

City of Florence
 Community Development Department
 250 Highway 101
 Florence, OR 97439
 Phone: (541) 997 - 8237
 Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I Type II Type III Type IV

Proposal: _____

Applicant Information

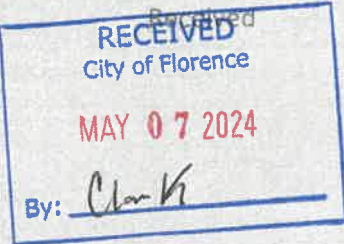
Name: Marcelle Smith Phone 1: 541 991-7414
 E-mail Address: designbymarcelle@gmail.com Phone 2: _____
 Address: P.O. Box 860 Florence, OR 97439
 Signature: *Marcelle S* Date: 5/1/24
 Applicant's Representative (if any): _____

Property Owner Information

Name: Marcelle Smith Phone 1: 541 991-7414
 E-mail Address: designbymarcelle@gmail.com Phone 2: _____
 Address: P.O. Box 860 Florence, OR 97439
 Signature: *Marcelle S* Date: 5/1/24
 Applicant's Representative (if any): _____

NOTE: *If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.*

For Office Use Only:

	<p>Approved</p>	<p>Exhibit</p>
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Property Description

Site Address: #7600 Maple St., Florence OR

General Description: vacant, flat, clear, grass covered.

Assessor's Map No.: - 181 - 227 - 44 Tax lot(s): 07600

Zoning District: Commercial Mainstreet District area A

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): residences, the Dolphin Antique store, the Florence Gun Shop, and the Oregon Coast Tattoo shop.

Project Description

Square feet of new: 756 sq ft. Home + approx 750 Impervious Square feet of existing: 0

Hours of operation: _____ Existing parking spaces: 0

Is any project phasing anticipated? (Check One): Yes No

Timetable of proposed improvements: one year

Will there be impacts such as noise, dust, or outdoor storage? Yes No

If yes, please describe: Some usual construction noise and dust during construction.

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

see additional attached sheets.

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid

APPLICATION FOR A CONDITIONAL USE PERMIT

To have a single dwelling unit on my vacant lot on Maple St. in the zoning district of Commercial Mainstreet District area A. in the city of Florence, OR.

Project Description

As owner of the 2-parcel lot on the corner of Maple St. and 6th St. in Florence, I am proposing to develop the interior parcel (#7600) by installing a manufactured home as a single dwelling unit and my place of residence. A facade and porch with an overhanging roof will be attached to the east end facing Maple street, preserving the character of Old Town Florence. The home will be 14'-15' wide and 56' in length, installed on a 2'-4' high crawl space foundation, and 20' in overall height (with facade).

It is my intention to utilize a floor plan that will possibly allow for a shop/residence combination at some point in the future. I also intend for the home to have charming curbside appeal. At the front entrance off Maple St. will be a porch and french doors. Landscaping will also be used to enhance the appearance. Care in planning for easy maintenance plants and bushes will be used and cover at least 10% of the property.

The site plan is also designed to allow the possibility of a garage with an apartment above in place of the carport at some point in the future.

The home is set back 20' feet from street, with one side yard being 3 feet wide, and the other 7'- 9' feet wide, a 8' public sidewalk, a 10' x 24' driveway off the alley, a 12' x 20' carport set back 20 feet, 3' wide interior walkways, and 6' fencing.

There are a total of six parcels on the same side of the block with four property owners (including myself). These parcels all face the backside of shops along the one way part of Maple St and have alley access in back.

Conditions and Land Usage Within 100 Feet

To the north: My parcel #7400 which is vacant, flat, clear, and grass covered (soon to be listed for sale), and 6th Street.

To the east: The Blue Dolphin Antique store and the Florence Gun Shop.

To the south: A two-parcel lot with one in the Property Class of Commercial Improved (no address for this lot, Tax Lot Number 812274407800), and the second parcel being

used as a residence located at 549 Maple St. Both are owned by Lillian F Petersen.

Further south is The Oregon Coast Tattoo shop at 527 Maple St., Prop Class 121 Residential Commercial Zoned Improved, owned by Peter g Bodley.

To the west: There are three residences;

598 Laurel St., Prop Class 121 Residential Commercial Zoned Improved, owned by Arlene Arden Revocable Living Trust.

572 Laurel St., Prop Class 201 Commercial Improved, owned by Carol R TE Holcombe.

552 and 552 1/2 Laurel St., Prop Class 121 Residential Commercial Zoned Improved, owned by Lillian F Petersen.

Insurance Carrier: Mount Vernon Fire Insurance Company, 1190 Devon Park Drive, Wayne, Pennsylvania 19087

Title Company: Cascade Escrow, 715 Hwy 101, Florence OR

Contractors: Sonya Dollans sales representative for J and M Homes, J & M Homes, Office: 503-722-4500 Cell: 503-318-2510,15815 S. Pope Lane, Oregon City, OR 97045

Gooden and Harrison Construction in Eugene, OR Phone: (541) 689-7762 Fax: (541) 689-2403 Email: Info@Gooden-Harrison.com CCB #66447 for site prep, foundation, concrete, and construction.

Woodchuck Engineering (541) 357-5532 chuck@woodchuckengineering.com 3028 Gateway Loop, Springfield, Oregon 97477 to do construction plan for builder of facade to follow.

Conclusion

The remaining permit applications require contractual information. Currently no contracts have been signed. I am in the process of getting estimates and obtaining contracts. The additional permit applications will be submitted as they become available.

SAND MANAGEMENT PLAN

I will use this Technique to Prevent ANY SAND from Leaving my Property.

The lot is flat, clear, and grass covered, and will be disturbed as little as possible. Exposed areas will be dampened as needed once there is water to property.

PERMIT NUMBER: _____

AUTHORIZED SIGNATURE: _____

PRINT NAME: _____

DATE: _____

Submitted by Marcelle Smith

UNITS 7400 AND 7600 MAPLE ST, FLORENCE OR

Map and Tax Lot #s 1812274407400 and Map and Tax Lot # 1812274407600
Prop Class 200 Commercial Vacant

6TH STREET

● power poles

←----- 120' ----->

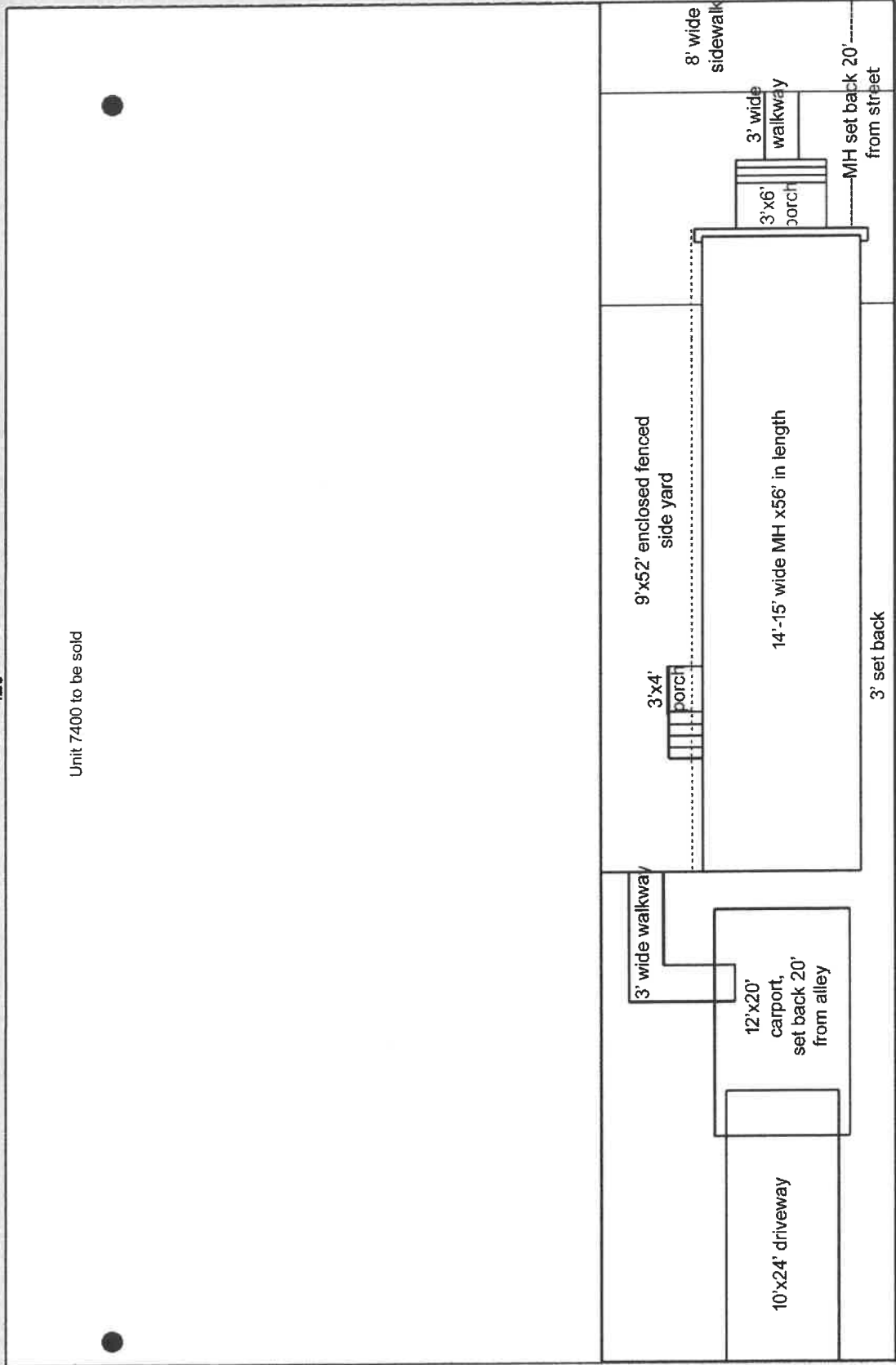
Unit 7400 to be sold

↑ 52 ↓

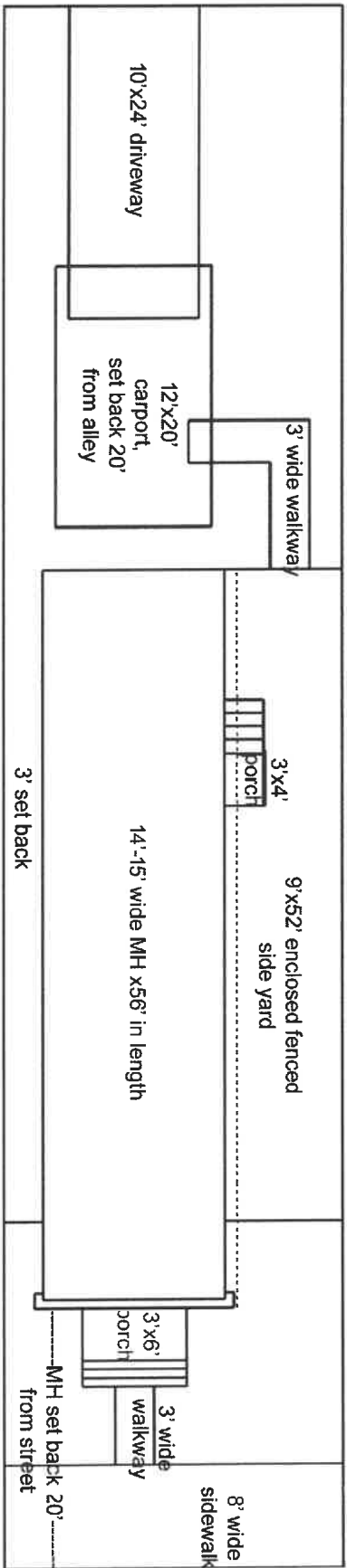
A L L E Y

↑ 26' ↓

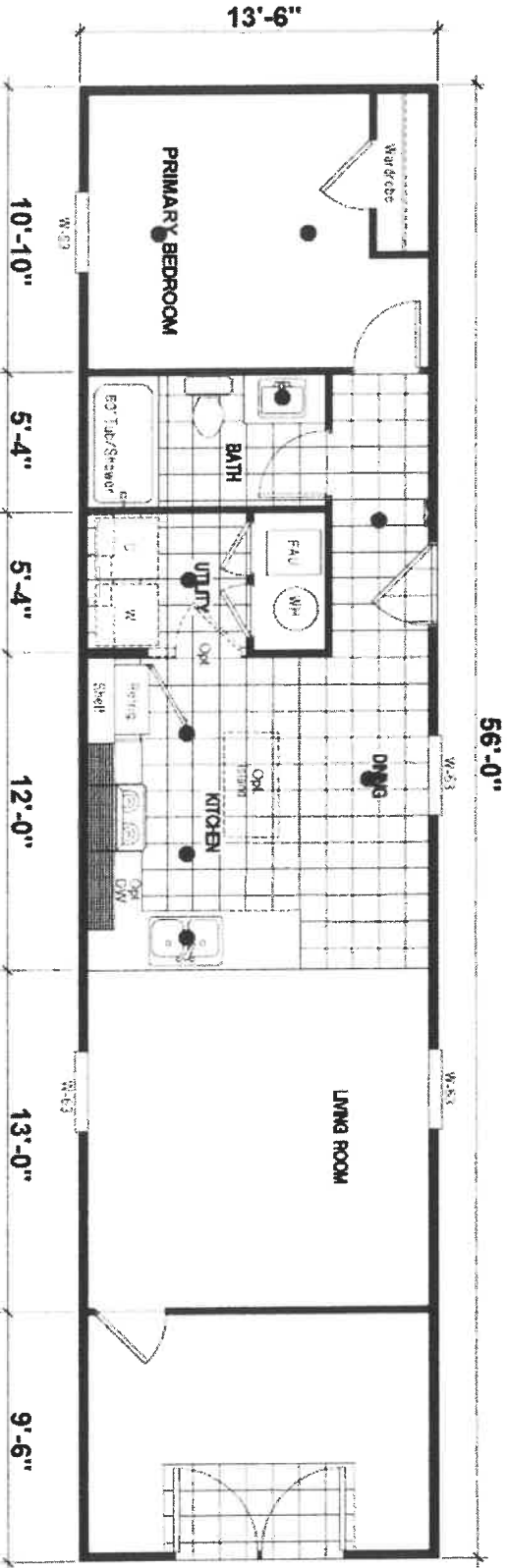
M A P L E S T R E E T



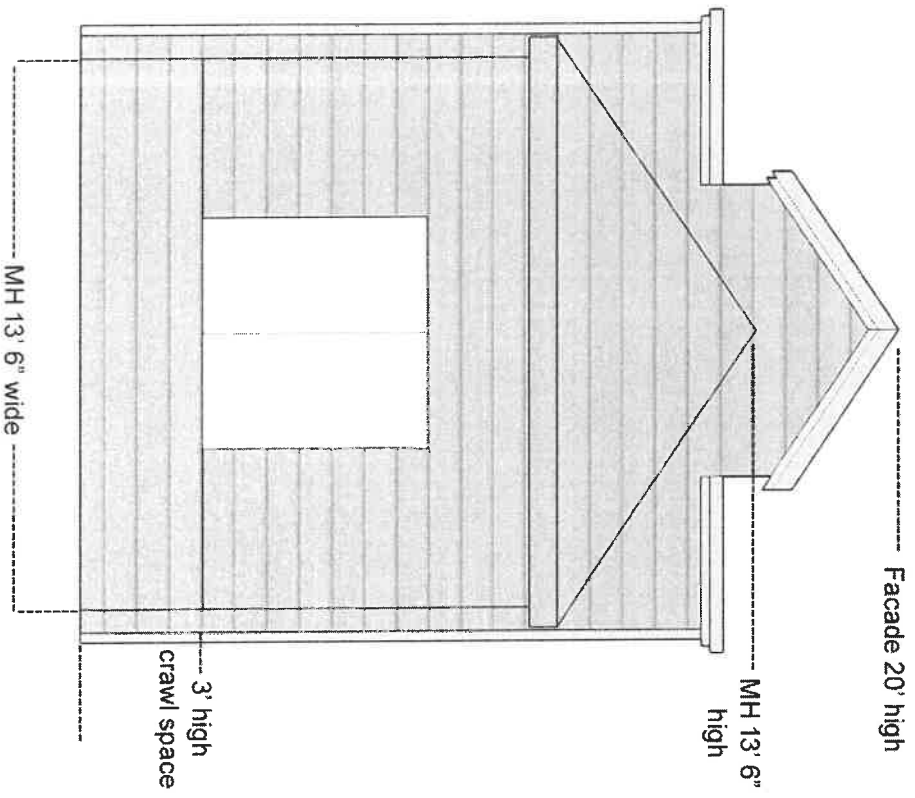
SITE PLAN



FLOOR PLAN

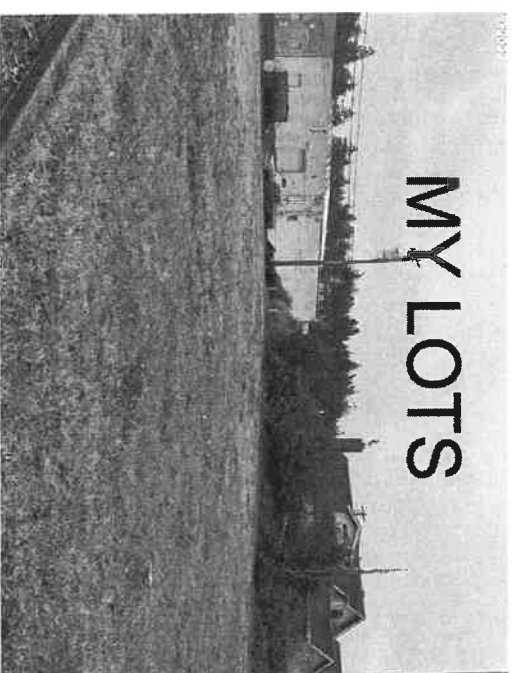
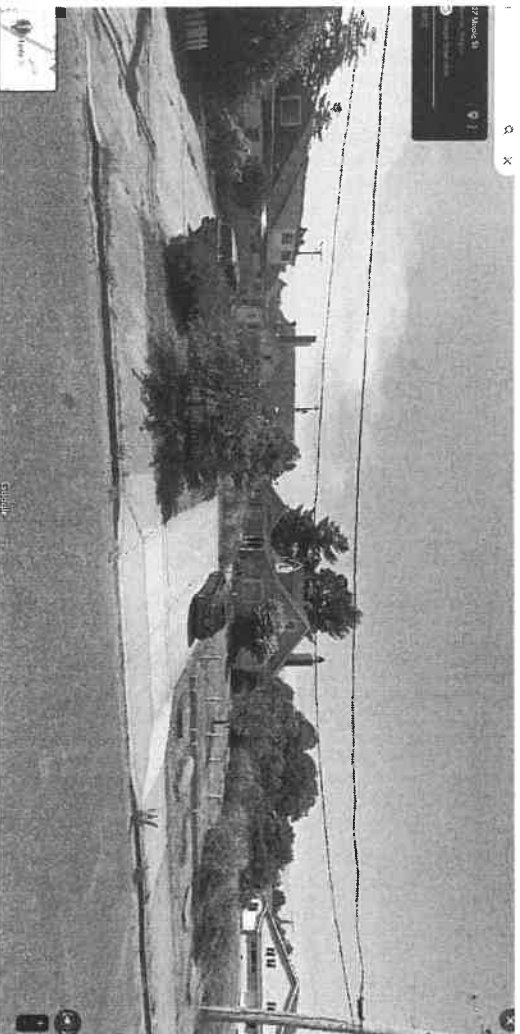


Basic Facade Plan



THE NEIGHBORHOOD

There are six parcels on the west side of this Mapple St. block which are owned by four parties.



All along the east side are store backs.



NEW
Member Number
POLICY DECLARATIONS
No. CPL2682332

Mount Vernon Fire Insurance Company
1190 Devon Park Drive, Wayne, Pennsylvania 19087
A Member Company of United States Liability Insurance Group

NAVED INSURED AND ADDRESS:
MARCELLE SMITH
PO BOX 860
FLORENCE, OR 97439

This insurance was procured and developed under the Oregon surplus lines laws. It is NOT covered by provisions of ORS 734.510 to 734.719 relating to the Oregon Insurance Guaranty Association. If the insurer issuing this insurance becomes insolvent the Oregon Insurance Guaranty Association has no obligation to pay claim's under this insurance.

POLICY PERIOD (MO, DAY YR.) From: 02/29/2024 To: 03/01/2025
ENTRY: Individual

12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.
THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED.

	PREMIUM
Comprehensive Personal Liability Insurance	\$286.00
Member Broker Fee	\$75.00
Surplus Lines Tax	\$7.22
Fire Marshal Tax	\$7.08
Service Charge	\$70.00
TOTAL:	\$379.30

Coverage Form(s) and Endorsement(s) make a part of this policy at time of issue
See Endorsement EOD (1/95)

Agent: **J.E. BROWN & ASSOCIATES (1784)**
303 Lannon Lane
Walnut Creek, CA 94598
Date: Streets Insurance Agency
1234 Rockodora Drive
Florence, Or 97439

Issued: 03/12/2024 12:46 PM
Authorized Representative


THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART COVERAGE FORM(S), AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF COMPLETE THE ABOVE NUMBERED POLICY.

COMPREHENSIVE PERSONAL LIABILITY INSURANCE DECLARATIONS

Policy No. CPL2682332

Effective Date: 02/29/2024
 *NOT STANDARD RATE

LIMITS OF INSURANCE

Coverage L - Personal Liability **\$100,000**
 Coverage M - Medical Payments to Others **\$5,000**

LIABILITY DEDUCTIBLE

\$0

LOCATIONS OF ALL PREMISES YOU OWN, RENT OR OCCUPY

Location	Address	Territory
1	7400-7600 Maple Street Portland, OR 97239	002

PREMIUM COMPUTATION

Loc	Classification	Code No.	Premium Basis	Rate		Advance Premium	
				All Other	MP - minimum premium	All Other	MP - minimum premium
1	Vacant Land - Personal Uses	19451	1 HR	252.000			
TOTAL PREMIUM FOR COMPREHENSIVE PERSONAL LIABILITY INSURANCE:						\$286	

(This Premium may be subject to adjustment.)

Coverage Form(s), Part(s) and Endorsement(s) made a part of this policy at time of issue:
 See Form EOD (01/95)

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD

EXTENSION OF DECLARATIONS

Policy No. CPL2682332

Effective Date: 02/29/2024
 12 21 AM STANDARD TIME AT YOUR MAILING ADDRESS

FORMS AND ENDORSEMENTS

The following forms apply to Comprehensive Personal Liability Insurance
 Error# Revised Description of Endorsements

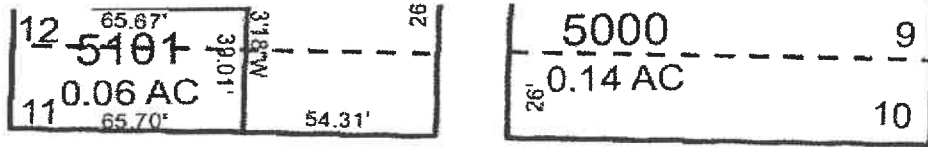
DL 110	04/15	Service Of Suit
DL 107	06/11	Absolute War Or Terrorist Exclusion
DL 113	07/11	Loss Assessment Coverage
DL 115	07/11	Limitation of Coverage to Designated Premises
DL 116	07/11	Absolute Earth Movement Exclusion
DL 120	07/14	Absolute Exclusion For Pollution, Organic Pathogen, Solids, Asbestos And Lead With A Hostile Fire Exclusion
DL 121	02/13	Punitive Damage Exclusion
DL 122	02/13	Trainpikine Or Rebounding Device Exclusion
DL 123	11/15	Personal Injury
DL 136	08/23	Tenant Related Aerial Exclusion
DL0136	01/08	Special Provisions - Oregon
DL2401	12/02	Personal Liability
DL2402	12/02	Personal Liability Additional Policy Conditions
DL2416	12/02	No Coverage For Home Day Care Business
DL2484	10/04	Exclusion of Cancer-Related Liability
DL2536	01/08	Special Provisions - Oregon
Jackot	07/19	Policy Jackot
PER 390 PFAS	04/23	Exclusion - Perfluoralkyl and Polyfluoralkyl Substances (PFAS)
PrivNotice	11/14	Privacy Notice



CASCADE TITLE CO.

READ AND APPROVE
SPECIAL

MAP NO.
18-12-27-44



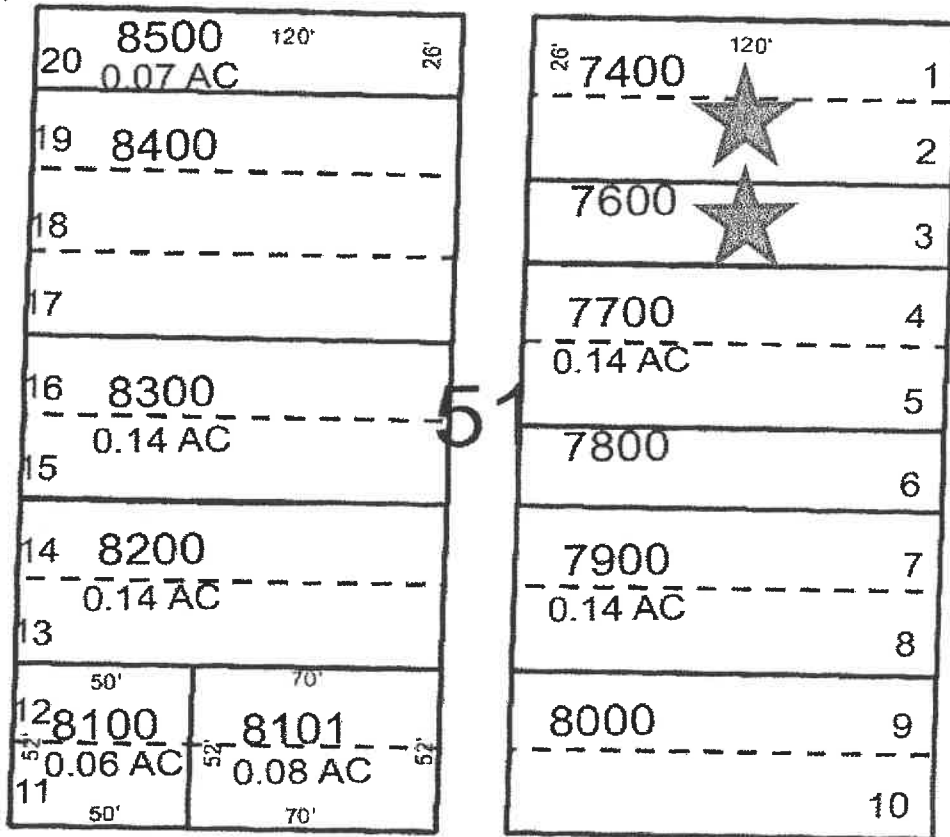
SIXTH STREET

CHICAGO

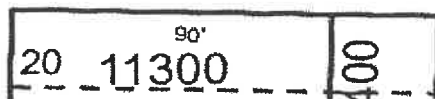
ADDIT

LAUREL STREET

MAPLE STREET



FIFTH STREET

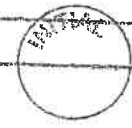


THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.



APPROVAL AND RECEIPT
OF THIS TITLE REPORT AND PLAT
MAP ARE HEREBY ACKNOWLEDGED
REVIEWED & ACCEPTED

PRELIMINARY TITLE REPORT



CASCADE ESCROW
ATTN: BETH WOODYARD
P.O. BOX 508
FLORENCE, OR 97439

December 27, 2023
Report No: 0342111
Your No: FL23-0336
Seller: HENRY/JAMESON
Buyer: SMITH

PRELIMINARY REPORT FOR:
Owner's Standard Policy \$110,000.00

PREMIUMS:
Owner's Standard Premium \$356.00

We are prepared to issue 2021 (7/1/2021) ALTA title insurance policy(ies) of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

Lots 1, 2 and 3, Block 51, AMENDED PLAT OF THE CHICAGO ADDITION TO FLORENCE, as platted and recorded in Book 25, Pages 552 and 553, Lane County Oregon Plat Records, in Lane County, Oregon.

Vestee:

GEORGE F. HENRY AND DEBRA LEE JAMESON
as tenants by the entirety

Estate:

FEE SIMPLE

DATED AS OF: DECEMBER 08, 2023 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions):

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

MAIN OFFICE
811 WILLAMETTE ST.
EUGENE, OREGON 97401
PH: (541) 687-2233 * FAX: (541) 485-0307

FLORENCE OFFICE
715 HWY 101 * FLORENCE, OREGON 97439
MAILING: PO BOX 508 * FLORENCE, OREGON 97439
PH: (541) 997-8417 * FAX: (541) 997-8246

VILLAGE PLAZA OFFICE
4750 VILLAGE PLAZA LOOP SUITE 100
EUGENE, OREGON 97401
PH: (541) 653-8622 * FAX: (541) 844-1626

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIAL EXCEPTIONS:

6. City liens, if any, as levied by the City of Florence, for which no search was made. (The City of Florence charges \$37.00 for a lien search on each tax lot number. Please inform us if one is to be ordered.)
7. Rights of the public in and to that portion lying within streets, roads and highways.
8. An Ordinance of the City of Florence Approving the Florence Urban Renewal Plan and Directing that Notice of Approval be Published, including the terms and provisions thereof, as set forth in instrument recorded September 11, 2006, Reception No. 2006-065813, Lane County Deeds and Records.
9. Our examination of the title to the subject property discloses no open Trust Deeds or Mortgages of record. The accuracy of this conclusion should be confirmed in writing prior to closing of the proposed transaction.

NOTE: Taxes, Account No. 0800845, Assessor's Map No. 18 12 27 4 4, #7400, Code 97-09, 2023-2024, in the amount of \$904.36, PAID IN FULL.
Taxes, Account No. 0800860, Assessor's Map No. 18 12 27 4 4, #7600, Code 97-09, 2023-2024, in the amount of \$452.17, PAID IN FULL.

NOTE: A judgment search has been made on the above named Vestee(s), and we find NONE except as set forth above.

NOTE: As of the date hereof, there are no matters against DEBORAH LEE JAMESON, which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: As of the date hereof, there are no matters against MARCELLE L. J. SMITH, which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: The premium amount has been reduced by application of a reissue rate.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

rh: Title Officer: KAELEEN KUTZ



TITLE NO. 0342111
ESCROW NO. FL23-0336 BW
TAX ACCT. NO. 0800845 / 0800860
MAP/TAX LOT NO. 18 12 27 44 07400 / 07600

READ AND APPROVED

DATE _____

DATE _____

GRANTOR

GEORGE F. HENRY and DEBORAH LEE JAMESON

GRANTEE

MARCELLE L. J. SMITH
PO BOX 860
FLORENCE, OR 97439

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

GEORGE F. HENRY and DEBORAH LEE JAMESON who acquired title as **DEBRA LEE JAMESON**, as tenants by the entirety, Grantor,

conveys and warrants to

MARCELLE L. J. SMITH, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lots 1, 2 and 3, Block 51, AMENDED PLAT OF THE CHICAGO ADDITION TO FLORENCE, as platted and recorded in Book 25, Pages 552 and 553, Lane County Oregon Plat Records, in Lane County, Oregon.

The true consideration for this conveyance is \$110,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.