

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



Land of Cheese, Trees and Ocean Breeze

1510-B Third Street
Tillamook, Oregon 97141

From: David R Leifheit
Subject: Condition of Approval
May 3, 2022

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

PROJECT: New Single Family Dwelling .

Address: Pine Beach Way, Rockaway
Permit No: 851-21-002910-DWL
Occupancy: R-3
Construction Type: V-B

GHZ

The plans for the above project have been reviewed for compliance to the code references below:
2021 Oregon Residential Specialty Code (ORSC)

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 adopted statewide under ORS 455:

Conditions of approval:

1. 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.
2. 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.
3. Approved plans are to be on site at the time of inspection.

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


David R Leifheit / Senior Plan Reviewer / DavidL@NWCodePros.com


Sarah Absher, CFM, Director

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: 851-21-002910-DWL

IVR Number: 851004371863



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

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

Permit Issued: May 03, 2022
Project: BUTCHER

Application Date: December 29, 2021

TYPE OF WORK

Residential Specialty Code Edition: 2021

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$434,000.00

Description of Work: NEW SFD

JOB SITE INFORMATION

Worksite Address

17360 PINE BEACH LOOP
TILLAMOOK COUNTY, OR 97136

Parcel

1N10 07DD 00117

Owner:

BUTCHER, BRETT FREDRICK

Address:

6452 SUNNYSIDE RD
SALEM, OR 97306

Owner:

BUTCHER, BRETT FREDRICK

Address:

6452 SUNNYSIDE RD
SALEM, OR 97306

LICENSED PROFESSIONAL INFORMATION

Business Name

PARK PLACE INVESTMENTS LLC -
Primary

License

CCB

License Number

110507

Phone

503-574-3111

PENDING INSPECTIONS

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).

Permit Number: 851-21-002910-DWL

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
2300 Rough Mechanical	1_2 Famdwell	Pending
2999 Final Mechanical	1_2 Famdwell	Pending
3200 Sanitary Sewer	1_2 Famdwell	Pending
3300 Water Service	1_2 Famdwell	Pending
3500 Rough Plumbing	1_2 Famdwell	Pending
3999 Final Plumbing	1_2 Famdwell	Pending
4220 Electrical Service	1_2 Famdwell	Pending
4500 Rough Electrical	1_2 Famdwell	Pending
4999 Final Electrical	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: 851004371863

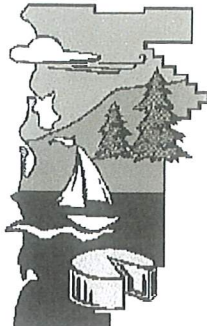
Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
Copies 8 1/2 x 11		\$10.50
Structural building permit fee		\$2,086.81
Structural plan review fee		\$1,356.43
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$250.42
Zoning Permit- Res new primary residential structures	1	\$246.00
Total Fees:		\$3,983.16

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

Tillamook County



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CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: 851-21-002910-DW	
	Received By: <i>[Signature]</i>	Date: 12/29/21

JOB INFORMATION	
Applicant/Contractor <input checked="" type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor:	Owner: BRETT BUTCHER
Address:	Address: 6452 SUNNYSIDE RD SE; SALEM 9730
Phone #:	Phone #: 503-580-4554
Applicant/Contractor Email:	Owner Email: BRETT@PASSION4PEOPLE.ORG

CONTRACTOR / INSTALLER	E-Mail
Building Contractor PARK PLACE INVESTMENTS	CGB No. 110507 Phone 503-310-8880
Mobile Home Installer	MDI No. Phone

Site Address: **17360 PINE BEACH WAY; ROCKAWAY**
 Map Number: Township **1 NORTH** Range **10** Section **7DD** Tax Lot(s) **117**

(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 53'6" Dimensions
23'6" Height
2 Stories
1 # of Dwelling Units
4 BdRms **5** Bathrooms
3119 Living Area (sq. ft.) *403,000*
204 Deck (sq. ft.) *6,000*
60 Covered Patio (sq. ft.) *2,000*
448 Garage / Utility / Storage *23,000*

PROJECT DESCRIPTION:

PROPOSED ZONING

~~R-20~~ **30'** Front Yard
20' Rear Yard
7.5' Right Side
7.5' Left Side
N/A River / Estuary / Creek
 Slope (%)

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

WATER SUPPLY

Public District *Watsco-Baview*
 Private (Creek / Spring / Well) (circle one)

MOBILE HOME/RECREATION VEHICLE

License No. or ID No.
 Make/Model
 Year

WASTE DISPOSAL

Sewer District *Twin Rocks*
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 434,000

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.

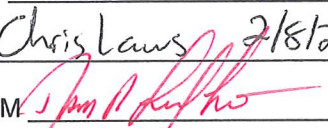
Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

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 12/29/21

******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	<u>2,086.81</u>
PUBLIC WORKS	<u>N/A</u>	Plan Check Fee	<u>1,356.43</u>
HOUSE NO.	<u>17360 PINE BEACH WAY</u>	12% Surcharge	<u>256.42</u>
ZONING	<u>Chris Laws 2/8/22</u>	Planning Review Fee	<u> </u>
PLANS EXAM	<u></u>	A-level Plan Review	<u> </u>
BUILDING OFFICIAL	<u>Del for Joe</u>	Fire & Life Safety	<u> </u>
		House Number (\$33.00)	<u>33.00</u>
		State M.D. Fee (\$30.00)	<u> </u>
		B&D/GHZ/Flood Fee	<u> </u>
		Water Letter Fee	<u> </u>
		Special Inspection(s)	<u> </u>
		Copies	<u> </u>
		Zoning Review Fee:	<u>246.00</u>
		TOTAL DUE:	<u>3,972.66</u>

PAGE 2 TO BE COMPLETED BY PLANNING STAFF

Proposed Land Use

Zoning: CR-2	Overlays: B&D
Size (Acres): 0.21	Parking Spaces: 2
Lot Coverage: NA	Small Lot: <input type="checkbox"/> Section 4.100 <input type="checkbox"/> Section 4.110
GHZ: NA	Flood Zone: 41057C0379 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): >20	Rear Yard	(R): 20 (P): >20	Left Side Yard (R): 5 (P): 7.5	Right Side Yard (R): 5 (P): 7.5
Riparian Setback (R):	NA	Riparian Setback (P):	NA		
OSL Setback	NA	Building Height (A):	35'	(P): 23.5'	
<small>Per section 3.085: OSL setback may vary</small>		<small>Neskowin zoning measures height differently</small>			

Access:	<input checked="" type="checkbox"/> Public/Private: Ocean Blvd - County Road
Water Supply:	<input checked="" type="checkbox"/> Public/Private: WASECO <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: Twin Rocks Sanitary District <input type="checkbox"/> Approved On-Site Disposal

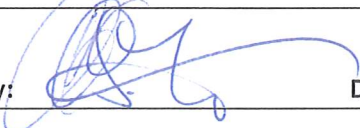
Land Use Approvals:

851-21-000448-PLNG BDR

Conditions of Approval

Shall comply with all Federal, State and local permits. Shall adhere to the development standards of the Community Medium Density (CR-2) Zone, Section 3.014 & Section 3.530. Shall site structures as shown on the approved site plan and maintain minimum required setbacks. Height of structure shall not exceed 35 feet per section 3.014(4)(h).

851-21-002910-DWL

Approved By:  Date: 2/8/22 Expiration Date: 2/8/24

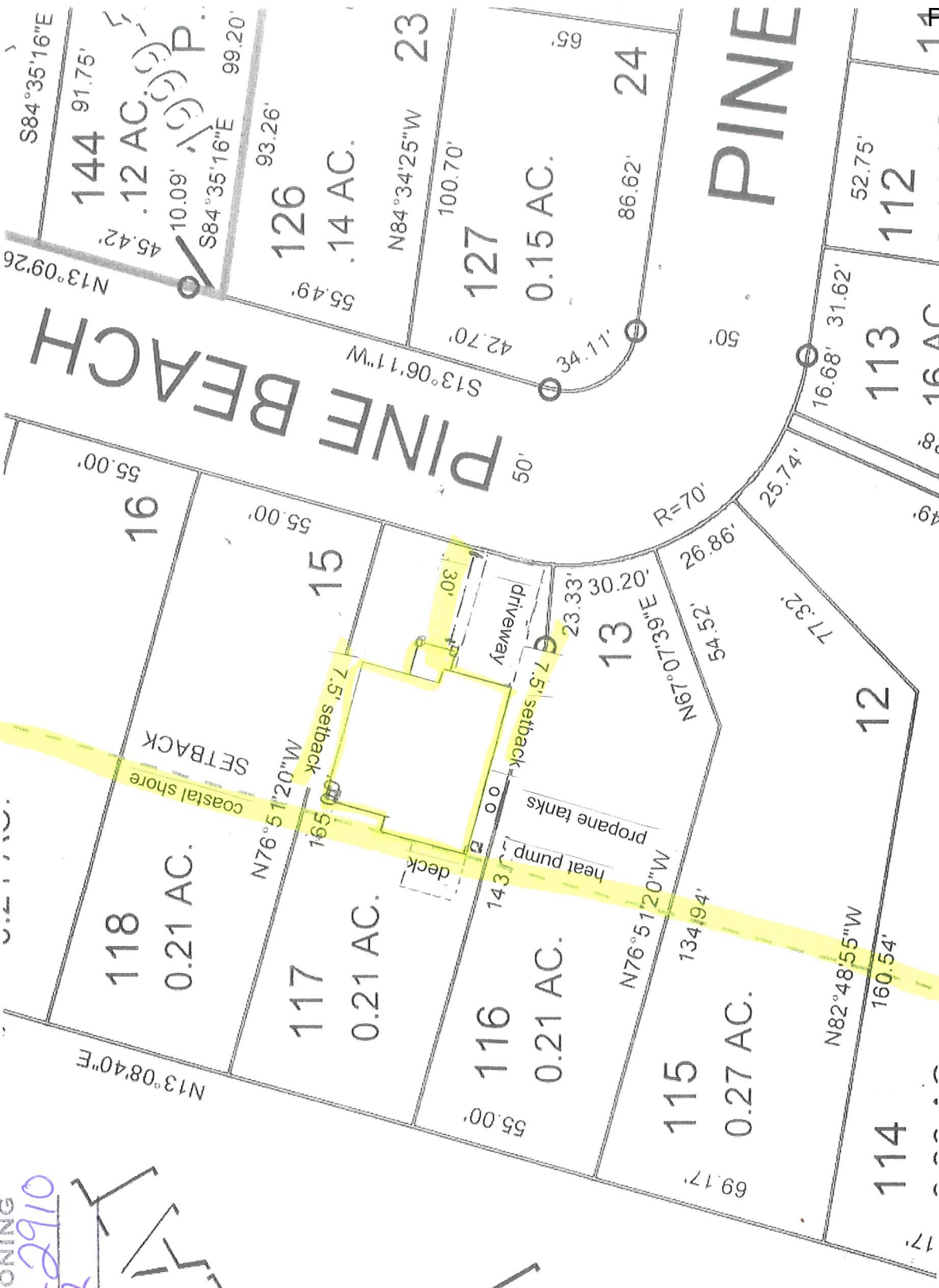
Fee Schedule

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

21-2910

APPROVED BY *CSL*

PLANNING AND ZONING
PERMIT NO. *21-2910*
DATE *2/8/22*



PEPPER HILL
UNIT 1
COMMON AREA
TRACT "A"