

#17-015P  
18-002P



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
(503) 738-5501 • (503) FAX 738-9385

## APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION  
2<sup>ND</sup> THURSDAY, 6:00 PM

DATE RECEIVED 09-29-17 <sup>CL</sup>  
012318 <sup>CL</sup>

1. APPLICANT: CKI LAND SURVEYING PHONE: 503 738 4320  
MAILING ADDRESS: PO BOX 2699 GEARHART, OR 97138  
EMAIL ADDRESS: DEAN@CKIINC.NET CELL PHONE: \_\_\_\_\_

2. PROPERTY OWNER: James Gronmark PHONE: 503-738-2369  
MAILING ADDRESS: 1377 SE 11<sup>TH</sup> PLACE WARRENTON, OR 97146  
EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

3. SURVEYOR/ ENGINEER: SAME AS APPLICANT PHONE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

4. LEGAL COUNSEL: N/A PHONE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

5. PROPERTY LOCATION: 4911 GRONMARK LANE

6. LEGAL DESCRIPTION OF PROPERTY:  
(A) ASSESSORS PLAT AND TAX LOT: 7.10.39CA TAX LOTS 2101 + 2102  
(B) ADDITION, BLOCK, AND LOT: \_\_\_\_\_

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) [Signature] DATE: 09-14-2017  
PRINT JAMES GRONMARK  
8. SIGNATURE (OWNER) [Signature] DATE: 9-29-17  
PRINT DEAN KERANEN

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

TO BE COMPLETED BY STAFF  
DOES APPLICANT OWN ANY MONEY TO THE CITY? \_\_\_\_\_ IF SO, AMOUNT \_\_\_\_\_  
FOR \_\_\_\_\_ ACCOUNT # \_\_\_\_\_ DEPARTMENT STAFF \_\_\_\_\_ (INITIAL)



7 | 0.4 seconds | 0.38 cache ratio | BBOX:(-123.9537, 46.0248) (-123.869, 46.0651) | 7238 acres

**23, 2017**

part fine sandy loam, 3-15% slopes;  
nton loamy fine sand, 0-3% slopes

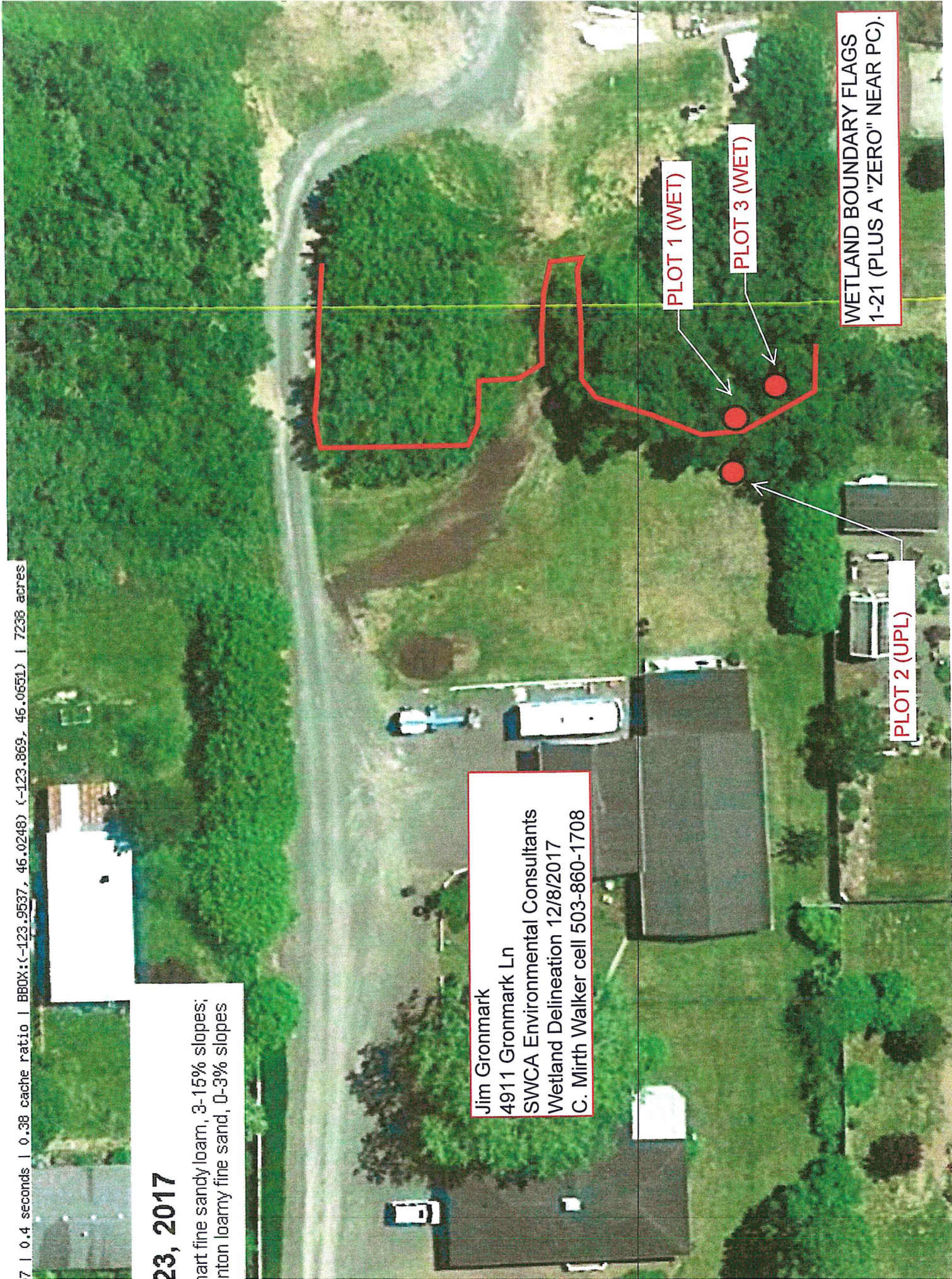
Jim Gronmark  
4911 Gronmark Ln  
SWCA Environmental Consultants  
Wetland Delineation 12/8/2017  
C. Mirth Walker cell 503-860-1708

PLOT 1 (WET)

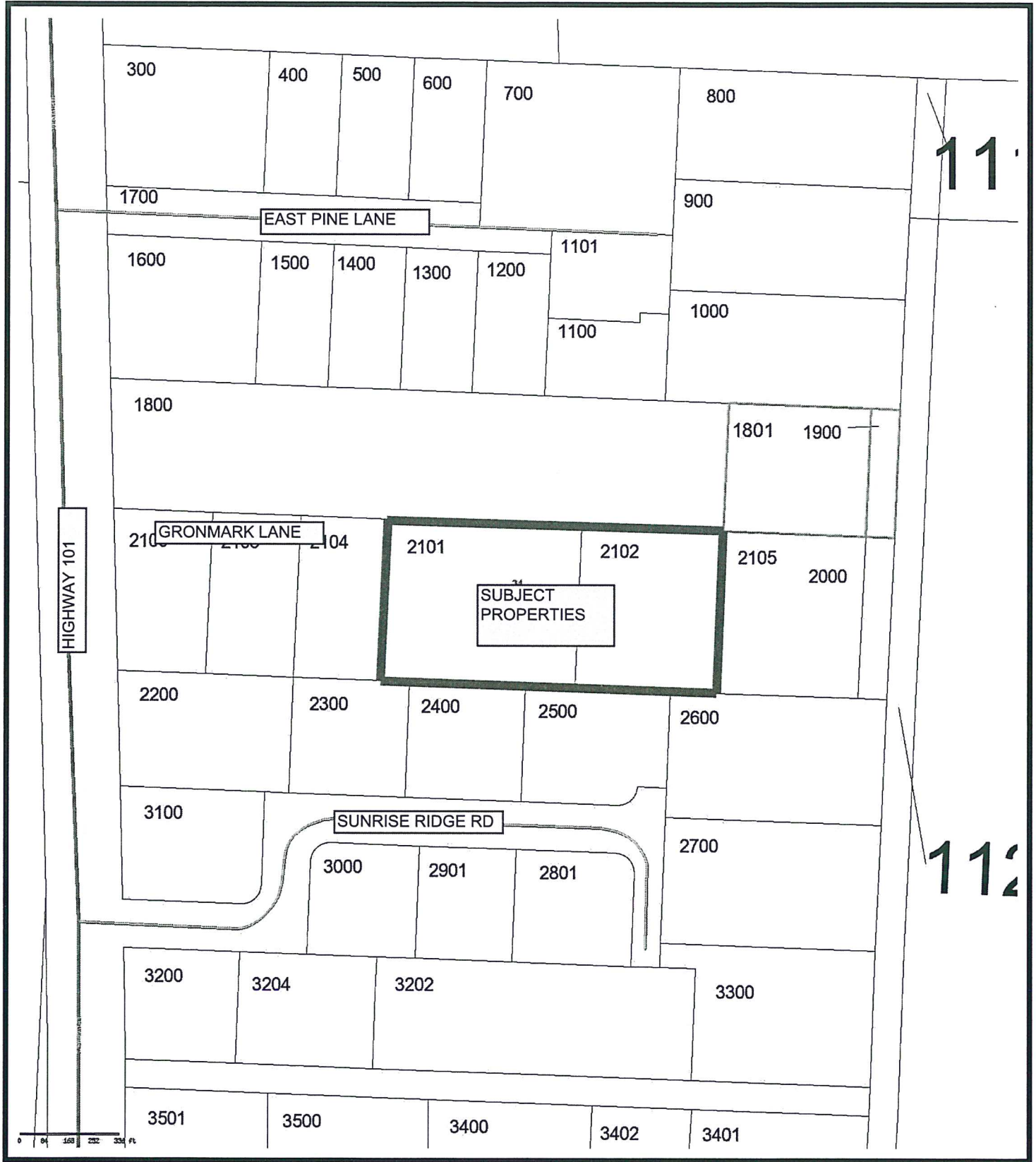
PLOT 3 (WET)

PLOT 2 (UPL)

WETLAND BOUNDARY FLAGS  
1-21 (PLUS A "ZERO" NEAR PC).



# VICINITY MAP



## Clatsop County Webmaps

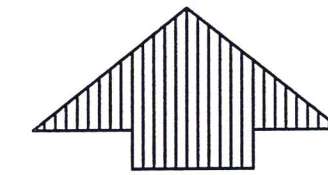
Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.



# TENTATIVE PARTITION

TAX LOTS 2101 AND 2102 MAP 7.10.34CA (58,269 SF)  
 IN THE SW 1/4 OF SECTION 34, T7N, R10W, W.M.  
 CLATSOP COUNTY, OREGON

DATE: JANUARY 16, 2018 SCALE: 1" = 40'

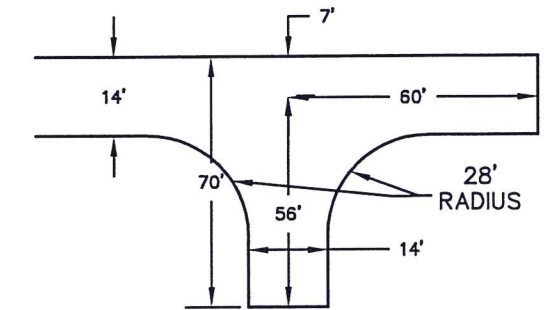
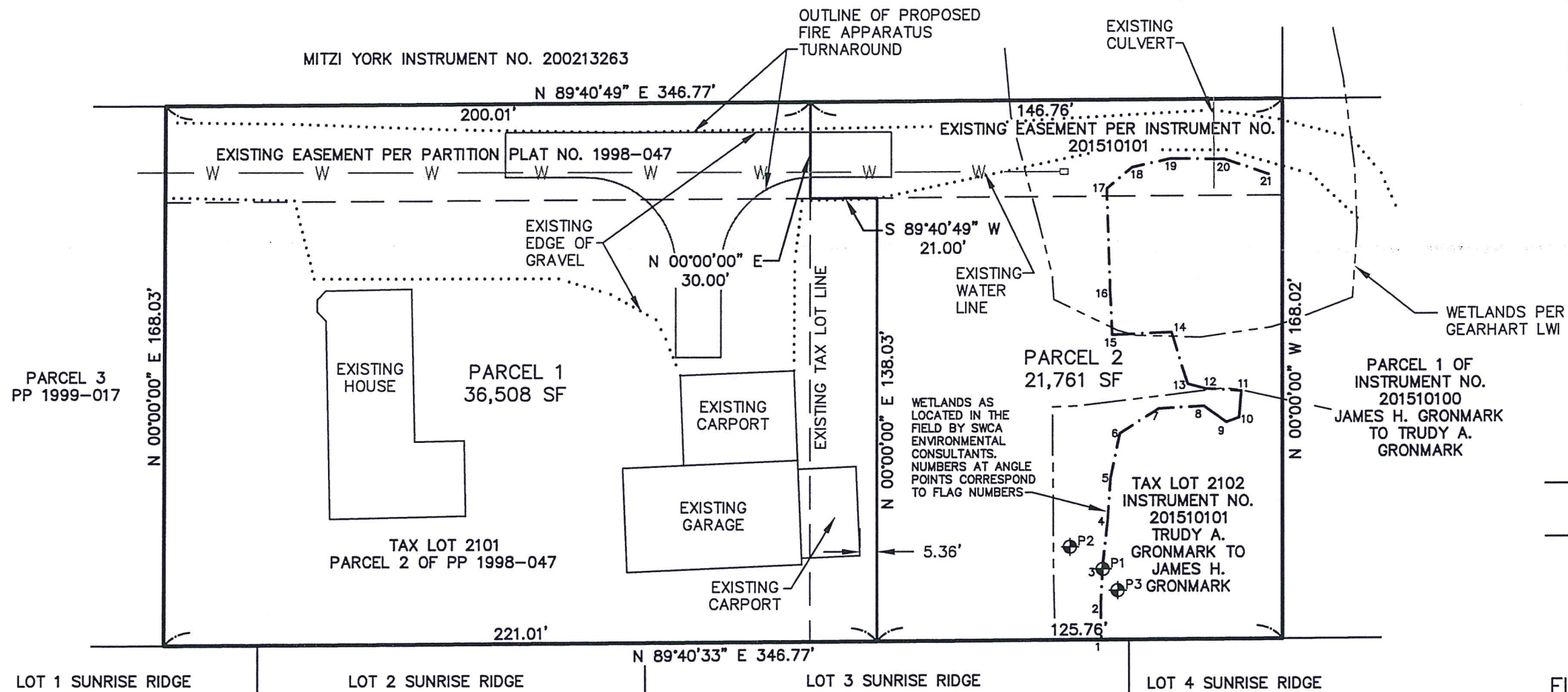


**NORTH**

SCALE: 1" = 40'

**SHEET INDEX:**

1. TENTATIVE PARTITION
2. POTENTIAL HOME LAYOUT



**FIRE APPARATUS TURNAROUND**  
NTS

**UTILITY AND STREET NOTES:**

1. EXISTING WATERLINE IN GRONMARK LANE IS TO BE UTILIZED TO SERVE THE PROPERTY.
2. THE NEW PARCEL WILL BE SERVED BY A NEW SEPTIC SYSTEM FOR WASTE DISPOSAL.
3. STORM RUNOFF TO BE DIRECTED EASTERLY AS IT CURRENTLY FLOWS.
4. NO LOT GRADING IS PROPOSED.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
JUNE 30, 1997  
SCOTT S. COOTER  
2829

RENEWS 12/31/17

SURVEY FOR:  
JIM GRONMARK  
1377 SE 11TH PLACE  
WARRENTON, OR 97146

SURVEY BY:  
CKI LAND SURVEYING  
P.O. BOX 2699  
GEARHART, OR 97138  
503 738 4320 PHONE  
503 738 7854 FAX



DRAWING NAME: 17-068

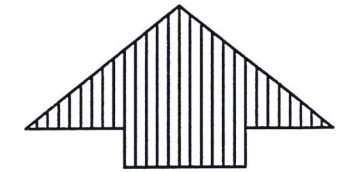
DATE OF PLOT: 1/18/18

# POTENTIAL HOME LAYOUT



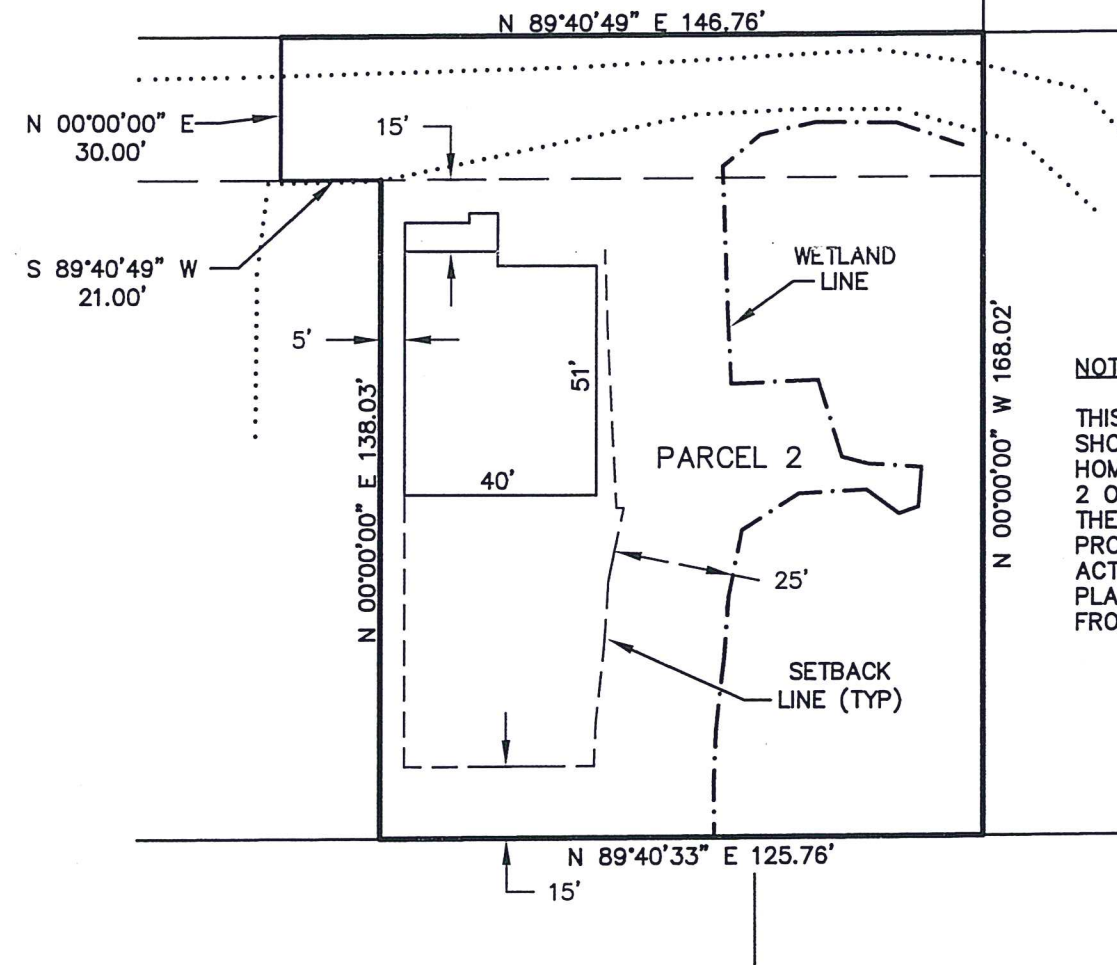
**Mascord**  
ALAN MASCORD DESIGN ASSOCIATES, INC.

The Creston  
22126



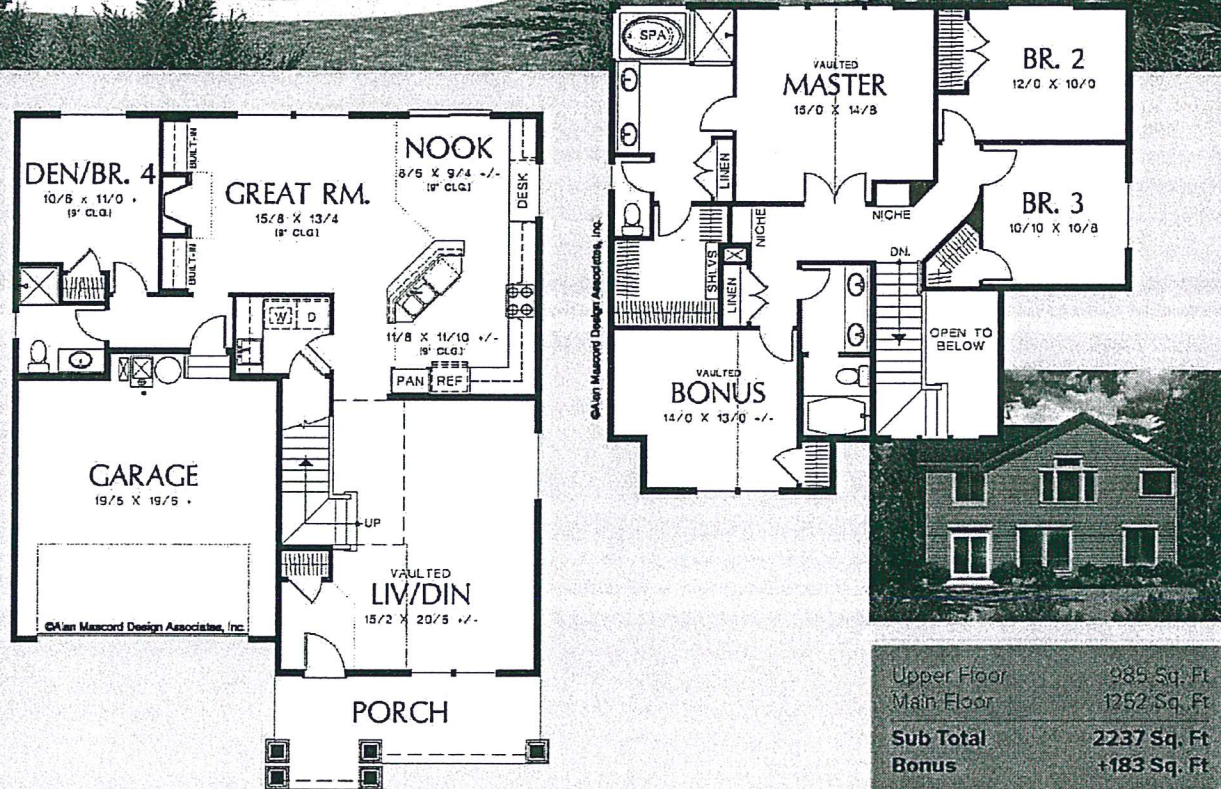
**NORTH**

SCALE: 1" = 40'



**NOTE:**

THIS SHEET IS ONLY INTENDED TO SHOW THE ABILITY TO PLACE A HOME ON THE PROPOSED PARCEL 2 OF THIS PARTITION PLAT FOR THE SAKE OF CONSIDERING THE PROPOSED LOT BUILDABLE. THE ACTUAL HOME THAT MAY BE PLACED ON THIS LOT MAY VARY FROM WHAT IS SHOWN HERE.



Upper Floor	985 Sq. Ft.
Main Floor	1252 Sq. Ft.
<b>Sub Total</b>	<b>2237 Sq. Ft.</b>
<b>Bonus</b>	<b>+183 Sq. Ft.</b>
<b>Width</b>	<b>40'-0"</b>
<b>Depth</b>	<b>51'-0"</b>
<b>Height (Main Flr. to Peak)</b>	<b>26'-0"</b>



ALAN MASCORD DESIGN ASSOCIATES, INC.  
2187 NW Reed St., Suite 100, Portland, OR 97210 - 503.225.9161  
mascord.com | houseplans.co

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