



Permit No. ZON20____-00____

City of Coos Bay

Public Works and Development

500 Central Avenue, Coos Bay, Oregon 97420

Phone 541-269-8918

Fax 541-269-8916

APPLICATION FOR PRELIMINARY PLAT OR MAP REVIEW MAJOR PARTITION II AND SUBDIVISION

In accordance with Coos Bay Municipal Code, Chapter 17.335, the City requires preliminary plat or map review in order to ensure appropriate size of building lots within the density requirements of the district; ensure economical, efficient, and safe circulation systems for vehicles and pedestrians; provide for the orderly extension of public facilities and services; to assure the health, safety, and welfare of the general public.

Name of Subdivision: _____

PROPERTY LOCATION (street): _____

Township _____, Range _____, Section _____, TL#(s) _____

Legal Description: Lot(s) _____ Block(s) _____ Addition _____

APPLICANT/ OWNER(S):

Applicant Name: _____ Phone _____

Address _____

Owner(s) Name: _____ Phone: _____

Address: _____

OREGON LICENCED ENGINEER OR SURVEYOR PREPARING THE MAP:

Name: _____

Address: _____ Phone: _____

Date of Property Survey: _____ Present Zoning: _____

Current Use(s) of Property: _____

PRELIMINARY PLAT OR MAJOR PARTITION MAP: Please submit one mylar and fourteen copies of maps as listed below:

- A. Base map: A base map drawn at a scale of one inch equals fifty feet, unless otherwise approved by staff, containing the following information. If a different scale is necessary for the boundary survey map, a separate map may be submitted per County requirements.
1. Map data: Property boundaries, lot or parcel area in acres or square feet, north point, scale and date, name of owner or authorized person, engineer or surveyor preparing the maps, subdivision name(s).
 2. Topography: All existing natural features including contour lines, tree groupings, low or swampy areas, streams wetlands, or geological features, temporary bench mark based on mean sea level.
 3. Existing rights of way and improvements within.
 4. Utilities: Existing utilities and public facilities.
 5. Structures: Existing structures.
- B. Tentative plan: This map will show the following additional information proposed for the development.
1. Lots: Proposed lot or parcel lines, lot or parcel dimensions, proposed lot and block numbers or metes and bounds description, street dimensions, dimension and purpose of easements, street names, and development name(s).
 2. Grades: Proposed finished grades of the property and streets showing all cut and fill areas, general slope of the property, location of the proposed retaining walls or slope protection, and proposed storm drainage systems or drainage ways.
 3. Utilities: Locations, grade, and size of proposed utilities, including streets, water, and sewer, fire hydrants, storm drains, electricity, and communication lines. Proposed service and utility structures and their intended use, and other impervious surfaces other than streets. All facilities shall be considered in their relation to existing and planned facilities, topographical conditions, public convenience and safety, and proposed use of the land.
 4. Structures: Existing structures to remain.
 5. Hazards: Location of hazard areas, showing areas within the 100-year floodplain, landslide potential, wetlands, sinkholes, or other hazards. (Note: A full geological report may be required by the Building Official or Planning Commission.)
 6. Open space: Location and area of the proposed development, open space, setbacks where applicable, buffers, screens, recreation facilities, or required landscaped areas.

ADDITIONAL INFORMATION:

- A. Title report indicating any taxes or assessments as a lien against the property, and ownerships of the property of proposed development. If applicant is not the owner, also attached evidence that applicant has permission of the owner(s) to make application for preliminary plat review.
- B. A certified list of owners of property within 250 feet of the proposed development.
- C. Description of ownership arrangement of commonly-owned or commonly-used property (e.g., organization by-laws, covenants, or deed restrictions).
- D. Geological report for slopes greater than 2:1 or where the Building Official or Planning Commission specifies a site-specific geological investigation report.
- E. Phasing: A statement describing and explaining the rationale for phasing of construction, sales of lots or units, and the placement of utilities and construction of streets. Include sufficient detail so staff can check for compliance with state laws and applicable ordinances.

The above and attached statements are true to the best of my belief and knowledge. As applicant, I understand the City Council and Planning Commission request the attendance of myself or my representative at the meeting(s) where this proposal is scheduled for consideration.

Signature of Applicant or Authorized Agent

Date

Filing Fee: **\$1,630.00 Plus \$27.00 per lot & publishing cost**

Date paid:

Date referred to Planning Commission:

City Council:

Revised 2/09 DE

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