



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540

Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

GENERAL LAND USE APPLICATION

Project Description: <i>Use as Pizza Restaurant and Live work unit</i>		
Property Owner <i>Mark & Patricia Scales</i>	Mailing Address (include city, zip) <i>1780 Sunnyview Dr. Libertyville IL</i>	Phone
Street Address or Property Location <i>101 West Valley View Rd.</i>	Email Address <i>Jonathan.benchmarkbuilders@gmail.com</i>	
Applicant/Consultant (if not owner) <i>Jonathan Jensen</i>	Mailing Address (including city, zip) <i>620 Brian Way Medford OR</i> <i>97501</i>	Phone <i>541-261-0567</i>

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot Number	Acres	Zone
38-1W- <i>23DC</i>	<i>1700</i>	<i>.24</i>	<i>Commercial</i>
38-1W-			

Subzone (if applicable) _____

Pre-Application Meeting Completed? Yes No N/A Date Completed: *12-15-16*

APPLICATION TYPE (check all boxes that apply)

<input checked="" type="checkbox"/> Site Development Plan Review	<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Variance	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Fence	<input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Annexation	<input type="checkbox"/> Comprehensive Plan Amendment (text)
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Comprehensive Plan Map/Zoning Map Change
<input type="checkbox"/> Appeal (flat fee)	<input type="checkbox"/> Development Code Amendment

ACCURACY STATEMENT

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Applicant's Signature

12-20-16
Date

Property owner's Signature (required)

Date

APPLICATION FEES & DEPOSITS (Application fees are calculated by ACTUAL PROCESSING COSTS)

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

Fixed Fee Applications: Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

Applicant's Signature

12-20-16

Date

Property owner's Signature (required)

Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

Applicant's Signature

12-20-16

Date

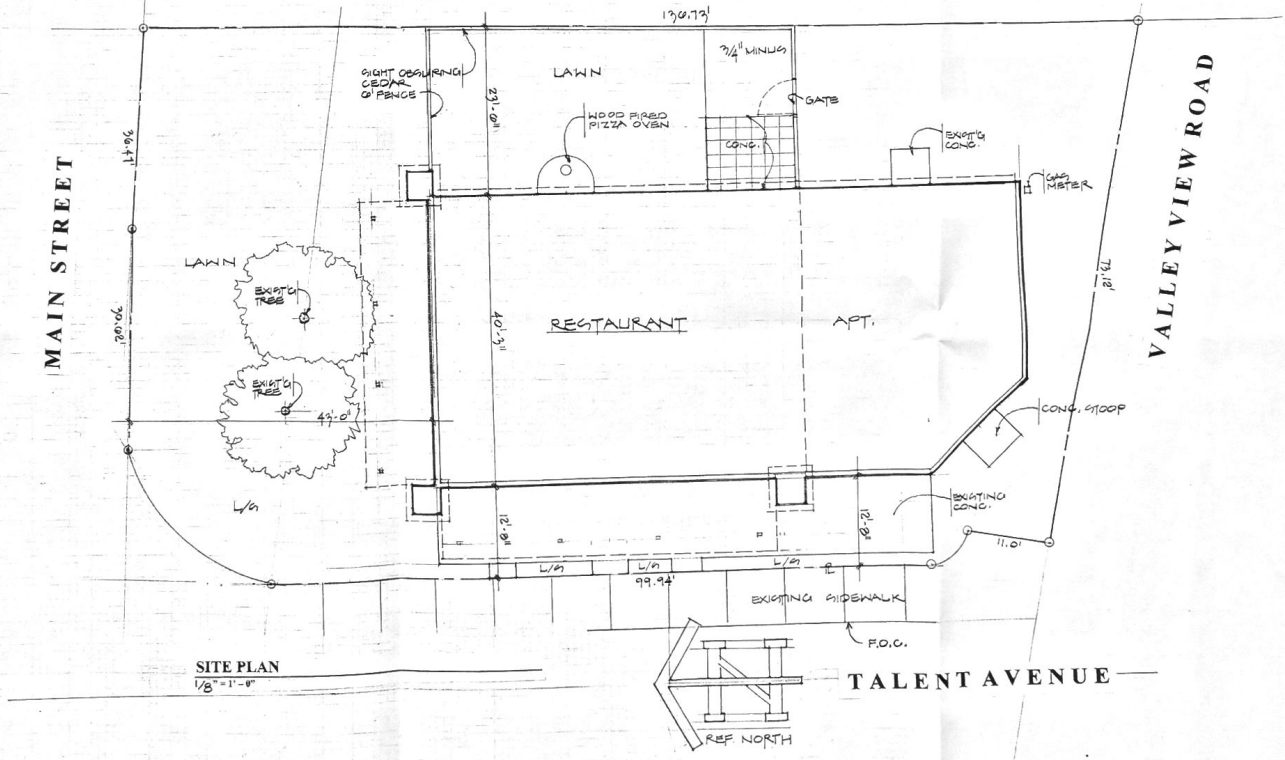
Property owner's Signature (required)

Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount): \$296.00	Date: 12/20/16	Received By: JW	File Number: SPR 2016-009

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider



REVISIONS	BY

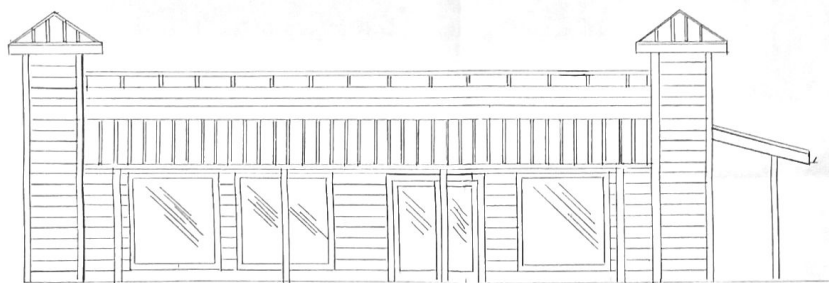
OWNERS
 Mr. and Mrs. John Scales

PLANNING CONSULTANTS
 P.O. Box 442
 Jacksonville, Oregon, 97130

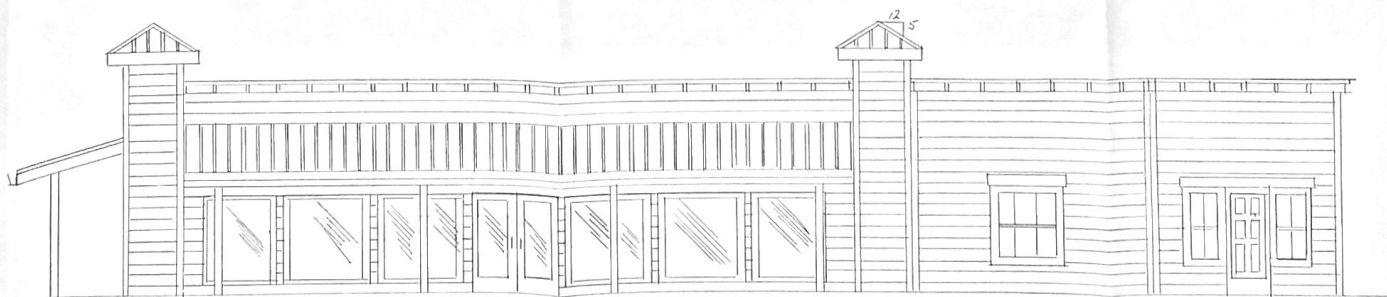
BUILDING RENOVATION
 10 WEST VALLEY VIEW
 TALENT, OREGON

Date
Scale
Drawn
Job
Sheet

REVISIONS	BY
12/21/14	CL



NORTH ELEVATION



WEST ELEVATION

Date	12/21/14
Scale	1/4" = 1'-0"
Drawn	CL
Job	Peace of Mind
Sheet	
Cf	Sheets