24,198.30
All use groups	Unfinished basements	330.00	Sq Ft	\$22.45	\$7,408.50
VB	U Utility, misc. - half rate	48.00	Sq Ft	\$24.15	\$1,159.20
Total Job Value:					\$233,110.56

ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL FOR PLANNING

Date Applied: 04/07/2023

Comments: THE PROPERTY OWNER SHALL HAVE ALL FOUNDATION, FOOTING, AND OTHER GRADING PREPERATION ACTIVITIES FOR STRUCTURAL IMPROVEMENTS INSPECTED AND APPROVED BY A REGISTERED GEOTECHNICAL PROFESSIONAL OR THEIR DESIGNEE. A LETTER FROM THE GEOTECHNICAL PROFESSIONAL SHALL BE SUBMITTED TO THE TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO A FOOTING INSPECTION BY THE LOCAL BUILDING INSPECTOR.

Exhibit 10



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook Oregon 97141

Land of Cheese, Trees and Ocean Breeze

GHZ

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

CONSTRUCTION / PLACEMENT PERMIT APPLICATION

Permit # 20-1998-Dur

LEGALLY RECORDED PROPERTY OWNER(S) Julie Kearney
 Mailing Address 2374 NW Birkendine St Phone 503-475-1406
 City Portland State OR Zip Code 97229 E-Mail JKearney29@hotmail.com

CONTRACTOR / INSTALLER E-Mail _____
 Building Contractor _____ CCB No. _____ Phone _____
 Sanitation Installer _____ Reg. No. _____ Phone _____
 Mobile Home Installer _____ MDI. No. _____ Phone _____

JOB SITE INFORMATION AND LOCATION
 Situs Address 115 CRESCENT ST TILLAMOOK
 Township 15 Range 10 Section 30CD Tax Lot 2315 Lot 4 Block 18
 Zone Ros Lot Size 28 X 100 X 28 X 100 or _____ Acres Subdivision Avalon
 Mail permit to (if applicable): _____

(Please supply all the information requested - missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION
 Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public
TYPE OF WORK (each type requires a separate permit)
 New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE
40' x 22' Dimensions
30.6 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1363.10310 Living Area (sq. ft.) 1165,250.12
49.48 Deck (sq. ft.) 1171.10
- Covered Patio (sq. ft.)
501 600 330 Garage/Utility/Storage 28980

PROJECT DESCRIPTION:
Build single family dwelling

SETBACKS
10' Front Yard
50' Rear Yard
3' Right Side
3' Left Side
 River / Estuary / Creek
 Adjacent Resource Zone

ROAD ACCESS
 State Highway City Street
 County Road/Public Way
 Private Road
MOBILE HOME/RECREATION VEHICLE
 _____ License No. or ID No.
 _____ Make/Model
 _____ Year

WATER SUPPLY
 Public District Nearby Water
 Private {Creek / Spring / Well} (circle one)
WASTE DISPOSAL
 Sewer District NOSD
 Septic Tank / Drain Field

Conditional Use, Variance, Admin. Review, Geologic Hazard Rpt. or Exception
 File No. _____
 Flood Zone: _____

WIND EXPOSURE: B C D (circle one)
 VALUATION \$ 150,000 195,401.22

Exhibit 10

233,110.50

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE

John K...

DATE 9/29/20

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION _____

Building Fee 1106.25

PUBLIC WORKS _____

Plan Check Fee _____ 719.06

12% Surcharge 137.75

HOUSE NO. _____

Planning Review Fee _____

A-level Plan Review _____

ZONING # 851-20-000428

Fire & Life Safety _____

House Number (\$33.00) 33.00

PLANS EXAM M. Hoff 3-22-21

State M.D. Fee (\$30.00) _____

B&D/GHZ/Flood Fee 147.00

BUILDING OFFICIAL SA/BSA

Water Letter Fee _____

Special Inspection(s) _____

Received By: [Signature]

Copies _____

Date: 10/5/20

TOTAL DUE: 2138.00 2415.18

CONDITIONS OF PERMIT APPROVAL:

(Revised 09/14/2020)



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
OCT 21 2020 OS	
BY:	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>mt</i>	
Receipt #:	
Fees: <i>246.00</i>	
Permit No: 851-20-000428-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Ocean Crest Rentals, LLC Phone: 503-475-1406
 Address: 170 Reeder St
 City: Oceanside State: OR Zip: 97134
 Email: oceancrestrentalsllc@oceansideoregonhome.com

Property Owner

Name: Julie Kearney Phone: 503-296-9883
 Address: 2374 NW Birkendene St
 City: Portland State: OR Zip: 97229
 Email: jkearney2@hotmail.com

Location:

Site Address: # TBD Crescent St, Oceanside OR 97134
 Map Number: 1S 10 30CD - Lot 4 2315
Township Range Section Tax Lot(s)

Applicant/Property Owner Proposal: Build a single family dwelling

Size of Structure

Dimensions: 40' x 22' Height: 30.6'
 # of Dwelling Units: one Living Area Sq. Ft: 1363
 Deck/Porch Sq. Ft: 49 Garage/Utility/Storage Sq. Ft: 600
 Lot Coverage: 31%
Some zones have a lot coverage requirement

Setbacks

Front Yard: 10' Rear Yard: 50'
 Right Side: 5' Left Side: 23'
 River/Estuary/Creek Adjacent Resource Zone:
 Slope: Varies Other:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Julie Kearney
 Legally Authorized Signature

9/29/20
 Date

Exhibit 10

SFD
1810 3000 (2315)
2303

Proposed Land Use

Zoning: ROS	Overlays: no
Size (Acres): .11	Parking Spaces: 2
Lot Coverage: 50% calc 18%	Small Lot: <input type="checkbox"/> Section 4.100 <input checked="" type="checkbox"/> Section 4.110
GHZ: yes	Flood Zone: 41057C0555F - zone X
Other:	

	(R) – Required	(A) – Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through <input type="checkbox"/> Irregular
Front Yard	(R): 20 (P): 10	Rear Yard (R): 20 (P): 50	Left Side (R): 5 Yard (P): 5
			Right Side (R): 5 Yard (P): 23
Riparian Setback (R): na			Riparian Setback (P): na
OSL Setback na			Building Height (A): 35 (P): 30 6"
<small>Per section 3.085: OSL setback may vary</small>		<small>Neskowin zoning measures height differently</small>	


Access:	<input checked="" type="checkbox"/> Public/Private: Crescent ST permit # 6340
Water Supply:	<input checked="" type="checkbox"/> Public/Private: Netarts 5/14/20 <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: Netarts Oceanside 5/18/20 <input type="checkbox"/> Approved On-Site Disposal

Land Use Approvals:

Height affidavit signed 10/3/2020 - Small lot exception Section 4.110 used for front and rear setbacks
GHR 851-20-000431-PLNG
Living space and storage SQFT as approved by building official Brogden 5/17/20 email

Conditions of Approval

Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height. Shall not convert garage or deck to living space without land use approval. Future development of the property is subject to land use review and approval.

Approved By:  Date: 4/30/21 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 10

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: <u>851-201998</u>	
	Received By: <u>[Signature]</u>	Date:

JOB INFORMATION	
Applicant/Contractor <input checked="" type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <u>Mikesell Construction LLC</u>	Owner: <u>Christian Mikesell</u>
Address: <u>512 Collins Dr.</u>	Address:
Phone #: <u>503.354.4094</u>	Phone #:
Applicant/Contractor Email: <u>Christian.C.Mikesell@gmail.com</u>	Owner Email:

CONTRACTOR / INSTALLER	E-Mail: <u>Christian.C.Mikesell@gmail.com</u>
Building Contractor: <u>Mikesell Construction LLC</u>	CCB No. <u>205935</u> Phone <u>503.354.4094</u>
Mobile Home Installer	MDI. No. _____ Phone _____

Site Address: 115 Crescent St Tillamook
 Map Number: Township 15 Range 10 Section 30CD Tax Lot(s) 2315

(Please supply all the information requested – missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

40' x 22' Dimensions
30.6 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1636 Living Area (sq. ft.)
48 Deck (sq. ft.)
 Covered Patio (sq. ft.)
501 / 0 / 330 Garage / Utility / Storage

PROJECT DESCRIPTION:
Build single family dwelling

PROPOSED ZONING

10' Front Yard
50' Rear Yard
3' Right Side
3' Left Side
 River / Estuary / Creek
 Slope (%)

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

WATER SUPPLY

Public District Netarts Water
 Private {Creek / Spring / Well} (circle one)

MOBILE HOME/RECREATION VEHICLE

License No. or ID No. _____
 Make/Model _____
 Year _____

WASTE DISPOSAL

Sewer District NOSD
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 233,110.56

AN EQUAL OPPORTUNITY EMPLOYER

Exhibit 10

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible for seeing that these additional permits are obtained prior to work being done.**

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

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This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

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In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE  DATE 08/28/23

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION _____	Building Fee _____
PUBLIC WORKS _____	Structural Review _____
HOUSE NO. _____	State Surcharge _____
ZONING _____	Fire & Life Safety _____
PLANS EXAM _____	House Number (\$75.00) _____
BUILDING OFFICIAL _____	State M.D. Fee (\$30.00) _____
	B&D/GHZ/Flood Fee _____
	Water Letter Fee _____
	Special Inspection(s) _____
	Copies/Mailing _____
	Zoning Review Fee _____
	Tech Fee 5% _____

TOTAL DUE: _____

Exhibit 12 (11 cm)






Exhibit B (176 cm)



Exhibit 13 (M) 11/14/23

Exhibit 14

<p>PROJECT NAME: KEARNEY DEVELOPMENT</p>		<p>TILLAMOOK, COUNTY</p> <p>PROJECT ADDRESS:</p>	<p>FOUNDING TITLE: FOUNDATION DETAIL</p>	<p>OWNER:</p>
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FROST Structural Engineering
 1020 E. Lincoln Road
 Idaho Falls, ID 83401
 Phone: 208.227.8404
 Fax: 208.227.8405

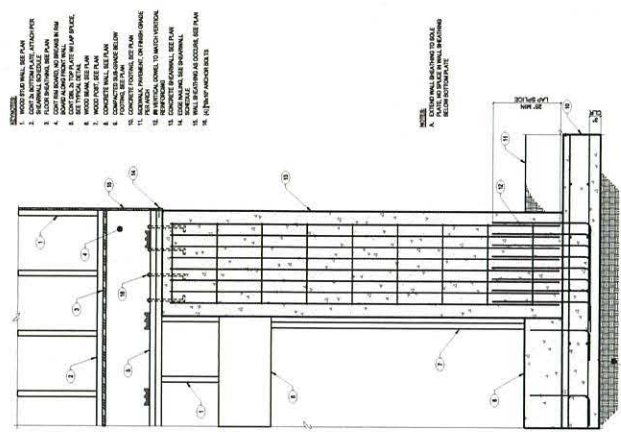
JEFF MAIER
 ENGINEER
 LICENSE NO. 12521
 EXPIRES 12/31/2021

PROJECT MANAGER: BSC
CAD OPERATOR: BSC

JOB NO.:

SHEET NUMBER: GSN

DATE: FEBRUARY 2021



- NOTES:**
1. WOOD JOIST WALL DETAIL PLAN
 2. CONCRETE FOOTING DETAIL PLAN
 3. MASONRY WALL DETAIL PLAN
 4. CONCRETE FOOTING DETAIL PLAN
 5. CONCRETE JOIST DETAIL PLAN
 6. WOOD JOIST DETAIL PLAN
 7. WOOD JOIST DETAIL PLAN
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- NOTES:**
1. WOOD JOIST DETAIL PLAN
 2. WOOD JOIST DETAIL PLAN
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 18. WOOD JOIST DETAIL PLAN
 19. WOOD JOIST DETAIL PLAN
 20. WOOD JOIST DETAIL PLAN

WOOD JOIST AT FOUNDATION

Exhibit 15

PROJECT NAME: EAST CRESCENT HOUSE LOT 4

PROFESSIONAL SEAL: [Seal of Jeff Maier, Structural Engineer]

TILLAMOOK COUNTY, OREGON PROJECT ADDRESS: CRESCENT STREET

ENGINE TITLE: FOOTING AND FOUNDATION PLAN

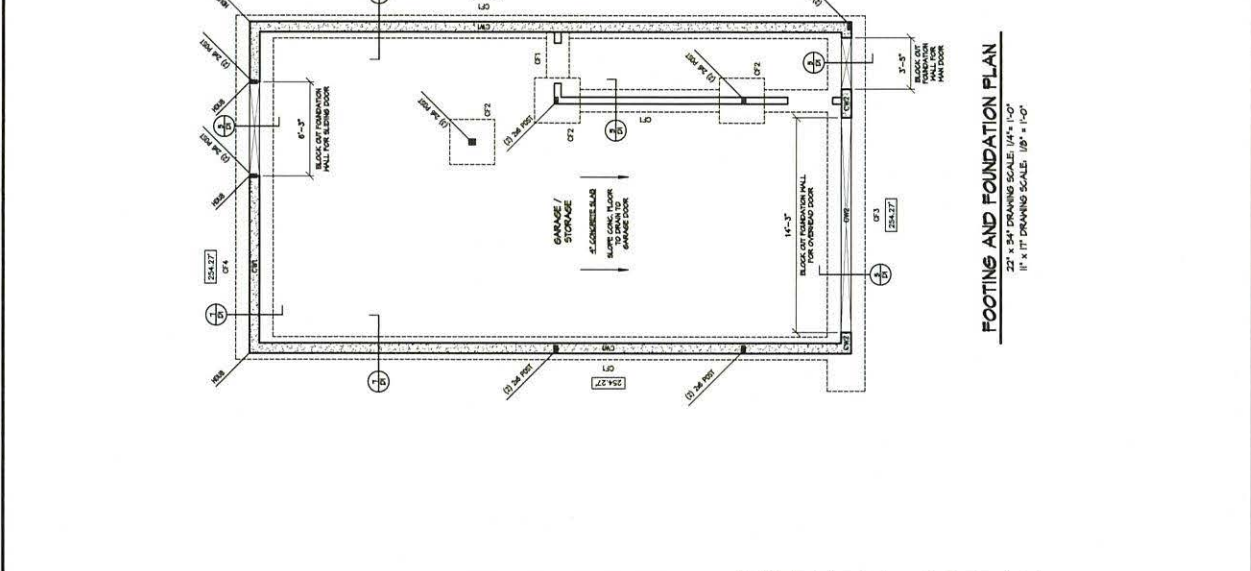
CONTRACTOR: [Blank]

DATE: FEBRUARY 2021

PROJECT MANAGER: BGC
PHONE: 208.227.8405
JOB NO.: 5384

ENGINEER: JEFF MAIER
CONTRACTOR: [Blank]

SHEET NUMBER: A5



FOOTING AND FOUNDATION PLAN
 22' x 34' DRAWING SCALE: 1/4" = 1'-0"
 11' x 17' DRAWING SCALE: 1/8" = 1'-0"

- FOUNDATION PLAN NOTES**
1. "CF1", "CF2", ... INDICATE FOOTINGS. SEE FOOTING SCHEDULE THIS SHEET.
 2. STAIRS, STAIRS, ... AND OR STAIRWELL SCHEDULES INDICATE HOLDINGS AT FOUNDATION. SEE DETAIL 7/1/17
 3. METICAL, METICAL, ... AND OR HOLD. INDICATE HOLDINGS BETWEEN FLOORS. SEE DETAIL 1/1/20 UNLESS NOTED OTHERWISE.
 4. CONCRETE WALL AND FOOTING REINFORCEMENT SHALL BE SHOWN BY DIMENSIONS AND SCHEDULES. SEE DETAIL 1/1/20 UNLESS NOTED OTHERWISE.
 5. (1) (2) INDICATE SHEARWALLS AND LIGHTS SPECIFIED BY DIMENSIONS. SEE SCHEDULES.
 6. ALL SHEARWALLS SHALL BE CONSTRUCTED AS IN TYPE (2) SHEARWALL UNLESS NOTED OTHERWISE.
 7. ALL HOLDINGS AT ENDS OF SHEARWALLS WERE INDICATED ON THE PLAN AND SIMPSON TYPE ATTACHMENT REQUIREMENTS TO WALL AND FOUNDATION ARE PER SCHEDULES.
 8. ALL HOLDINGS AT ENDS OF SHEARWALLS WERE INDICATED ON THE PLAN AND SIMPSON TYPE ATTACHMENT REQUIREMENTS TO WALL AND FOUNDATION ARE PER SCHEDULES. ALL SHEARWALLS REQUIRE 7/8" x 2" PLATE BOLTS SEE SCHEDULES.
 9. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL INSERTS IN SLAB WITH APPROVED DETAIL 1/1/20 UNLESS NOTED OTHERWISE. DIMENSIONS PRIOR TO CONSTRUCTION. SEE ARCH FOR GARAGE BAYN LOCATIONS.



CONCRETE FOOTING SCHEDULE

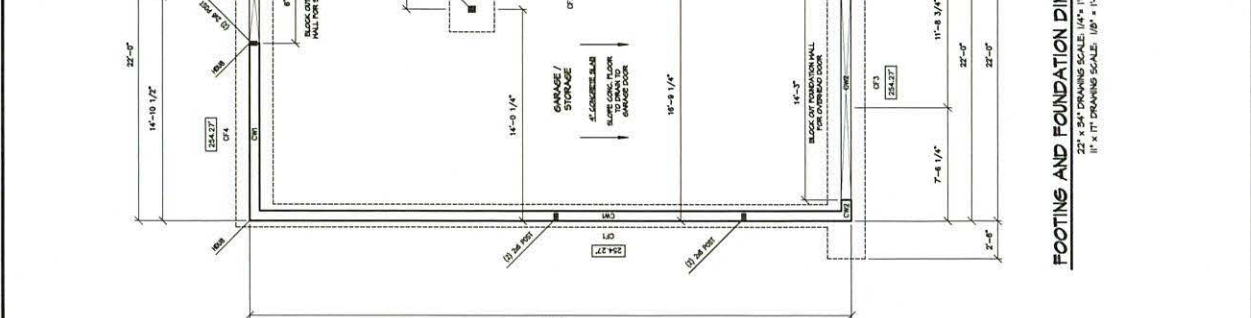
MARK	DEPTH	WIDTH	LENGTH	REINFORCEMENT	TRANSVERSE
CF1	10"	1'-8"	CONTR.	(1) # 4 BARS CONTINUOUS - BOTTOM	(1) # 4 BARS CONTINUOUS - BOTTOM
CF2	12"	3'-0"	CONTR.	(1) # 4 BARS CONTINUOUS - BOTTOM	(1) # 4 BARS CONTINUOUS - BOTTOM
CF3	15"	2'-8"	CONTR.	(1) # 4 BARS CONTINUOUS - BOTTOM	(1) # 4 BARS CONTINUOUS - TOP
CF4	10"	2'-8"	CONTR.	(1) # 4 BARS CONTINUOUS - BOTTOM	(1) # 4 BARS CONTINUOUS - BOTTOM

CONCRETE WALL SCHEDULE

MARK	WIDTH	HORIZONTAL REINFORCEMENT	VERTICAL REINFORCEMENT	REMARKS
CF1	8"	# 4 AT 12' 0/6"	# 4 AT 18' 0/6"	CENTER VERTICAL REINFC. IN WALL
CF2	8"	# 4 AT 8' 0/6"	# 6 AT 4' 0/6"	VERTICAL REBAR AT EACH CONCRETE FACE (DOUBLE MAT)

HOLDOWN SCHEDULE

MARK	MODEL NUMBER	ANCHOR DIAMETER	MINIMUM EMBEDMENT IN CONCRETE	FASTENING TO COLUMN
H008	H008	7/8"	18"	3" x 2x (D3) - 16x
H010	H010	1"	24"	3" x 2x (D3) - 16x
H012	H012	1 1/8"	24"	3" x 2x (D3) - 16x



FOOTING AND FOUNDATION DIMENSION PLAN
 22' x 34' DRAWING SCALE: 1/4" = 1'-0"
 11' x 17' DRAWING SCALE: 1/8" = 1'-0"