



CITY OF COOS BAY
Public Works & Community Development Department
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

Permit No. 187-ZON__ - _____

Date Received: _____

LAND USE PRE-APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT NO(S).

Site Location/Address: SE 1/4 - SE 1/4 SECTION 8 253 RISE OFF END OF MAXWELL ROAD, ACCESS THROUGH CONNECTICUT ST. IN NORTH BEND.	Zoning Designation: LDR 6/OVERLAY Tax Lot(s) Numbers: 25-13-08 TL200 Total Land Area: 9.76 AC
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Current and/or prior use of the property:
CURRENTLY UNDEVELOPED - HISTORIC WAS U.S. NAVY TRAP RANGE

Detailed Description of Proposal:

44 UNIT MULTIFAMILY DEVELOPMENT, WITH PROPOSED SANITARY SEWER, DRAINAGE AND ACCESS THROUGH NORTH BEND. NEAREST UTILITIES AT INTERSECTION OF ROOSEVELT AND CONNECTICUT IN NORTH BEND.

PROPOSAL INCLUDES PUBLIC OR PRIVATE ROADWAY DEVELOPMENT, UTILITY EXTENSION, APPROX 15,000 CY EARTHWORK & MULTIFAMILY DEVELOPMENT.

I understand that the comments provided by staff at the Pre-Application Conference are preliminary in nature, and that additional concerns may be raised, and additional information may be required after a development application has been submitted.

Applicant/Owner Name: RED MOON DEV & CONST INC. (please print)	Phone: 602-796-1800
Address: 6589 S. KINGS RANCH RD, ST 1031 BOX 6	Email: bwoodruff01@gmail.com
City State Zip: GOLD CANYON, AZ 85118-2933	

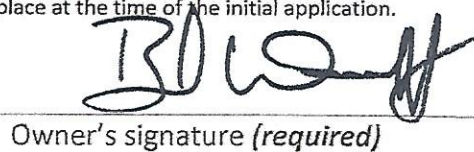
Applicant's Representative: RALPH TUNHAM (please print)	Phone: 541-404-7728
Address: 2340 WATTE ST.	Email: ralph7mag@outlook.com
City State Zip: NORTH BEND OR 97459	

1. The owner/applicant or their representative should be present at the pre-application conference.
2. Complete applications include: A completed application form, application fee, plan drawings, and a list of questions for staff. Incomplete applications will not be accepted.
3. Five (5) complete hard-copy sets (single sided) and one electronic copy of application materials must be submitted with this application.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.


Applicant's signature

5/5/20
Date


Owner's signature (required)

5/8/20
Date



EASEMENT

RECORDED BY
FIRST AMERICAN TITLE
13-045

Jeff Marineau and Steve Plinski
510 Highland Avenue
Coos Bay, Oregon 97420
First Party

Coos County Airport District
1100 Airport Lane
North Bend, Oregon 97459
Second Party

After recording return to:

Jeff Marineau
510 Highland Avenue
Coos Bay, Oregon 97420

THIS AGREEMENT is made and entered into this 19th day of July, 2013 by and between Jeff Marineau and Steve Plinski, hereinafter called first party and Coos County Airport District, hereinafter called second party, WITNESSETH:

WHEREAS, First party is the record owner of the following described real property in Coos County, Oregon:

Government Lot 4 and the tidelands fronting thereon, in Section 8, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon APN 3113.00

And the second party is the record owner of the following described real property in Coos County, Oregon:

A parcel of land located in the Southwest corner of Government Lot 5 of Section 9 of Township 25 South, Range 13 West of the Willamette Meridian and also known as a portion of Map and Tax Lot 25S-13W-09-100.

And the two parcels of real estate adjoin one another and the two parties desire to grant to each other an easement and right to use a roadway for ingress and egress purposes to be constructed along and upon a portion of each parcel for the benefit of both parties.

Said easement shall allow the first party to construct said easement for purposes of ingress and egress to the first party's property including but not limited to an easement for street improvements, curbs, all underground and overhead utilities all to be done at the first party's sole cost and expense.

NOW, THEREFORE, in consideration of each party's granting to the other an easement hereinafter described, and other valuable consideration paid to each other, the receipt of which is hereby acknowledged:

Second party conveys to first party a perpetual easement for the purposes as is set forth herein, along and upon that portion of the second party's property described as follows:

Beginning at a brass cap at the corner of sections 8,9,16, and 17, Township 25 South, Range 13 West, Willamette Meridian, Coos county, Oregon, thence S87°07'02"E along the line between Sections 9 and 16 a distance of 156.02 feet to a point; thence N1°48'11"E a distance of 35.00 feet to a point; thence N87°07'02"W a distance of 156.00 feet, more or less, to the line between Sections 8 and 9; thence South along said line a distance of 35.00 feet to the point of beginning.

Each party may use the whole easement in common with the other party, including that portion thereof situated on the property of the other party for ingress and egress and for the purposes as is set forth herein.

The cost of all maintenance and costs of all improvements shall be the responsibility of the first party; until such time that the city of North Bend takes control of these improvements for purposes of public use.

The parties acknowledge that it is the desire of the first party to develop or have their assigns develop the property for a residential or other form of development and that this agreement is binding upon the heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this instrument on the date stated above.


Jeff Marineau

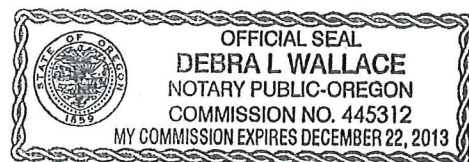
STATE OF OREGON, County of Coos.

This instrument was acknowledged before me on the 19th day of July, 2013

by Debra L Wallace.

Notary Public for Oregon

My commission expires: 12/22/2013




Steve Plinski

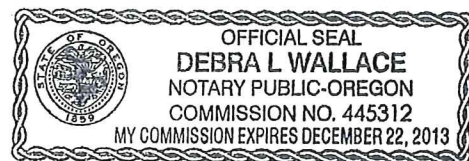
STATE OF OREGON, County of Coos.

This instrument was acknowledged before me on the 19th day of July, 2013

by Debra L Wallace.

Notary Public for Oregon

My commission expires: 12/22/2013



Theresa Cook
Theresa Cook, Executive Director

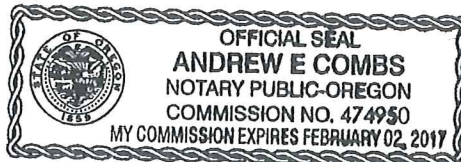
STATE OF OREGON, County of Coos.

This instrument was acknowledged before me on the 25th day of July, 2013

by Theresa Cook.

Notary Public for Oregon

My commission expires: February 2, 2017



Joe Benetti
Joe Benetti, Chairman of the Board
John Briggs, Vice Chairman

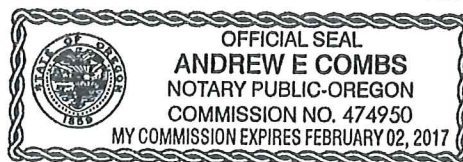
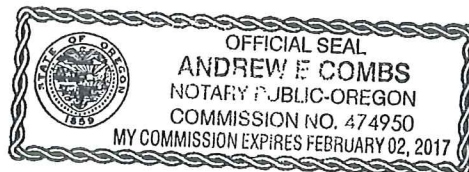
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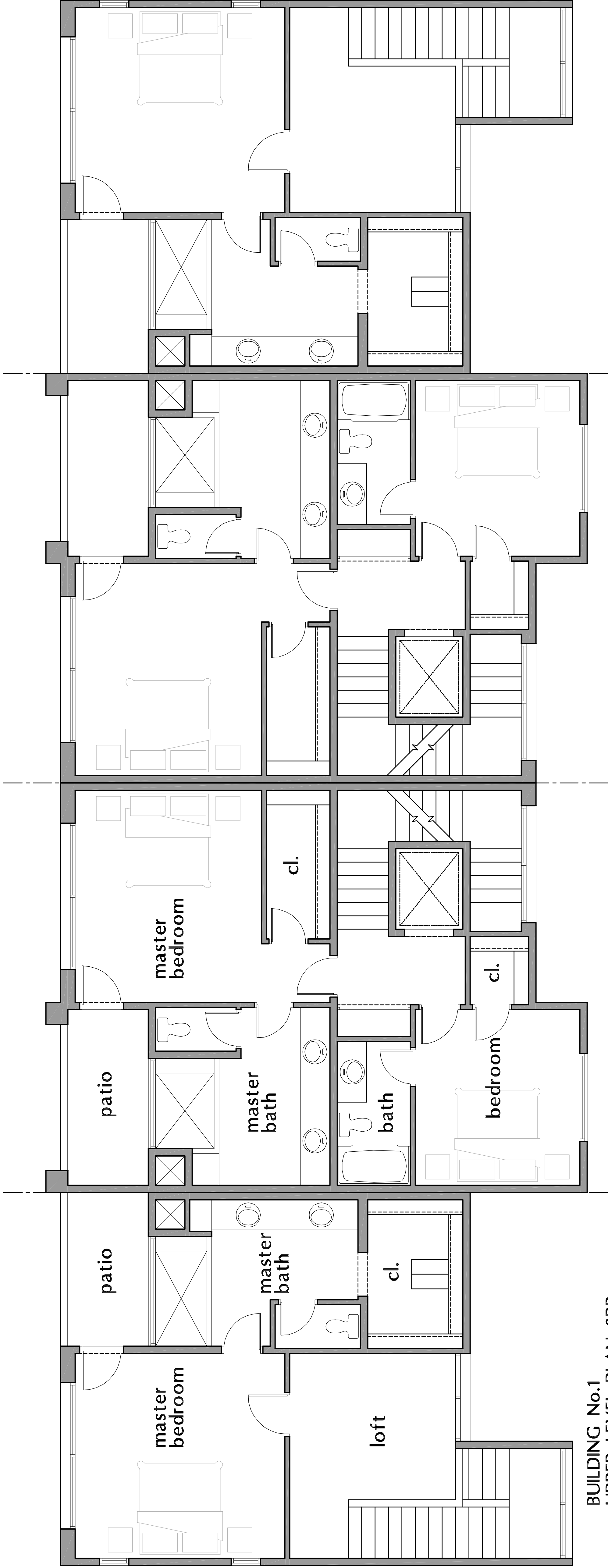
This instrument was acknowledged before me on the 25th day of July, 2013

by John Briggs.

Notary Public for Oregon

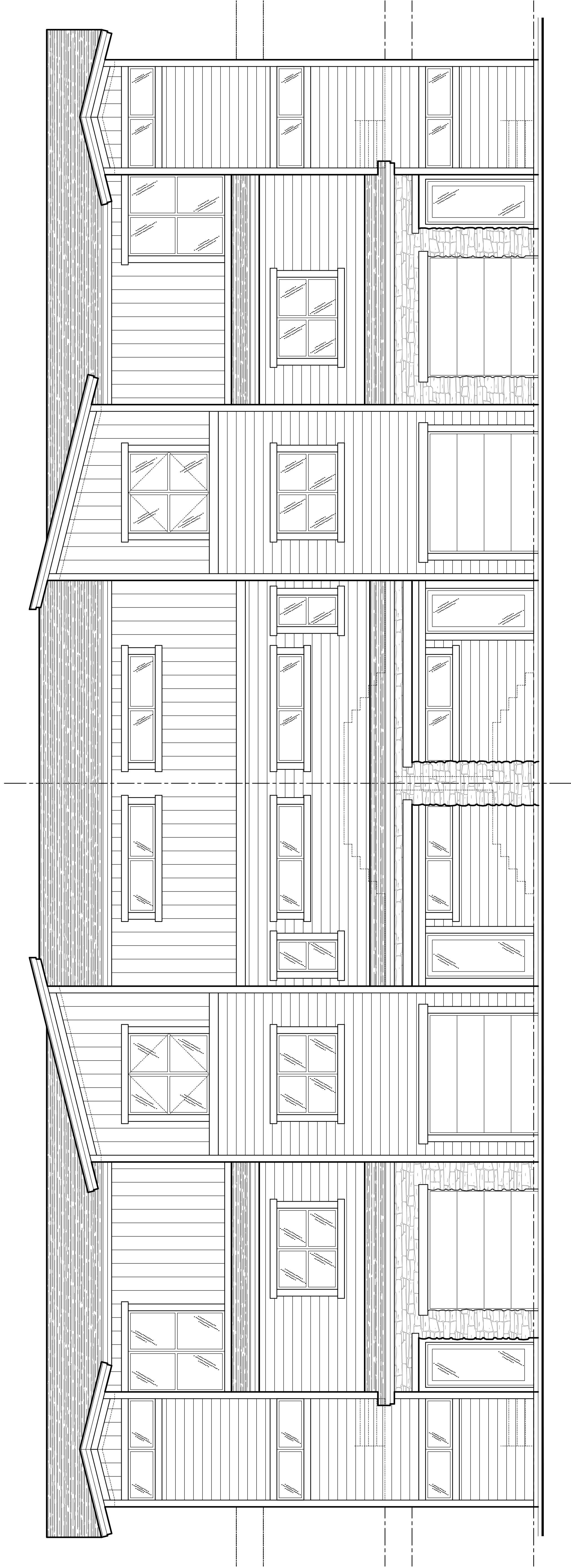
My commission expires: February 2, 2017





BUILDING No.1
UPPER LEVEL PLAN 2BR
SCALE: 1/4" = 1'-0"
609 S.F.

UPPER LEVEL PLAN 3BR
SCALE: 1/4" = 1'-0"
722 S.F.

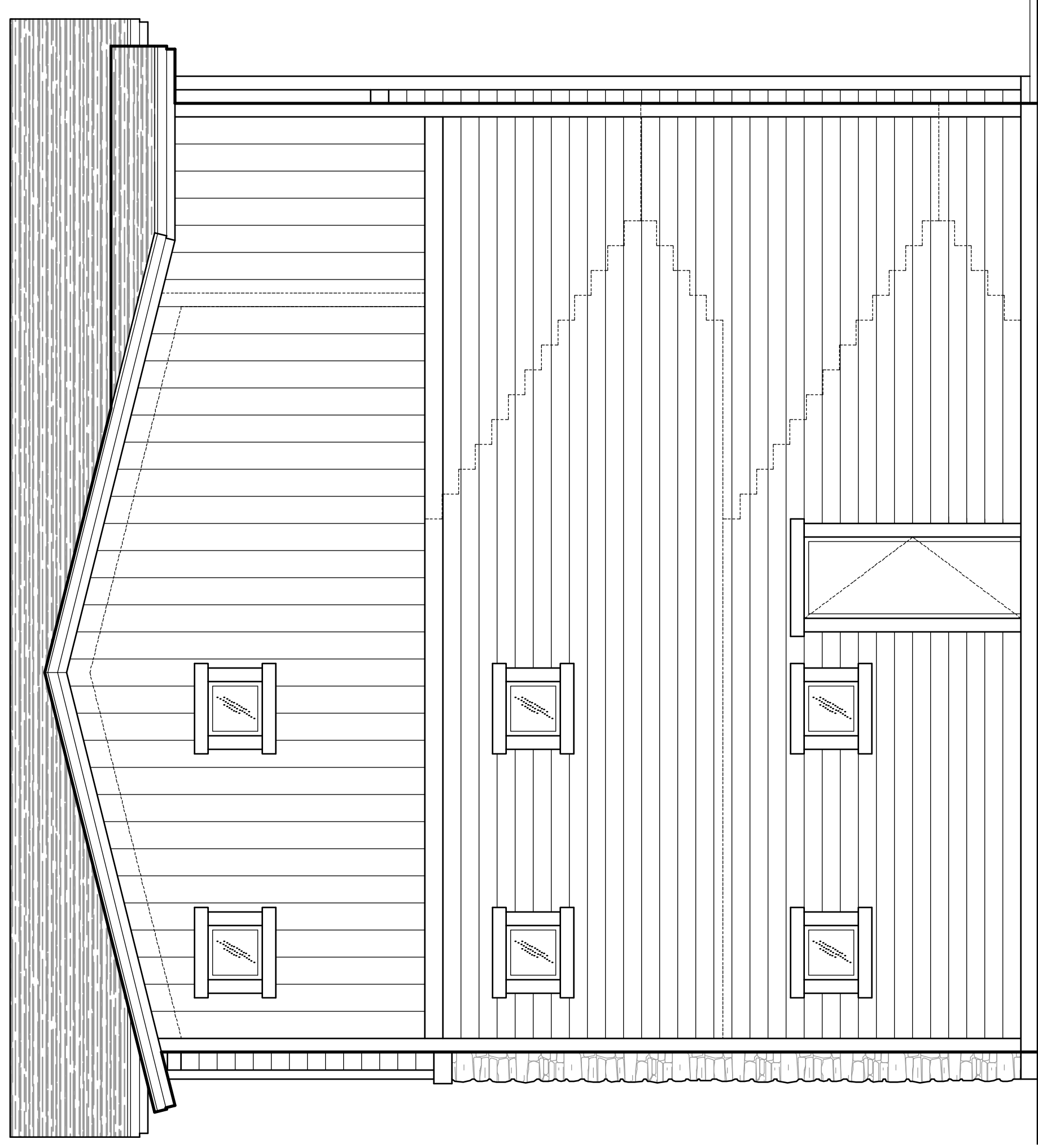


FRONT ELEVATION - BAYSIDE UNITS
BUILDING No.1
SCALE: 1/4" = 1'-0"

MAIN LEVEL PLAN 2BR
668 S.F.
SCALE: 1/4" = 1'-0"



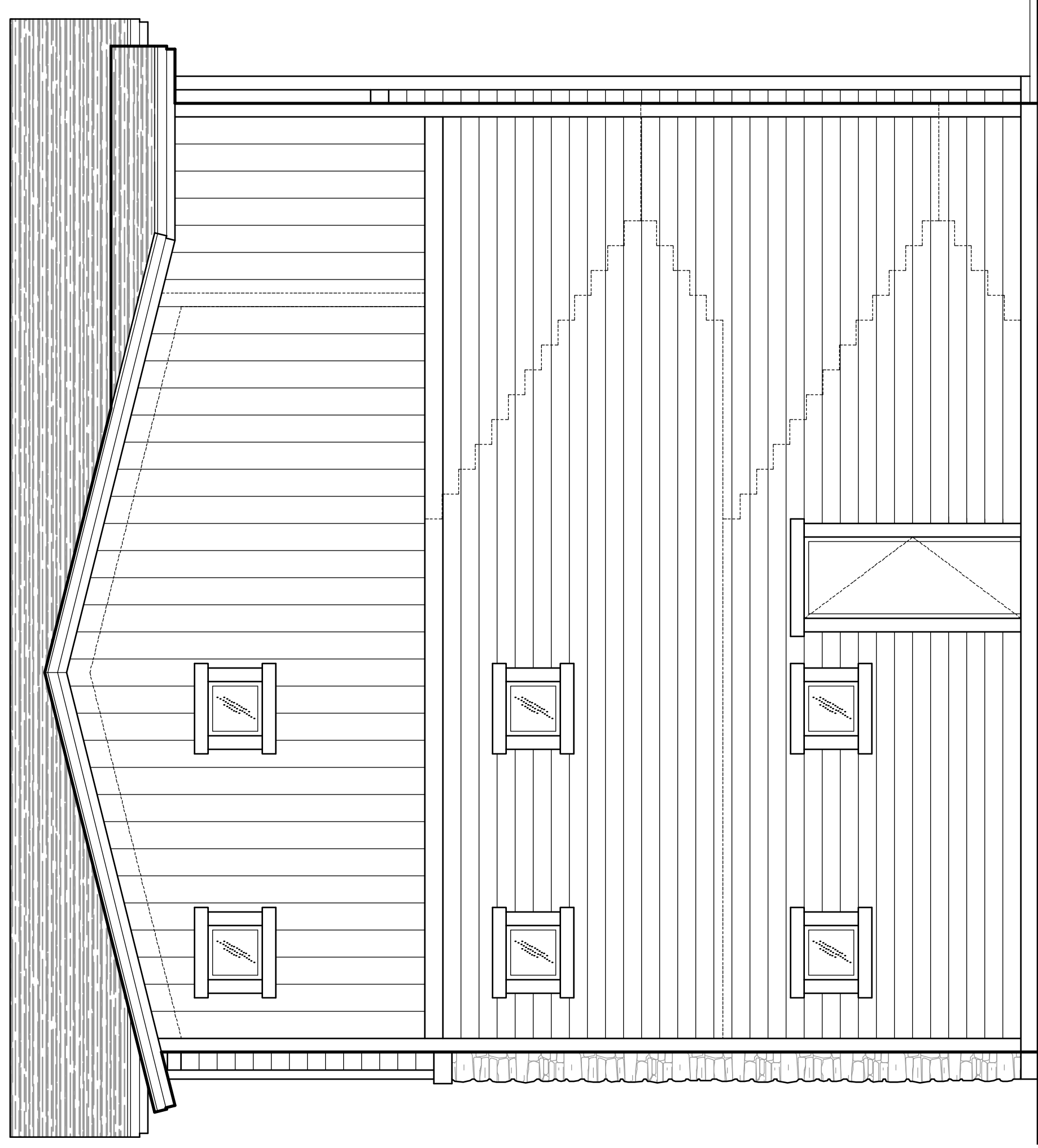
REAR ELEVATION - BAYSIDE UNITS
BUILDING No.1
SCALE: 1/4" = 1'-0"



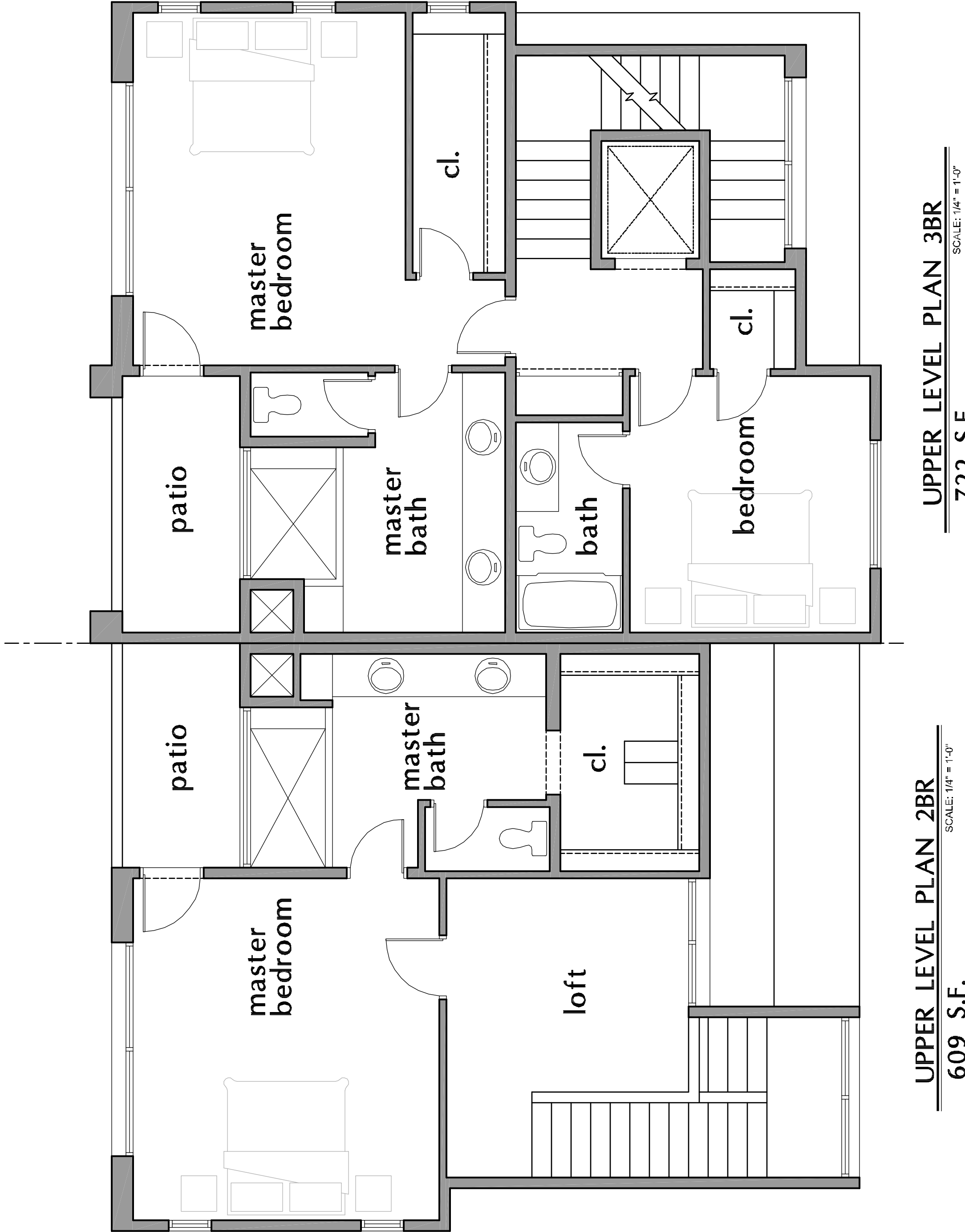
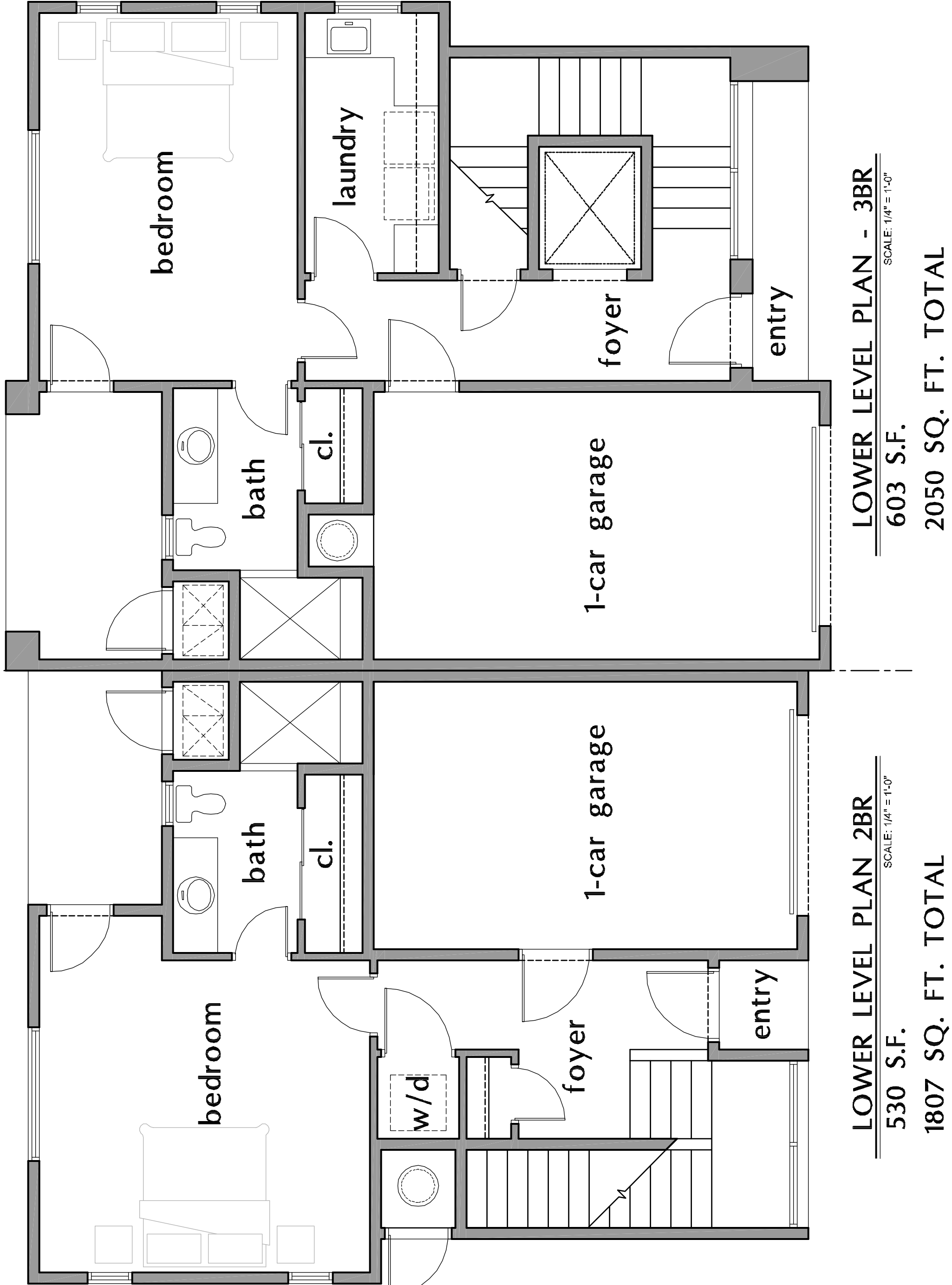
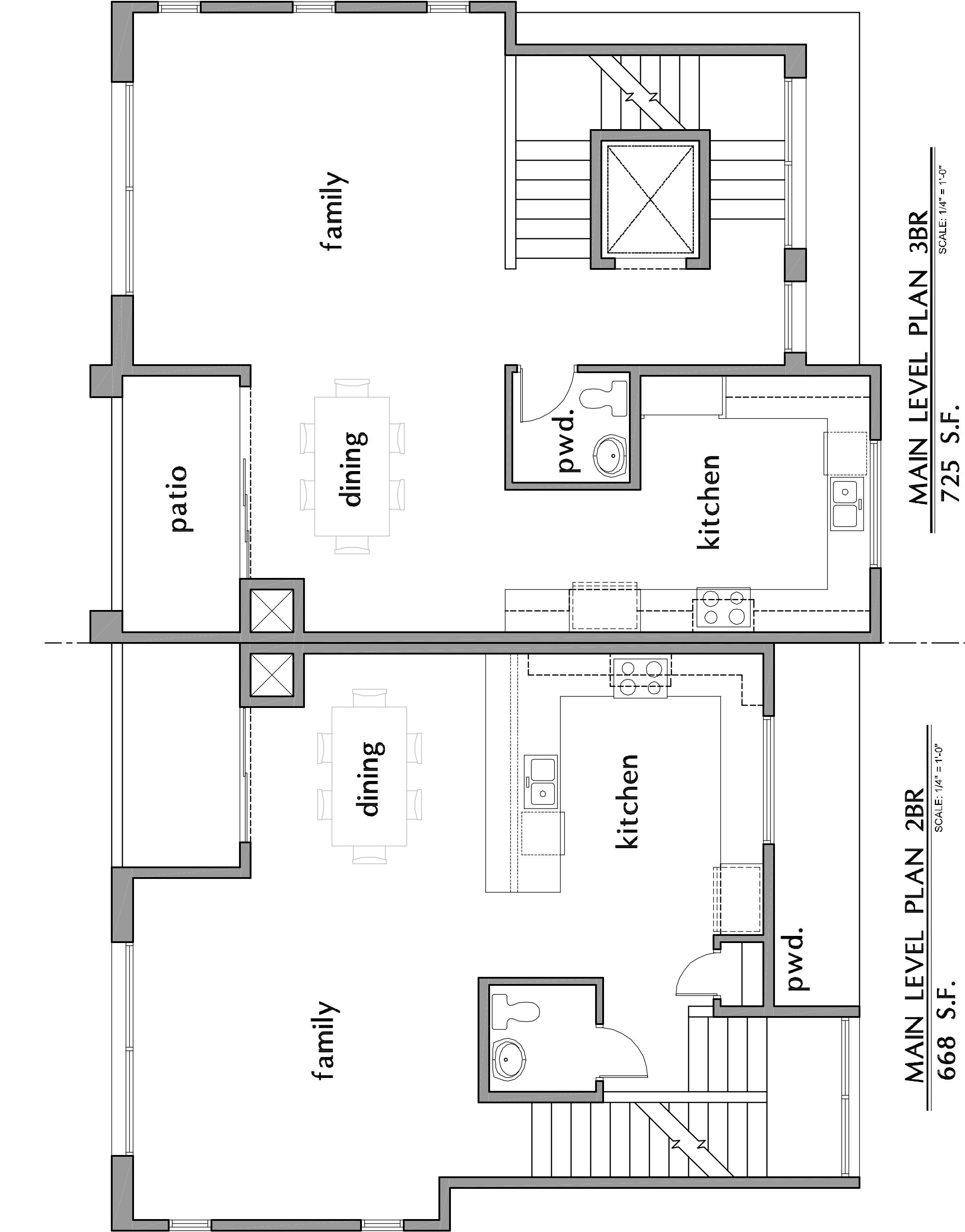
LEFT ELEVATION - BAYSIDE UNITS
BUILDING No.1
SCALE: 1/4" = 1'-0"



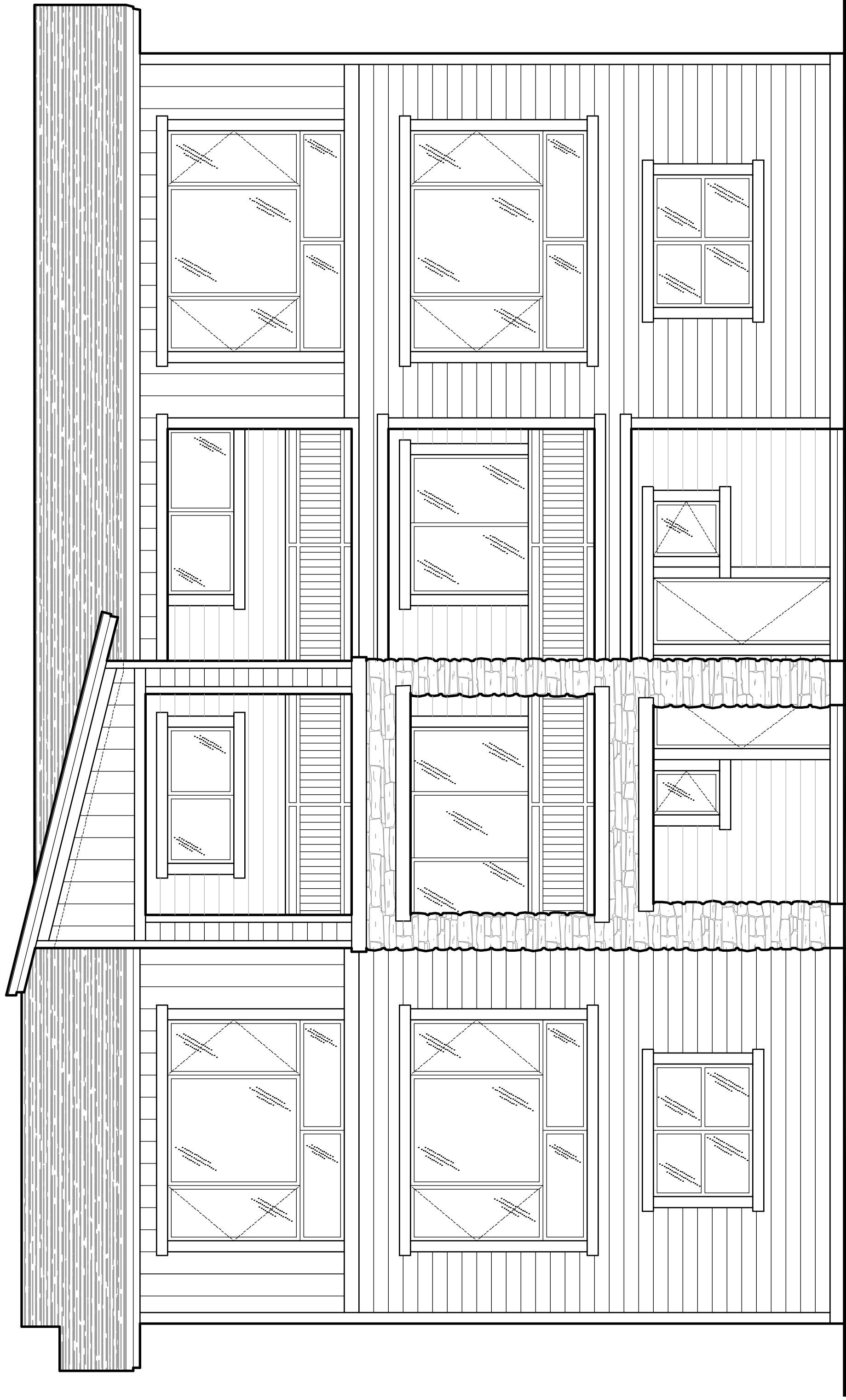
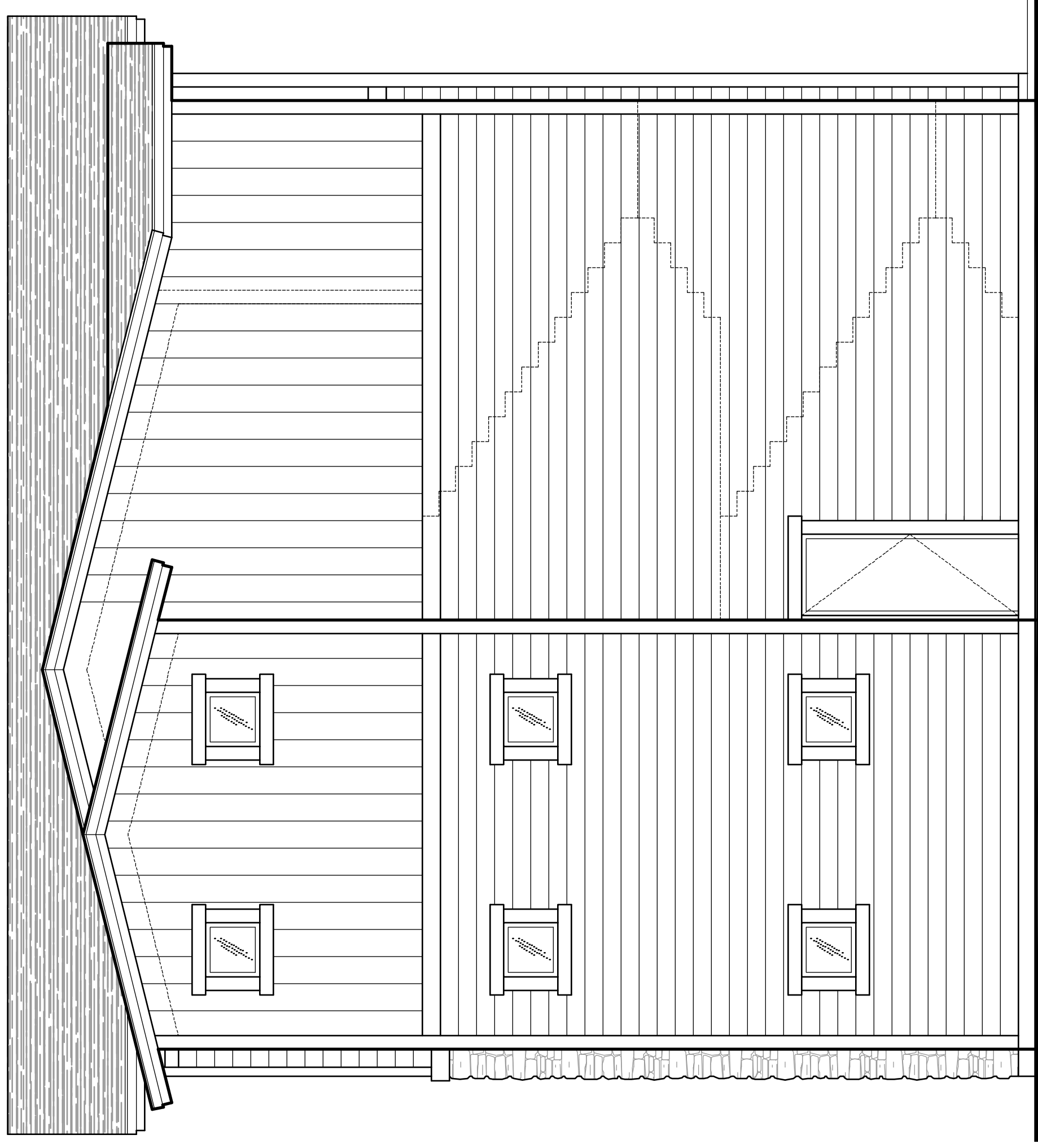
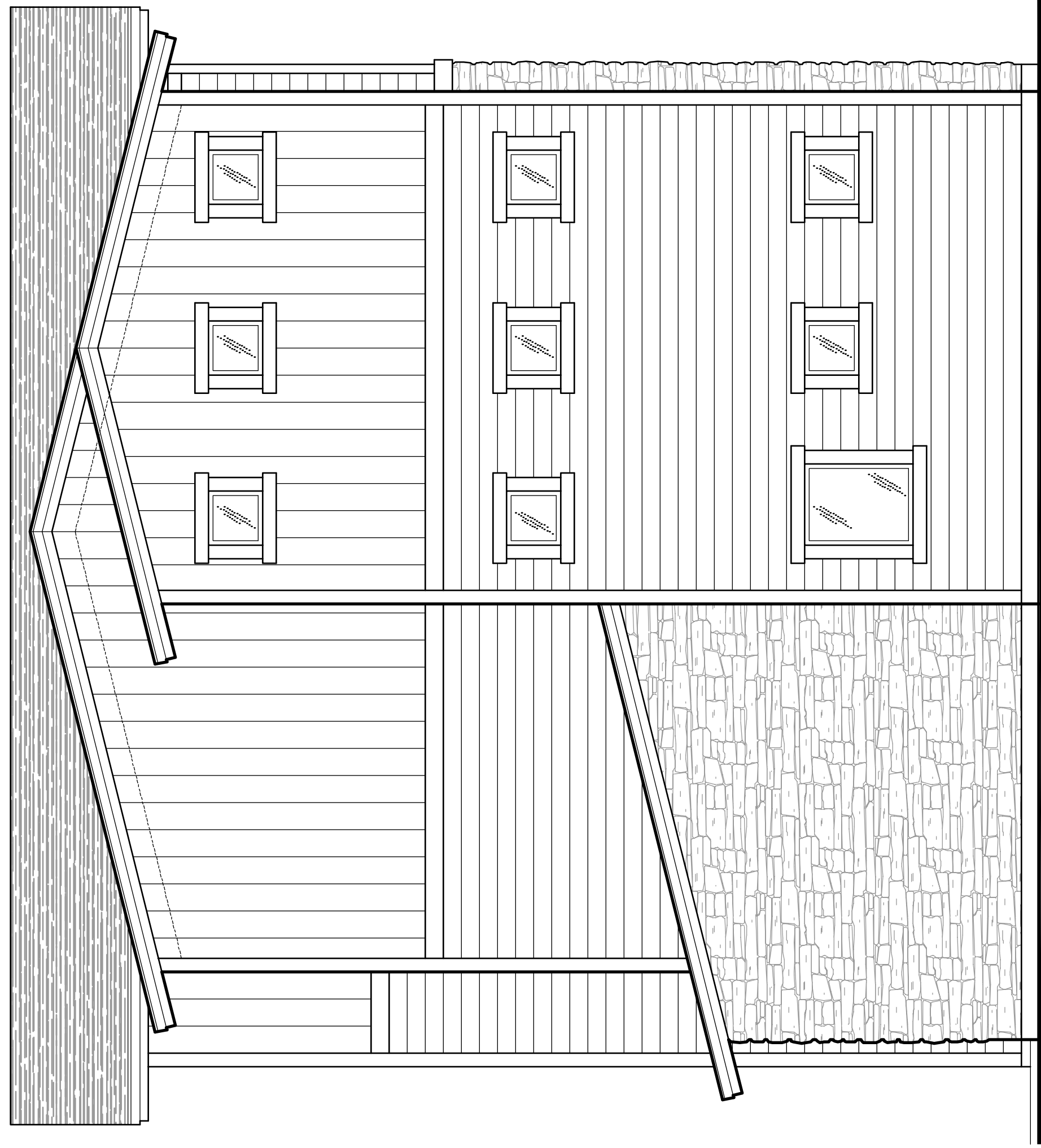
REAR ELEVATION - BAYSIDE UNITS
BUILDING No.1
SCALE: 1/4" = 1'-0"

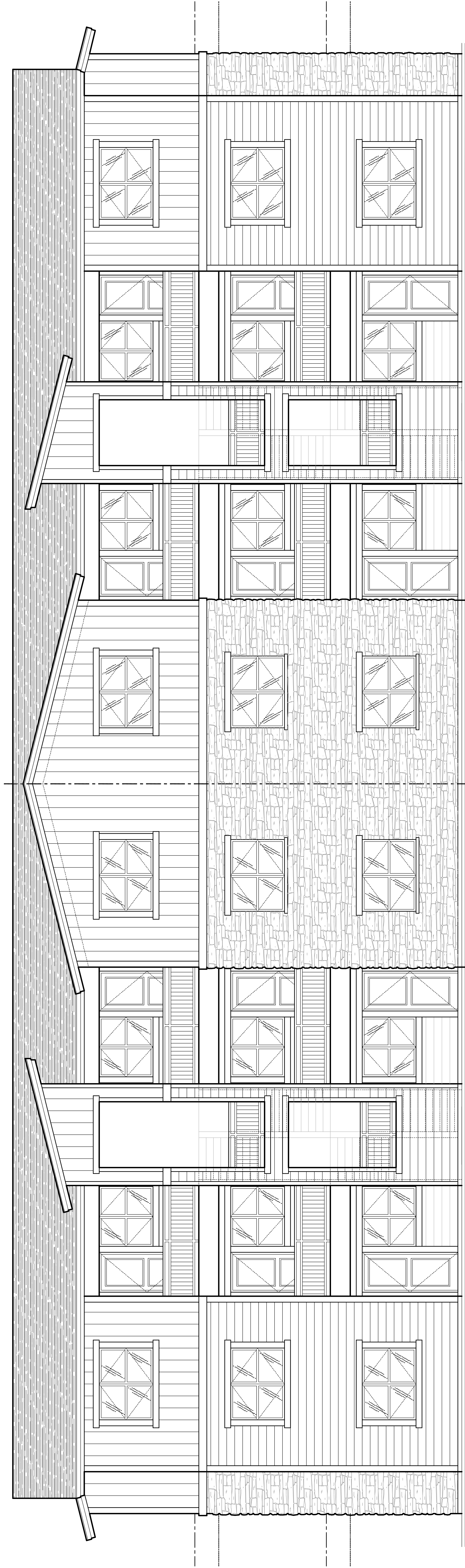
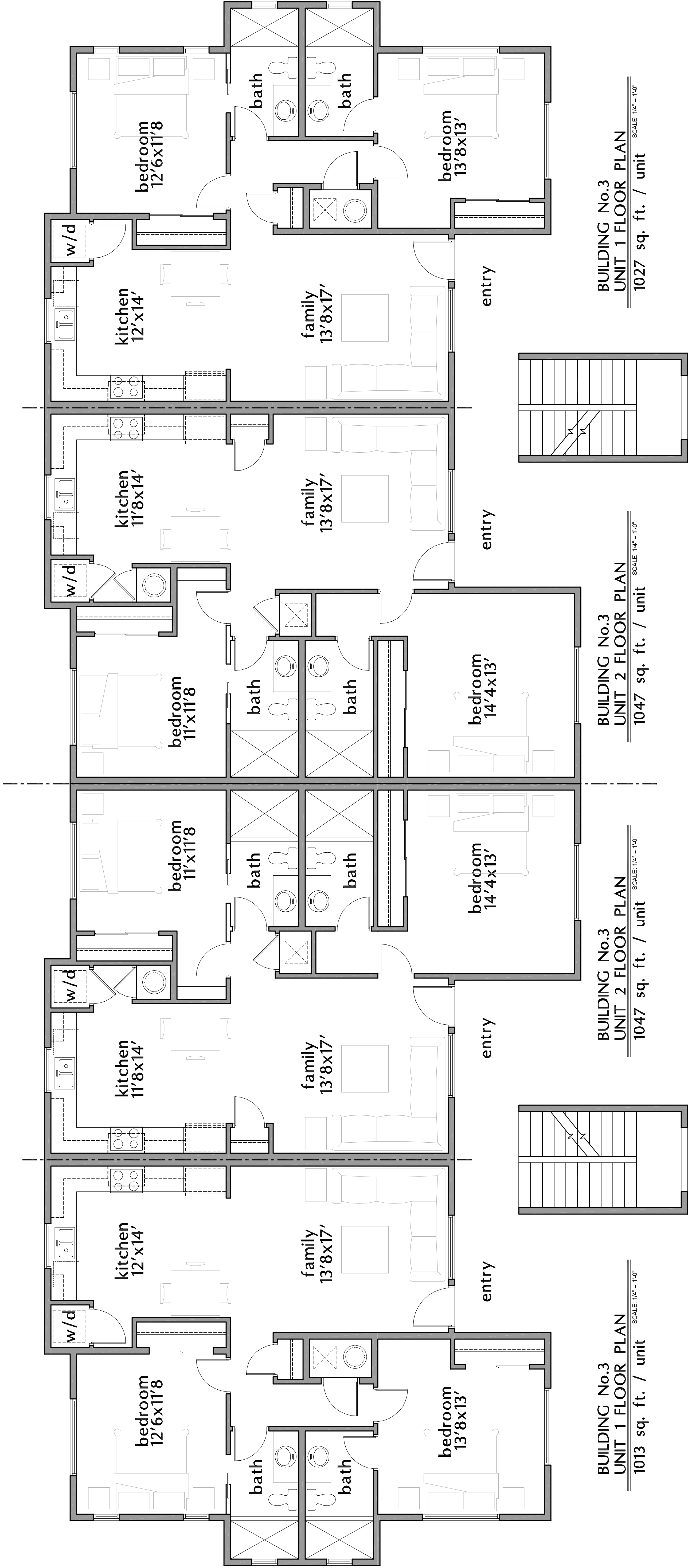


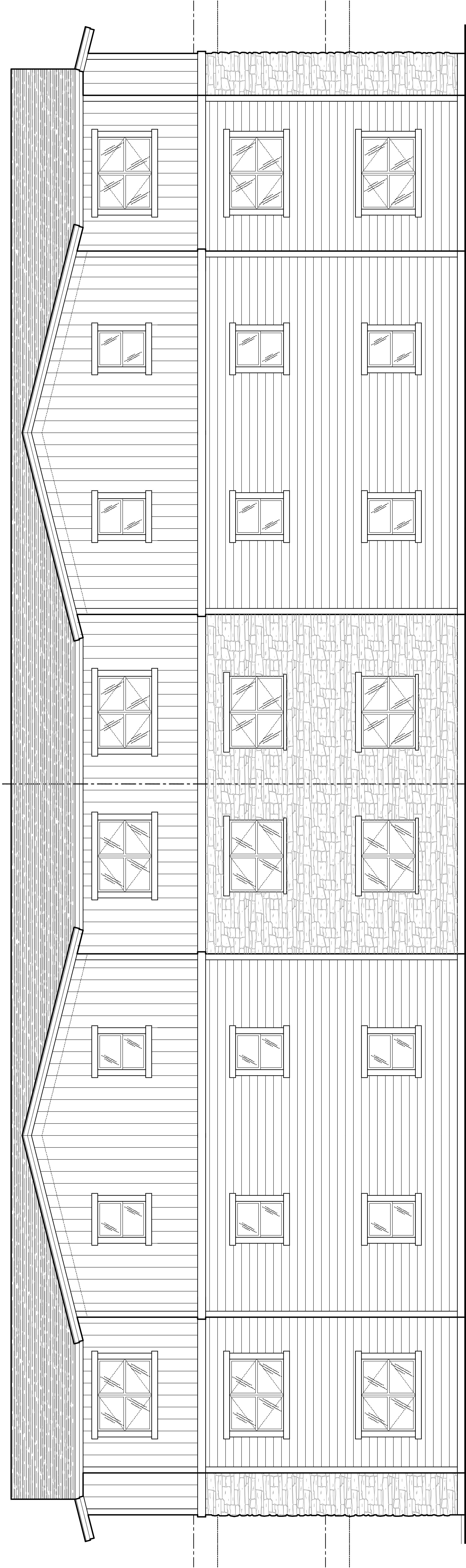
LEFT ELEVATION - BAYSIDE UNITS
BUILDING No.1
SCALE: 1/4" = 1'-0"



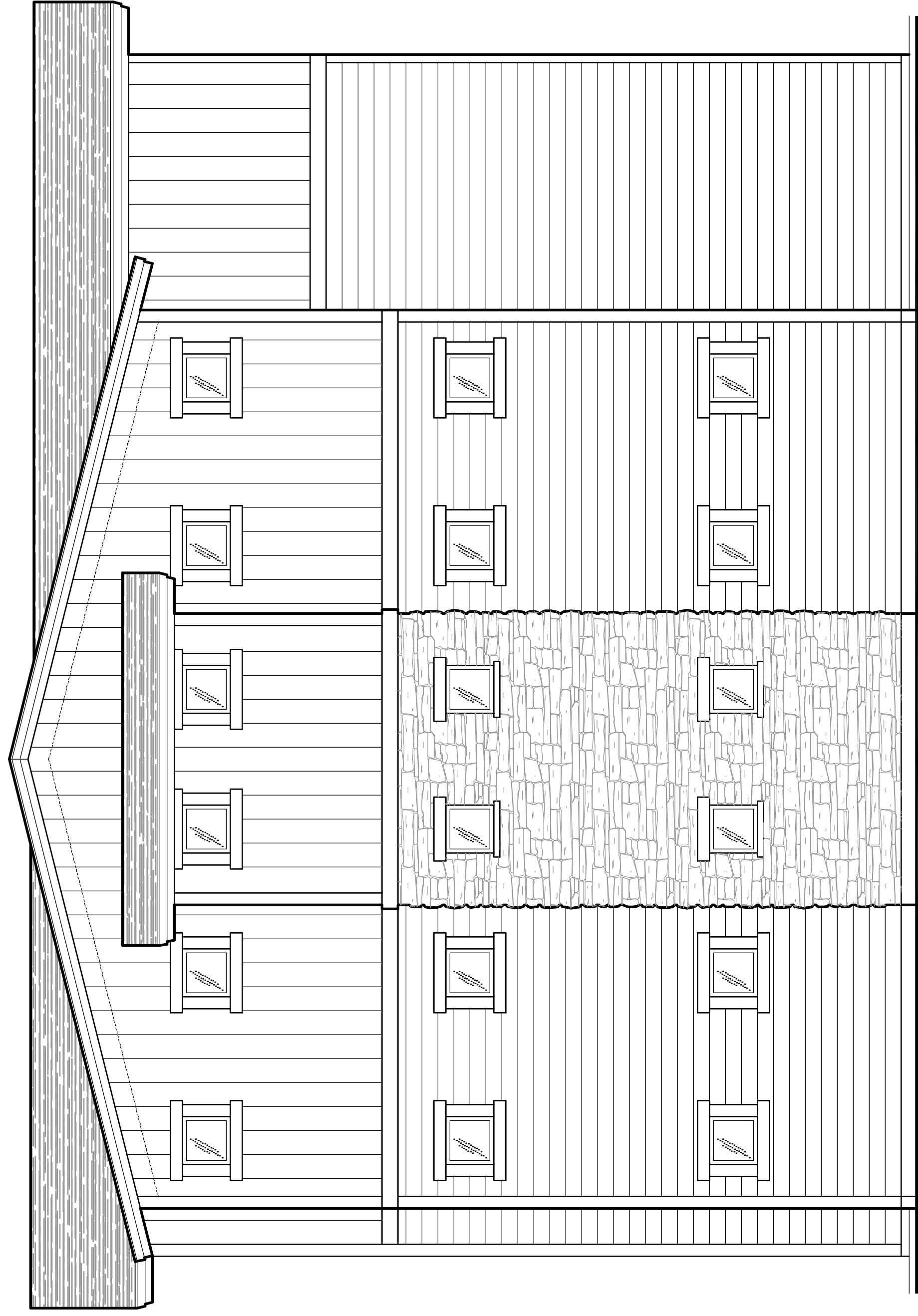
BUILDING No.2



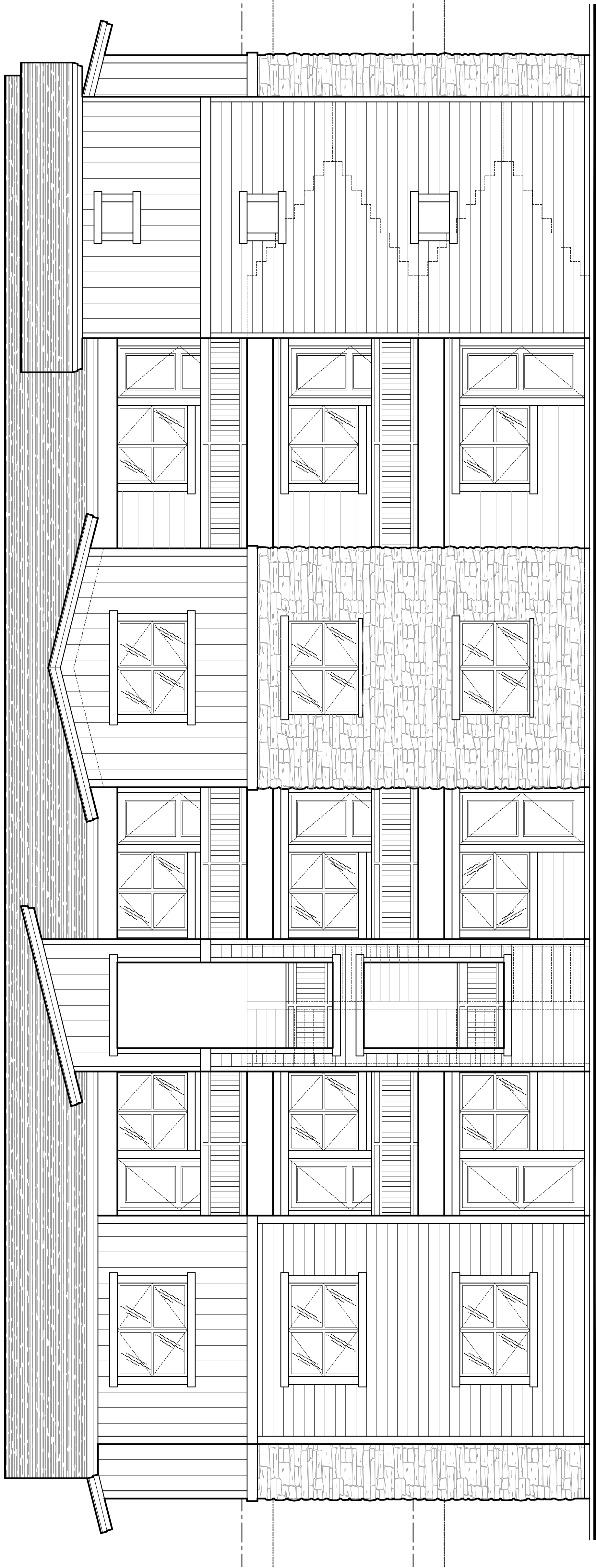
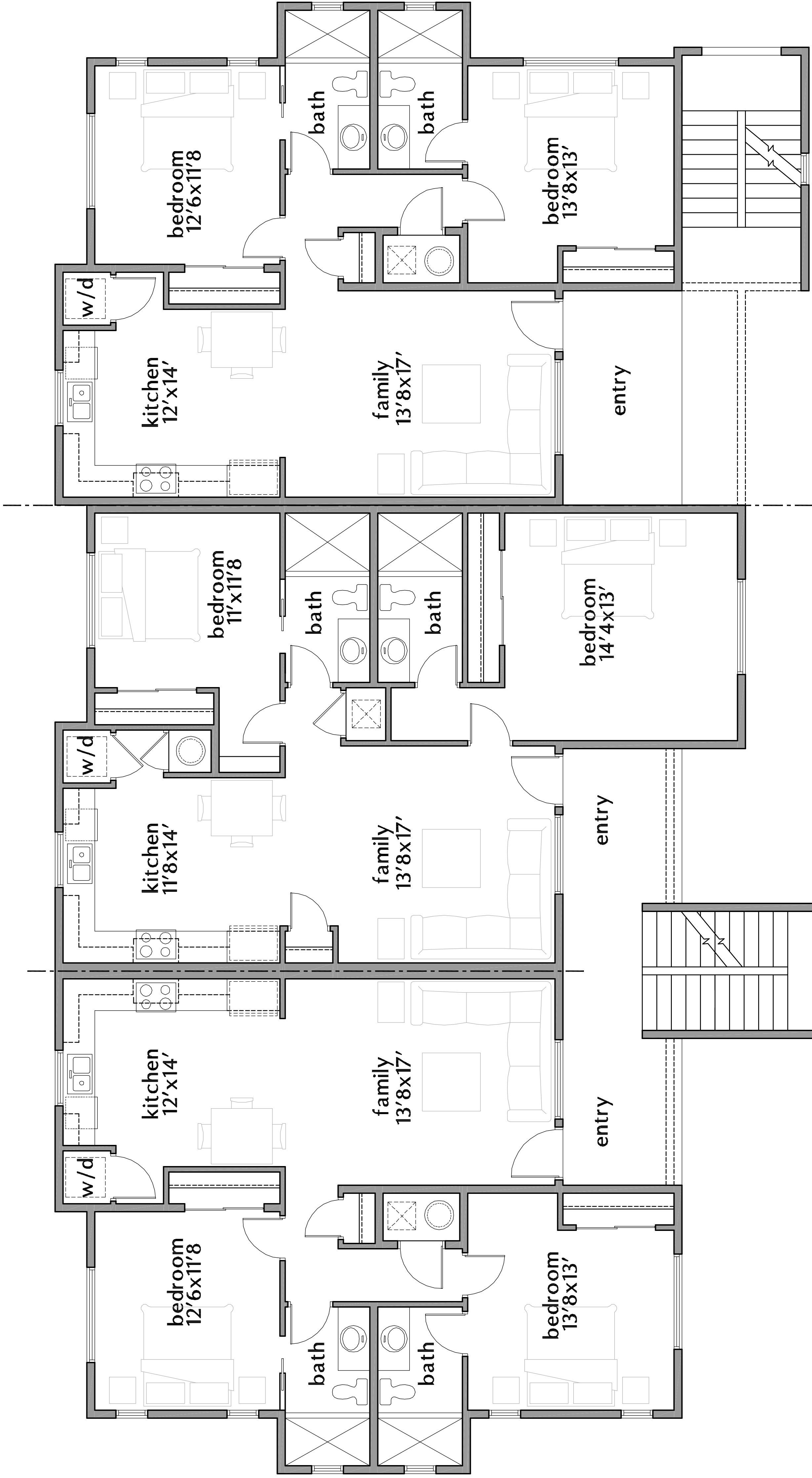




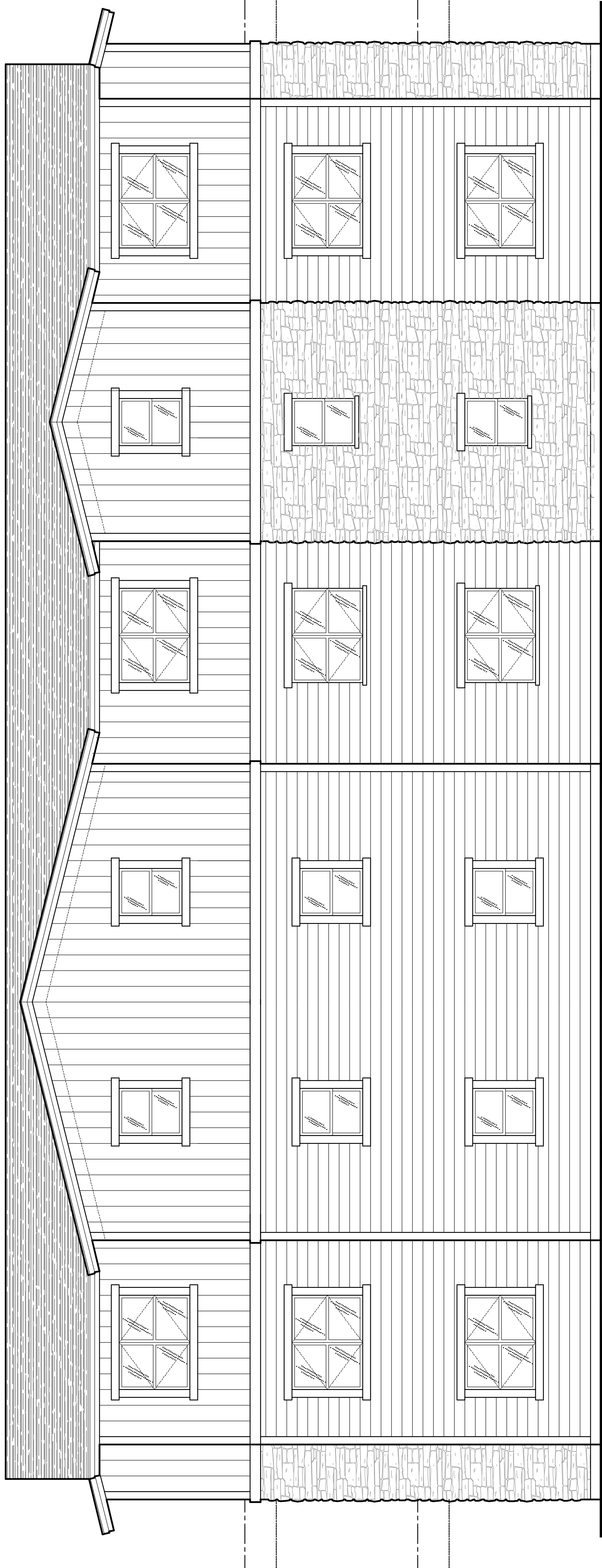
REAR ELEVATION - INTERIOR UNITS
BUILDING No.3
SCALE: 1/4" = 1'-0"



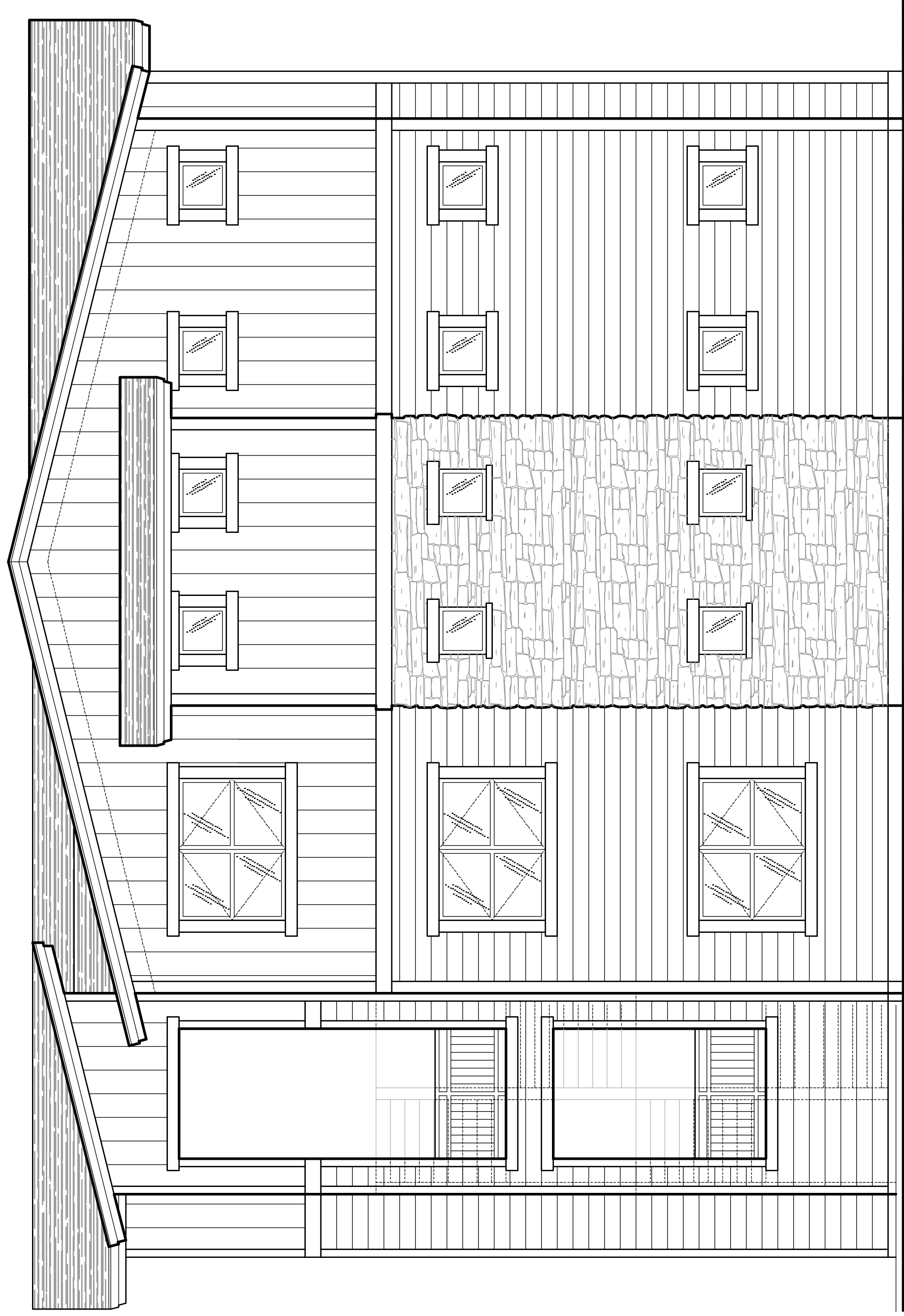
SIDE ELEVATION - INTERIOR UNITS
BUILDING No.3
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - INTERIOR UNITS
BUILDING No.4
SCALE: 1/4" = 1'-0"



REAR ELEVATION - INTERIOR UNITS
BUILDING No.4
SCALE: 1/4" = 1'-0"



SIDE ELEVATION - INTERIOR UNITS
BUILDING No.4
SCALE: 1/4" = 1'-0"