



LAND USE APPLICATION

OFFICIAL USE ONLY

DATE RECEIVED: _____
 PLANNING FILE #: _____
 APPLICATION COMPLETE: _____

APPLICATION CHECKLIST

The following materials must be submitted with your application, or it will not be accepted at the counter.

- Complete signed Land Use Application
- Survey (if applicable)
- One set of to-scale plans (paper or digital)
- Evidence of ownership and/or written statement authorizing representation
- Fee
- Supplemental forms and findings
- Consolidation request form (if applicable)

TYPE OF APPLICATION (check all that apply):

TYPE I	TYPE II	TYPE III	TYPE IV
<input type="checkbox"/> Zoning Compliance <input type="checkbox"/> COA <input type="checkbox"/> Floodplain Development <input type="checkbox"/> Home Occupation <input type="checkbox"/> Final Plat <input type="checkbox"/> Property Line Adjustment <input checked="" type="checkbox"/> Sign	<input type="checkbox"/> Adjustment <input type="checkbox"/> COA <input type="checkbox"/> Preliminary Plat (Partition & Subdivision) <input checked="" type="checkbox"/> Plan Review <input type="checkbox"/> Geologic Assessment Review	<input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> PUD Preliminary Plat <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Zoning Map Change	<input type="checkbox"/> Annexation <input type="checkbox"/> Comp Plan Amendment <input type="checkbox"/> Zoning Map Change

Description of proposal:

PROPERTY DESCRIPTION (attach more pages as necessary):

Coos County Assessor's Map Number	Tax Lot(s)	Size (acres or sq)	Zone
28-15-36C TL 1500, 400, 500, 600, 700 and 28-15-36BC TL 219		24.8	CD-1
Physical Address(es):			

APPLICANT/OWNER(S):

Applicant/Owner Name(s) (Printed): Bandon Beach Ventures, LLC

Applicant/Owner Signature:  Date: 7-11-23

Mailing Address: 1805 Scenic Way, Anchorage, AK 99501

Phone: c/o Brett Perkins 805-637-3350 Email: brett@perkdevelopmentgroup.com

APPLICANT'S REPRESENTATIVE(S):

Representative Name (Printed): Coos Curry Consulting/Sheri McGrath, INC

Representative Signature: _____ Date: 7-11-23

Mailing Address: P.O. Box 1548, Bandon, OR 97411

Phone: 541-982-9531 Email: cooscurry@gmail.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.



CONDITIONAL USE FORM

Supplemental to Land Use Application

OFFICIAL USE ONLY

DATE RECEIVED: _____

PLANNING FILE #: _____

APPLICATION COMPLETE: _____

I. Findings of Fact: Conditional Use Permits may be approved if the Planning Commission finds that the applicant has shown that approval standards A through H of the Bandon Municipal Code (BMC), listed below, have been met. The burden of proof is on the applicant to show how the request meets the approval standards and code provisions. **A written response to all applicable approval standards and provisions must be part of your application. If a standard or provision is not applicable to your request, explain why. Attach as many sheets of paper as necessary; be sure to address each standard and provision.**

Approval standards for conditional uses (BMC 16.12.040)

The approval of all conditional uses shall be consistent with:

- A. The Comprehensive Plan;
- B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit.
- C. That the site size and dimensions provide adequate area for the needs of the proposed use;
- D. That the site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effect from the use of surrounding properties and uses;
- E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;
- F. All required public facilities and services have adequate capacity to serve the proposal, and are available or can be made available by the applicant;
- G. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the permitted uses listed in the underlying zoning district;
- H. All other requirements of this title that apply.

II. Project Description:

Physical Address:

(Please check all that apply)

- Change of Use
- New Construction
- Alterations
- Other:

Additions to Building:

- Rear
- Front
- Height
- Side Yard

Present Use:

Vacant Land

Proposed Use:

Hotel/Motel, Restaurants and On-site Amenities

In addition to this completed form, the applicant must provide the following:

- A completed Land Use Application: Conditional Use Permit.
- Written Findings of Fact addressing all approval standards and provisions.
- Other information deemed necessary by the Planning Director to allow review of the applicant's proposal.
- Payment of applicable review fees, which can be found on the City's web page.

I hereby certify that the statements contained herein are in all respects true and correct to the best of my knowledge and belief.

X 

7-11-23

Property Owner/Applicant Signature

Date

X 

7-11-23

Applicant's Representative Signature

Date



CONSOLIDATION REQUEST

REQUEST FOR CONSOLIDATION OF LAND DEVELOPMENT AND/OR LAND DIVISION APPLICATIONS

I hereby request that my applications be consolidated. I understand that by consolidating these applications, any limited land use action (site review, partition, subdivision) that is combined with a quasi-judicial action (variance, conditional use permit, or other action requiring a public hearing) may be subject to a public hearing and the 14-day limitation for written comments will be waived.

I request to consolidate the following land use applications:

Concurrent review of Conditional Use for commercial uses and sign; Variance to roof pitch;

Commercial Plan Review; Vacation of Bandon Beach Platted streets

Property Owner Signature:

Date: 7-11-23

Applicant Signature:

Date: 7-11-23

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Bandon Beach Ventures, LLC of 1805 Scenic Way, Anchorage, AK 99501-4237
give permission to Coos Curry Consulting to represent me on all design, permit and
consulting matters concerning the properties located on the Coos County Tax
Assessor's Map 28-15-36 TL 400, 500, 600, 700, 219, 1500. The tax accounts for these
properties are 1054010, 1053313, 2236600, 2238200, 2235000, 2234000.

Sheri McGrath is the direct contact for all permit application questions, plan review
comments, concerns or questions, and any other information related to the above
property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 12 months from the date below, without
requirement of notice.

DATED: Contract Date March 12, 2023

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: STUART JACQUES

RECORDING REQUESTED BY:



201 Central Avenue
Coos Bay, OR 97420-2206

AFTER RECORDING RETURN TO:

Order No.: 360622040276-DM
Bandon Beach Ventures, LLC, an Alaska limited liability company
1805 Scenic Way
Anchorage, AK 99501

SEND TAX STATEMENTS TO:

Bandon Beach Ventures, LLC
1805 Scenic Way
Anchorage, AK 99501

APN: 1053313
1054010
2238200
2235000
2236600
2234000

Map: 28S1536BC TL219
28S1536C TL1500
28S1536C TL500
28S1536C TL600
28S1536C TL400
28S1536C TL700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bandon Beach Loop LLC, Grantor, conveys and warrants to **Bandon Beach Ventures, LLC**, an Alaska limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,200,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____

Bandon Beach Loop LLC

BY: _____
Ravindra A. Patel
Member

BY: _____
Prabhakar A. Patel
Member

BY: *[Signature]*
Kishorkumar Desai
Member

State of Kentucky
County of Christian

This instrument was acknowledged before me on July 11, 2022 by Kishorkumar Desai, as member of Bandon Beach Loop, LLC.

[Signature]
Notary Public - State of Kentucky

My Commission Expires: July 14, 2025



Unofficial Copy

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 07/11/2022

Bandon Beach Loop LLC

BY: [Signature]
Ravindra A. Patel
Member

BY: _____
Prabhakar A. Patel
Member

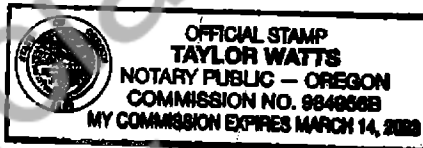
BY: _____
Kishorkumar Desai
Member

State of Oregon
County of Washington

This instrument was acknowledged before me on 11 July 2022 by Ravindra A. Patel, as member of Bandon Beach Loop, LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 03.14.23



Unofficial Copy

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____

Bandon Beach Loop LLC

BY: _____
Ravindra A. Patel
Member

BY: _____
Prabhakar A. Patel
Member

BY: _____
Kishorkumar Desai
Member

State of _____
County of _____

This instrument was acknowledged before me on _____ by _____, as member of Bandon Beach Loop, LLC.

See Attached
Notary Public - State of _____

My Commission Expires: _____

Unofficial
Copy

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California

County of Los Angeles

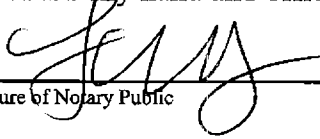
On July 11, 2022 before me, Francesca Perez, Notary Public,
(Here insert name and title of the officer)

personally appeared Prabhakar A. Patel

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

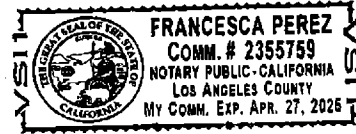
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



 Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT
Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages PP. 2, 3, 4 Document Date 7/11/2022

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

EXHIBIT "A"
Legal Description

PARCEL I:

Parcel #1 of Minor Partition Plat of Coos County 1990 #19 filed in Cabinet B, Page 398 of Plat recorded December 21, 1990 as Microfilm no. 90-12-0753, Records of Coos County, Oregon.

PARCEL II:

Beginning at the Northwest Corner of the Thomas Lowe Donation Land Claim No. 37, Section 36, Township 28 South, Range 15, West of the Willamette Meridian, Coos County, Oregon; thence East 760 feet, more or less; thence South 460 feet, more or less, to the North boundary of Helena Street in Plat of Bandon Beach; thence North 80° 37' West 420 feet to Northwest corner of Plat of Bandon Beach; thence South 9° 23' West 520 feet to North boundary of Bradley Lake Market Road; thence Northwesterly along said North boundary to the West boundary of said Thomas Lowe Donation Land Claim No. 37; thence North along said West boundary to the point of beginning. TOGETHER WITH that portion of vacated Bennett Street that would inure thereto by Ordinance

No. 1299 recorded on February 25, 1994 as Microfilm no. 94-02-1078,
Records of Coos County, Oregon.

PARCEL III:

Lots 1 to 16, inclusive, Block 5, Bandon Beach, Coos County, Oregon. TOGETHER WITH that portion of vacated Bennett Street that would inure thereto by Ordinance No. 1299 recorded on February 25, 1994 as Microfilm no. 94-02-1078, Records of Coos County, Oregon.

PARCEL IV:

That portion of Lots 1 to 13, inclusive, and the North 1/2 of Lot 14, lying East of the Bradley Lake County Road, in Block 2, Bandon Beach, Coos County, Oregon. TOGETHER WITH that portion of vacated Bennett Street that would inure thereto by Ordinance No. 1299 recorded on February 25, 1994 as Microfilm no. 94-02-1078, Records of Coos County, Oregon.

PARCEL V:

Lots 1 to 16, inclusive, Block 3, Bandon Beach, Coos County, Oregon.

PARCEL VI:

Lots 1 to 16, inclusive, Block 4, Bandon Beach, Coos County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.

Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by Ordinance No. 1299

Recording Date: February 25, 1994

Recording No: 94-02-1078

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-23.

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