



Development Permit

Clatsop County Planning and Development
800 Exchange St Ste 100
Astoria, OR 97103

Ph. (503) 325 - 8611 Fax (503) 338 - 3606

For Department Use Only

Permit #: 20170328
Permit Type: Type I
Entry Date: 6/26/2017
Entered By: Julia Decker
Assigned To:
Permit Status: Approved Conditional

Permit Timeline

User	Status	Date
Julia Decker	Entered	06/26/2017
Julia Decker	Approved Condi	06/26/2017

Proposed Use

Proposed Use: **Single Family Dwelling**

Zone: **AC-RCR**
Overlay District: **RCO**

Description: New SFD, undersized & created prior to September 30, 1980, qualifies for 5-foot side yard setbacks.

Owner/Project Location

Owner: Name: **Dragu Florin & Dragu Cristina Daniela**
Address: 4572 Upper Dr
City, State, Zip: Lake Oswego, OR 97035

Ph. #: (503) [REDACTED]
Cell: () -
Fax: () -

Situs Address: 80289 Pacific Rd I R S Q S Qq S Taxlot
City: Arch Cape **State:** OREGON 4 10 19 C A 02700

Applicant/Agent

Applicant: Name: Andre @ Northwest Living
Address: P.O. Box 68388
City, State, Zip: Portland, OR 97268

Ph. #: (503) 710-2036
Cell: () -
Fax: () -

Ph. #: () -
Cell: () -
Fax: () -

Fees

Fee Type:
Planning/Development

Permit Fee Total:

\$75.00
Total: **\$75.00**

Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
Andre @ Northwest Living	Credit Card		06/26/2017	\$75.00

Balance Due: **\$0.00**

Signatures

1. For Commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
2. For residential and other uses, include an erosion control plan.
3. Review attached applicant's statement and sign below.

I have read and understand the attached APPLICANT'S STATEMENT and agree to abide by the terms thereof.

Applicant Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____

Agent Signature: _____ **Date:** _____



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Zoning District Requirements

Property Access Info.

Access to Property:
County Permit Required?
State Permit Required?

House

Direction	Setbacks		
	Req.	Actual	
F:	W	20.00	20.00
S1:	S	5.00	5.00
S2:	N	5.00	5.60
R:	E	20.00	37.00

Property Information

Type	Description	Additional Info.
Structure	26 Foot Maximum	Benchmark assumes 100 feet. Average grade is 102.12. Height may not exceed 128.12 feet
Water	public water source:	
Sewage	public sewer	
Clearance	20 Feet Clear Vision	

Compliance/Permit Requirements

Clatsop County Compliance

Except as noted, the Clatsop County Community Development Department finds the proposed use(s)/action(s) in compliance with the Clatsop County Land & Water Development and Use Ordinance and with the Clatsop County Comprehensive Plan.

The evaluation of the land parcels outlined above is based on the information presented at this time, standards provided in the Clatsop County Land & Water Development & Use Ordinance, and policies of the Comprehensive plan, and the Zoning/ Comprehensive Plan Map.

The applicant or property owner must comply with the conditions noted below and on the attached applicants statement. This permit is not valid unless the conditions are met.

Permit Requirements

Details

Address:	Application for address has been submitted and approved.
Average grade / Building height	Applicant responsible for providing accurate average grade calculations and corresponding building height determination for proposed development. Average grade shall be based on elevations of undisturbed ground. Benchmark assumes 100 feet. Average grade is 102.12. Height may not exceed 128.12 feet Proposed building height is within two feet of maximum. Prior to issuance of the building permit, applicant shall have a licensed surveyor install a benchmark on or near the property to provide vertical control for the project. Prior to requesting a final building inspection, a licensed surveyor shall certify the building height.
Erosion control plan	Applicant responsible for assuring that development does not impact other properties. All disturbed areas must be stabilized with seeding, mulching, landscaping, or other appropriate means. Proper soil erosion and sediment control prevention measures and devices are required on-site at all times.
Plot plan	All development shall occur in accordance with the approved site plan.
Stormwater Drainage plan	Applicant responsible for assuring that development activity does not adversely affect adjoining properties or area (upstream or downstream) drainage facilities. Drywell to be registered with DEQ.

Entered by: Julia Decker

Entered Date: 06/26/2017

Applicants Signature: _____

Date: _____

Clatsop County Authorization: _____

Date: _____



Development Permit

Applicant's Statement

1. *Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the following permits: Building, Sanitation, U.S. Army Corps of Engineers, Oregon Division of State Lands, Oregon Department of Transportation, Oregon Department of Parks and Recreation, or a Clatsop County Road Approach. I shall obtain any and all necessary permits before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements, or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.*
2. *It is expressly made a condition of this permit that I at all times fully abide by all State, Federal, and local laws, rules, and regulations governing my activities conducted or planned pursuant to this permit.*
3. *As a condition for issuing this Development Permit/Action, the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever, which might result from the undersign's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.*
4. **WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATIONS.**
I have been advised that this Land and Water Development Permit/Action by the Clatsop County Community Development Director may be appealed within twelve (12) calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.
5. *I am aware that failure to abide by applicable Clatsop County Land and Water Development and Use Ordinance 80-14, as amended and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.*
6. *I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action (check first, with the Clatsop County Community Development Department).*
7. *I understand that this Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.*



Clatsop County
 Community Development
 800 Exchange Street, Suite 100
 Astoria, Oregon 97103
 Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

Development Permit
Fee: \$75.00

INSTRUCTIONS:

1. Complete form and attach site plan.
2. For commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
3. For residential and other uses, include an erosion control plan.
4. Review applicant's statement and sign this form.

Proposed Use: Single Family Dwelling - 80289 Pacific Road
 Base Zone: AC-RCR Overlay District: RCO

Project Location:
 T 4N R 10W S 19CA TL 02700 Acres _____

Applicant Name: New Living LLC Email: ANDRES@NewLivingRealty.com
 Address: P.O. Box 68388 City/State/Zip: Portland OR 97268
 Phone: _____ Phone: 503 710 2036

Owner Name: Florin Dragu Email: [REDACTED]
 Address: 4572 Upper Dr City/State/Zip: Lake Oswego, OR 97034
 Phone: [REDACTED] Phone: _____

Other Name: Cristina D. Drague Email: [REDACTED]
 Address: 4572 Upper Dr City/State/Zip: Lake Oswego, OR, 97035
 Phone: [REDACTED] Phone: _____

SIGNATURES:

I have read and understand the statements ON THE BACK OF THIS FORM and agree to abide by them:

Applicant: [Signature] Date: 6-26-17
 Owner: [Signature] Date: 06/26/17
 Agent/Other: [Signature] Date: 06/26/17

Clatsop County Community Development:
 Authorization: _____ Date: _____

AGENCY REVIEW & APPROVAL FORM
Information on this form must be filled out and signed in this order

1. JOB SITE INFORMATION (To be completed by applicant/owner/agent.):

Job Site Address: _____ City: Arch Cape
Owner: FIOZIN DRAGU Phone: [REDACTED]
Address: 7572 Upper dr, Lake Oswego OR 97035 Email: _____
Agent: ANDREE RUCKHOFF / New Home HC 503 7102036
Proposed Development/Construction: New Single Family home

2. ONSITE WASTEWATER OR LOCAL SEWER DISTRICT:

Legal Description: T 4N R 10W S 19CA Tax Lot(s) 02700

Permit Needed: Yes No Site Approved: Yes No

Signature: Phil Chid Date: 5-15-17

Remarks: 24 hr. notice required for lateral inspection by Sanitary Dist Staff.

3. WATER DISTRICT OR PROOF OF WATER RIGHTS FROM WATER RESOURCES DEPT (Signature of Water District required.)

Gallons per minute: _____

Signature: Phil Chid Title: manager Date: 5-15-17

Remarks: notify water district if irrigation system or other system involving backflow dev on premises

Water Resources Dept, 725 Summer St NE Suite 202, Salem, OR 97301 Phone: (503) 986-0900 FAX (503) 986-0904

4. FIRE DEPARTMENT/FIRE DISTRICT ACCESS AND WATER SUPPLY REQUIREMENTS:

Water/Fire Flow: _____ Number of Hydrants: 1 Hydrant Location(s): Calu Pacific

Signature: [Signature] Title: Fire Chief Date: 5/19/17

Remarks: _____

Contact the local RFPD having jurisdiction.

5. MANUFACTURED MOBILE HOME PLACEMENT -----CLATSOP COUNTY ASSESSMENT AND TAXATION:

Signature: _____ Title: _____ Date: _____

Remarks: _____



Clatsop County

Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103

Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

20170239

New Address Request

Fee: \$185.00

Name: Florin Dragu Email: [REDACTED]
Mail Address: 4572 Upper Dr City/State/Zip Lake Oswego, OR, 97035
Phone: [REDACTED] Phone: _____
Signature: [Signature] Date: 04/26/2017
AC-RCR GHO
Property Description: Township 4N Range 10W Section 19CA Tax Lot(s) 02700
Road Access Permit: ODOT _____ Clatsop County 17-15
Cross Street: Pacific Rd Fire Dept: Cannon Beach
School: Seaside Water: Arch Cape Gas: N/A
Sewer: Arch Cape Power: PP&L

Driveway must be completed or physical location of the driveway must be clearly marked in the field.
(Provide statement that driveway is complete or detailed description of how driveway is marked in the field.)
Failure to provide this information may result in the delay of your address assignment.

see attached

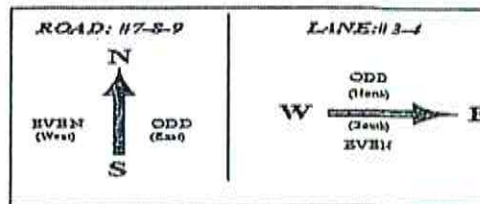
Office Use Only

NEW ADDRESS: _____

Beginning Address: _____

Distance (+/_): _____

Final: _____



Comments: _____



Permit No. 17-15

Application and Permit to Construct Approach Road
Clatsop County Public Works
1100 Olney Avenue, Astoria, Oregon 97103
(503) 325-8631

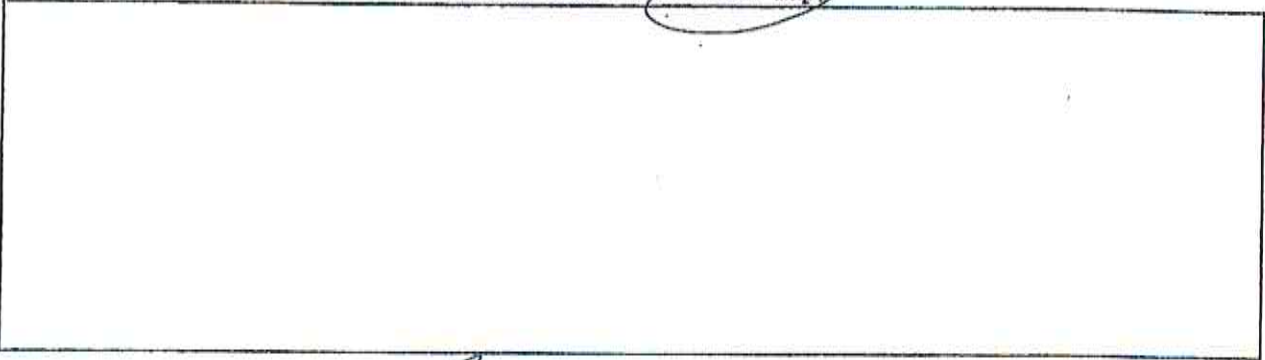
Applicant Name: FIORIN DRAGU / NW Living LLC
(Please Print)

Applicant declares that he/she is the owner or lessee of the real property adjoining the highway at the location described herein and has the lawful authority to apply for this permit. When approved, the application is subject to the terms and provisions contained herein and attached hereto.

Road Name Pacific Road Township 4N Range 10W Section 19CA Tax lot 02700

Side of Road: North South East West

Between/Near Landmarks Culvert core & Hemlock Lake
(Sketch below or attach map)



Applicant Signature [Signature] Date 5/2/17

Mailing Address 4572 Upper Ct.
City Lane Oregon State OR Zip 97035 Phone [Redacted]

Your signed permit will be mailed to you, please allow a minimum of 2 weeks for processing

(Section Below to be Completed by Public Works Department)

Sight Distance Adequate: Yes No If no, explain: _____

Culvert Required: Yes No Size 12" Type Plastic Length 20' + min.

Rock Required: Yes No Size 3/4" Amount 10 yrd Top Rock

The County will install the above culvert: Yes No for a prepaid fee of \$ _____

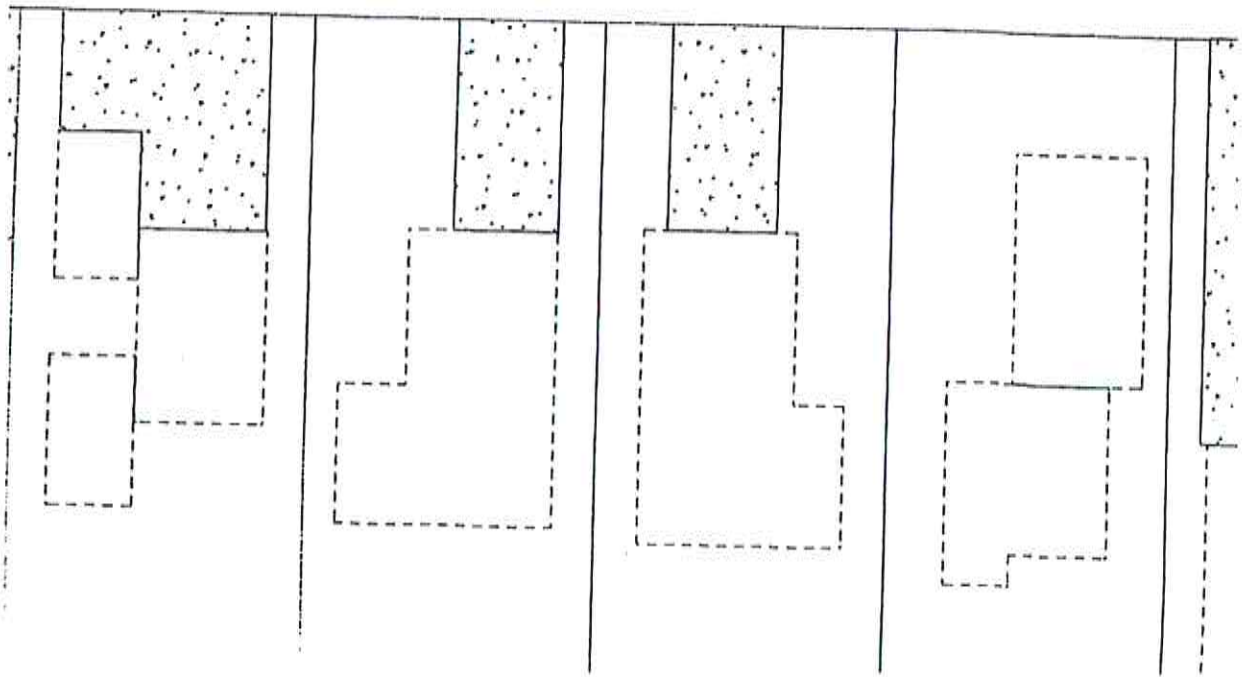
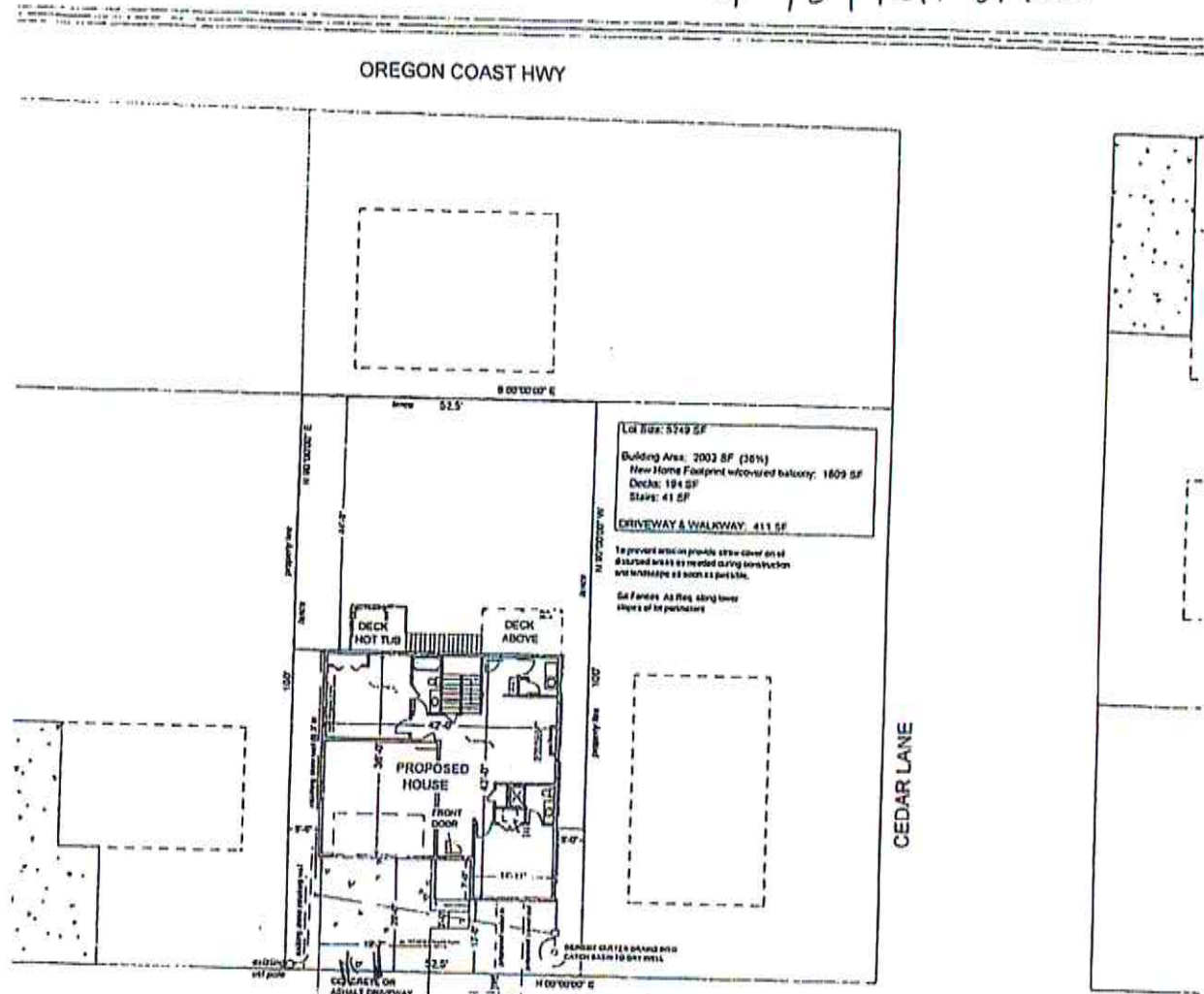
Special Comments: Line Culvert up with Down Hill Blotch

Permit Approved: Sasha Raich Date: 5-4-17

Construction Approved: _____ Date: _____

(When Construction is approved, copy to Clatsop County Planning & Development Department)

4 1019CA 2700



4_10_19_C_A_02700 1007

of Descriptions of Real Properties

10-7
37-1

ACCOUNT NUMBER

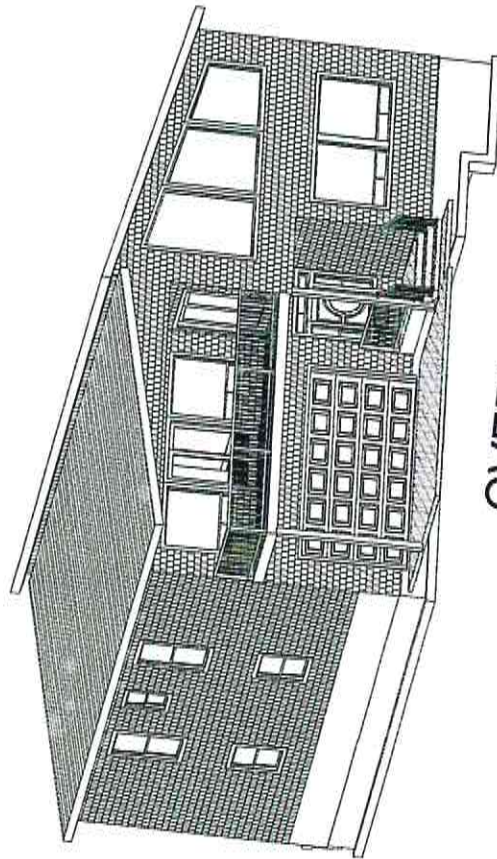
OFFICE OF COUNTY ASSESSOR, CLATSOP COUNTY, OREGON

CODE NUMBER

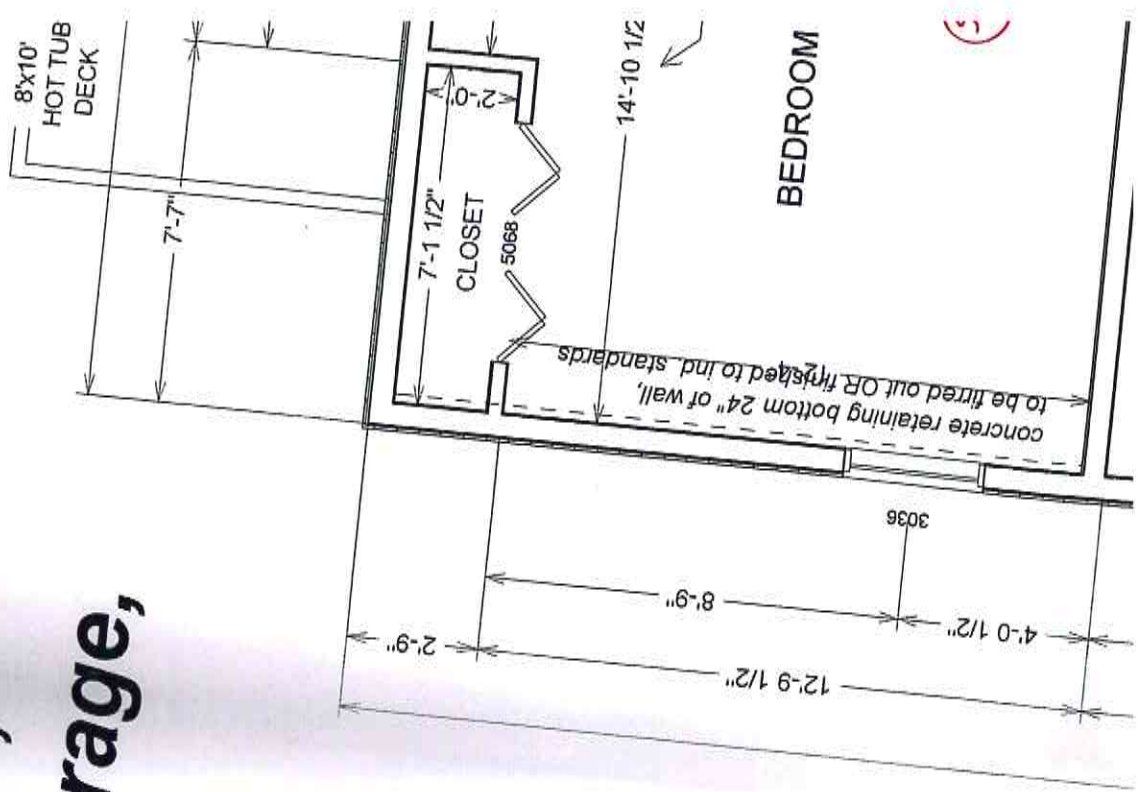
27 TAX LOT NUMBER	SECTION.....19.....	TOWNSHIP.....4 N	RANGE...10 W.W.M.	MAP NO...19 CA 4 10	AERIAL PHOTO
	LOT NO.....3.....	BLOCK NO.....4.....	ADDITION.....Arch Cape Park		CITY.....

LEGAL DESCRIPTION	DEED RECORD			ACRES REMAINING
	YEAR	VOLUME	PAGE	
V Carter, Charles B. & S. Joyce		179	518	
	'64	276	356	
	'67	291	72	
WD	'72	366	286	
Riley, Gary & Elizabeth	WD 04-02-84	613	222	02-15-84

**New Construction: 4 Bedroom,
Bath, 2,783 Sq. Ft., 2 Car Garage,
Single Family Residence**



OVERVIEW
(No Scale)



811

BEFORE YOU DIG! ATTENTION

law requires you to follow rules adopted by the Oregon Utility Notification Center.

These rules are set forth in OAR 952-001-0001 through 952-001-0090.

you obtain copies of the rules by calling the center.

NOTE: The number for the Oregon Utility Notification Center is (503) 232-1987.

52.5' S 00°00'00" E

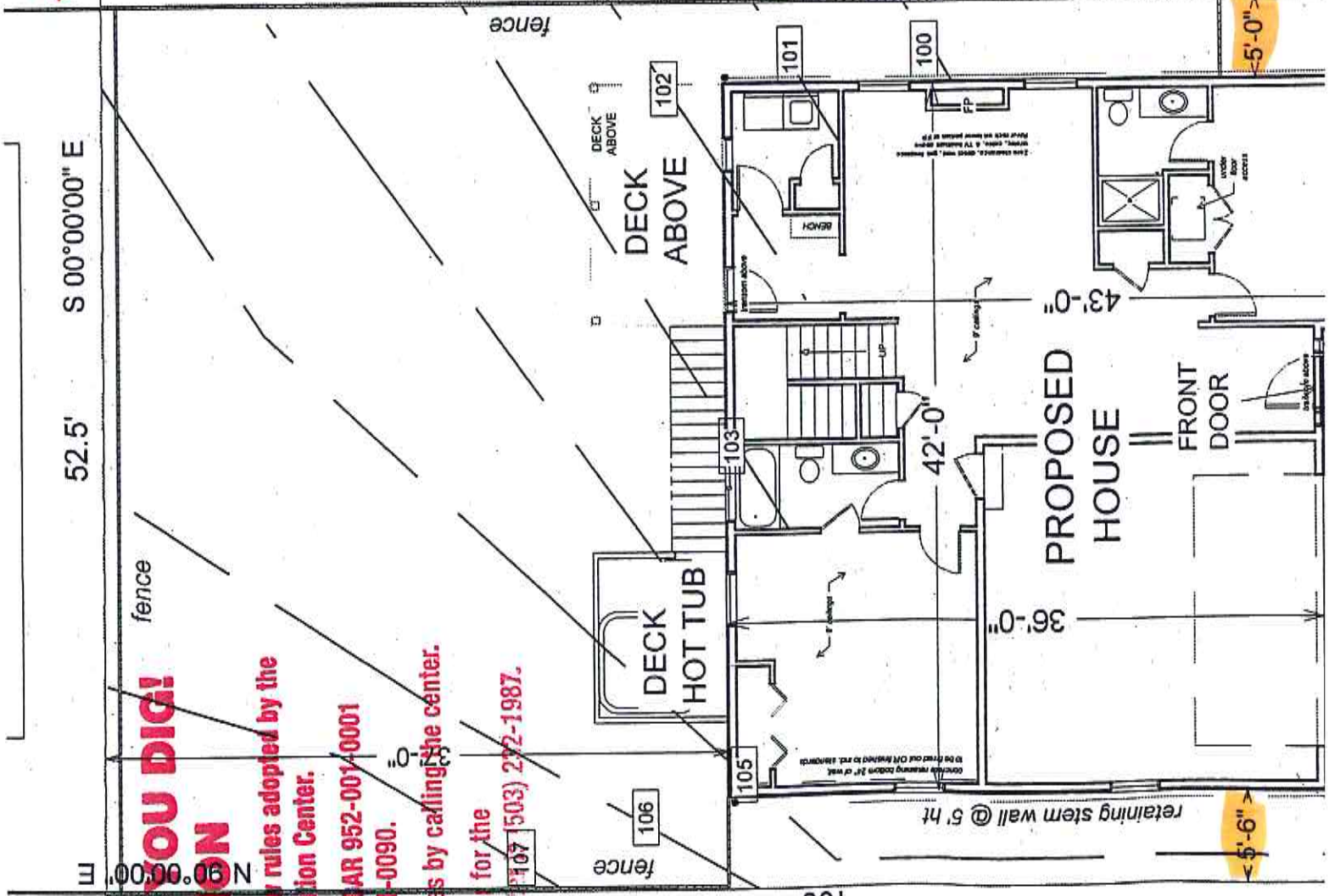
N 90°00'00" E

N 90°00'00" W

Lot Size:
Building
New H
Decks:
Stairs:
DRIVEW

To prevent
disturbed ar
and landsc

Silt Fences
slopes of lo



A.

<5'-0">

<5'-6">

property line

fence

fence

DECK ABOVE

DECK HOT TUB

PROPOSED HOUSE

FRONT DOOR

retaining stem wall @ 5' ht

100'

100'

102

100

103

106

Concrete retaining below 24" of wall to be finished to ext. landscape

2x6 studs, 2x8 joists, 1/2" sheetrock

Staircase above

9" ceiling

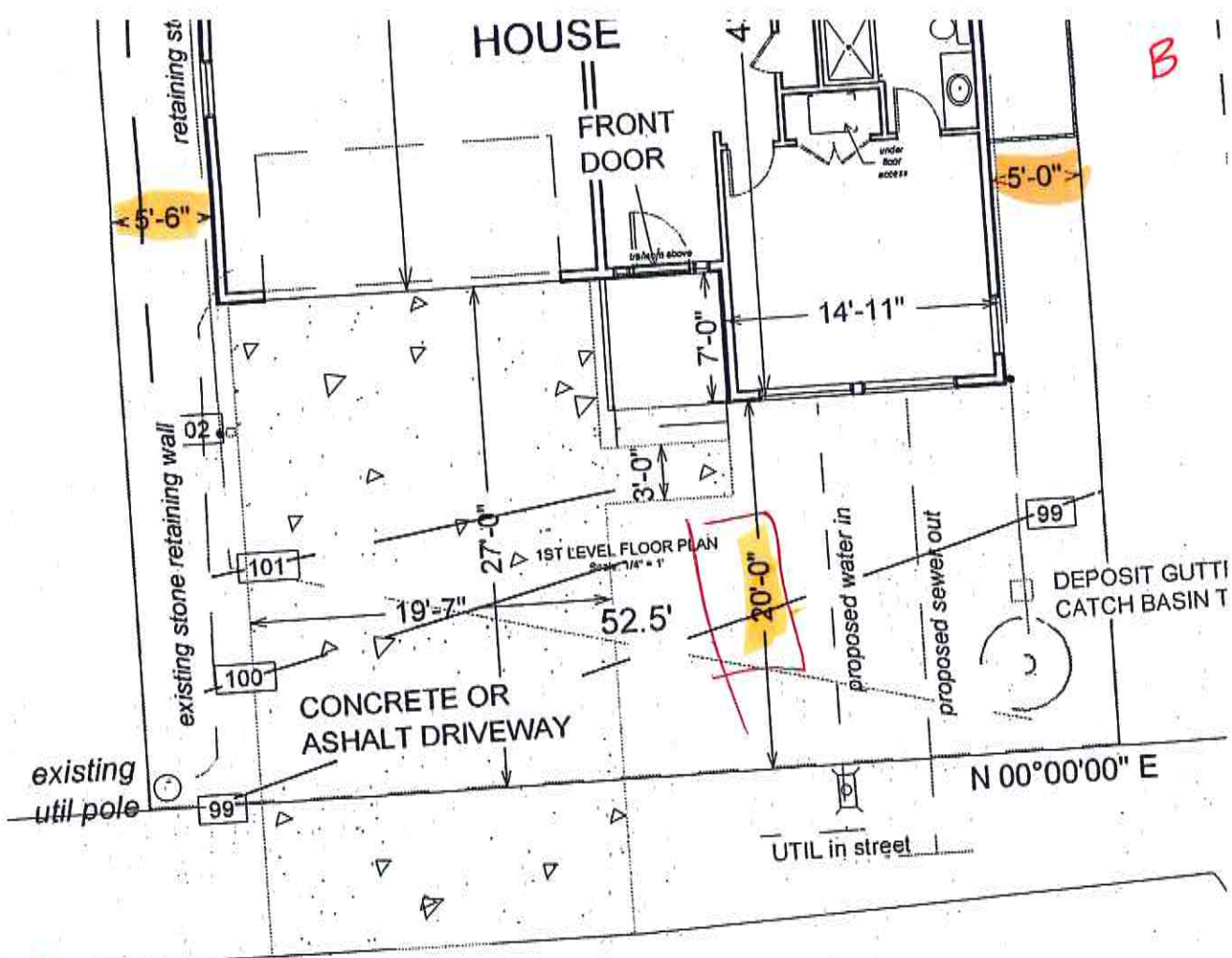
9" balcony

under roof access

under roof access

under roof access

under roof access



B

missing.

INES

ASPHALT

PACIFIC ROAD

SITE PLAN (W/FINISHED ELEV)
Scale: 1" = 10'

MAP & TL

PROJECT LOCATION:
PACIFIC ROAD, CITY OF ARCJ CAPE, OR
LOT 3, BLOCK 4, "ARCH CAPE PARK"