



**LAND USE
PERMIT
APPLICATION
2022**

Replacement Dwelling

Return Application
Materials to:

Brandon McMullen,
Planning Director
Voice: (541) 573-6655

Brandon.mcmullen@co.harney.or.us

at

**Harney County Planning
Department**

360 N. Alvord Ave.
Burns, OR 97720
Fax: (541) 573-2762

Visit us @
www.co.harney.or.us

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Application Revision Date:

2022

This form provides for the review and approval of replacement dwellings in the EFRU and FU zones.

This application must be submitted to the Harney County Planning Department, 360 N. Alvord Ave., Burns, OR 97720, (541) 573-6655, and must be accompanied by a non-refundable application fee(s). Acceptance of the application and fee(s) does not guarantee approval. **PLEASE COMPLETE THIS APPLICATION BY PRINTING CLEARLY WITH A BLUE or BLACK INK PEN (copies come out better). THANK YOU.**

Project Application #:	<u>22 - -RD</u>
Replacement Dwelling Fee:	<u>\$150.00</u>

Name of Applicant: _____

Address: _____

City, State, Zip code: _____

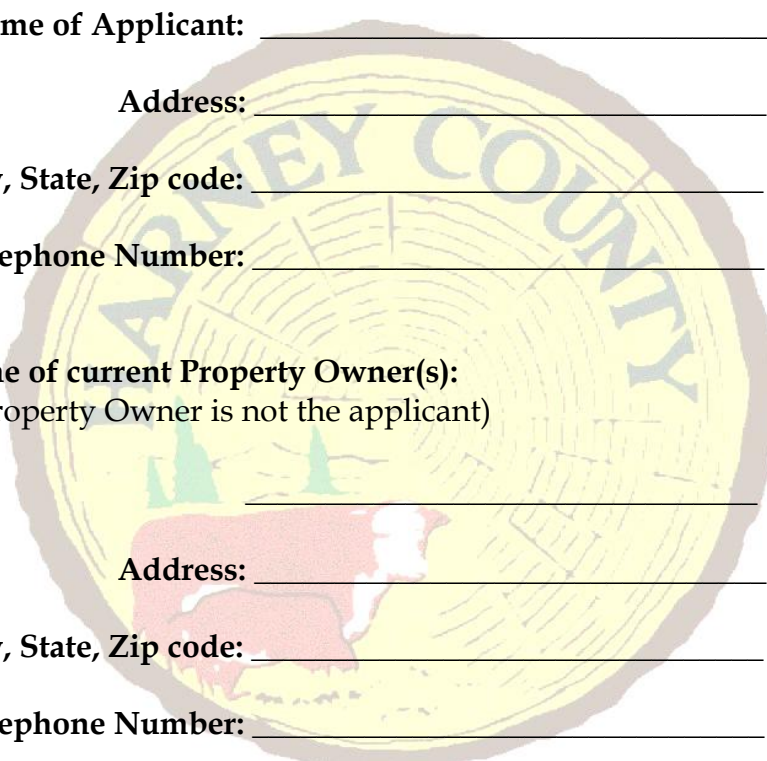
Telephone Number: _____

Name of current Property Owner(s):
(If Property Owner is not the applicant)

Address: _____

City, State, Zip code: _____

Telephone Number: _____



Section 1: Property Information

Complete this section.

1. Location of Property (Provide directions you would give someone to get to the property):	
2. Has the Property or dwelling received a Rural Address ? <i>If so, what is it?</i>	<input type="checkbox"/> Yes: _____ <input type="checkbox"/> No
3. Assessor's Account Number(s) for the Property:	Parcel 1: _____
4. Assessor's Tax Lot Number(s) for the Property:	Parcel 1: _____
5. Legal Description of Property: Township: _____ Range: _____ Section: _____ Use separate sheet of paper for ENTIRE Legal Description and mark it "Exhibit A". (Obtain the legal description from either the Planning Department or Tax Assessor's Office)	
6. Current Zoning Classification:	<input type="checkbox"/> EFRU-1 (Exclusive Farm & Range Use) <input type="checkbox"/> EFRU-2 (Exclusive Farm & Range Use) <input type="checkbox"/> FU (Forest Use)
7. Size of Property: (acres)	
8. Does the Property reside in a Floodplain ? If the Property is in a Floodplain (Zone Ax) you will need to complete a Floodplain Development Permit before building.	No: _____ Yes: _____ Zone: _____ Panel Number: _____ Will building permits eventually be applied for on this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9. Is the property located in Wetlands as listed on the National Wetlands Inventory maps?	<input type="checkbox"/> No <input type="checkbox"/> Yes
10. What road provides Access to the Property? (Note: Applicants must present evidence of legal access to any subject parcel proposed for development prior to the issuance of building permits and/or land use permits. (HCZO 4.120))	

Section 2: Replacement Dwelling

Complete this section.

11. Will the dwelling be replaced, demolished, or converted to an allowable non-residential use in the zone within **3 months** of completion of the replacement dwelling?

Yes No

Please describe your plans for removal or conversion of the dwelling to be replaced:

12. Does/did the dwelling to be replaced have or had? (*please provide pictures of each*):

Intact walls and roof structure

Indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system

Interior wiring for interior lights

A heating system

Please provide descriptions if needed:

13. If the home to be replaced has already been removed, destroyed, or demolished:

- Has it been assessed by the County Tax Assessor's Office as a dwelling sometime over the last 5 years since it was first established?

Yes No

- Was the dwelling removed, destroyed, or demolished on or after January 1, 1973?

Yes No

Section 3: Required Application Materials

Complete this section.

14. These materials are to be submitted with the application: The proceeding page is to be used as a base for the site plan. This drawing DOES NOT take the place of any maps required to be submitted by a Licensed Surveyor. This site plan will **show what is or will be on the property**. Additional material may be requested.

<input checked="" type="checkbox"/>	Materials to be submitted:
<input type="checkbox"/>	a) Completed Application form .
<input type="checkbox"/>	b) Applicable Application fee (\$35.00) .
<input type="checkbox"/>	c) Photographs of the existing home to be replaced (Note: Copies will be kept in the file created for this application.)
<input type="checkbox"/>	d) Site Plan Marked "Exhibit B" (see proceeding page) to include:
<input type="checkbox"/>	• North Arrow
<input type="checkbox"/>	• Site area showing Property boundaries and dimensions
<input type="checkbox"/>	• Proposed and existing structures with dimensions (setbacks) to nearest Property lines.
<input type="checkbox"/>	• Location of existing wells and water rights .
<input type="checkbox"/>	• Location of existing septic systems (i.e. tanks, drain fields)
<input type="checkbox"/>	• Widths and names of roads adjacent to the site as well as existing roads, which provide direct access to the Property.
<input type="checkbox"/>	• Existing access points (driveways, lanes, etc.)
<input type="checkbox"/>	• Easements and rights-of-ways
<input type="checkbox"/>	• Existing utility lines (above and below ground)
<input type="checkbox"/>	• Approximate location of any unusual topographical features
<input type="checkbox"/>	• Major geographic features
<input type="checkbox"/>	• Location of all creeks, streams, ponds, springs and other drainage ways.
<input type="checkbox"/>	e) Quick Print showing property details.
<input type="checkbox"/>	f) Property Deed Card - property history.
<input type="checkbox"/>	g) The Deed of the Property in question.
<input type="checkbox"/>	h) Tax Map - Assessor's map of the Property.

Contact County Assessor Dept - for a copy of these

Section 4: Certification

Complete this section.

I/We, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. It is further understood that the signing of this application will preclude any lawsuits related to the by-products (i.e. noise, dust, order, etc.) of farming operations.

ALL Property Owners with any interest in the properties being affected by this Land Use Permit Application must sign and date this form. *If* more room is needed signing the reverse side of this page is appropriate.

X

Signature of Applicant

Date

Printed Name of Applicant

(Staff Only)

Does the dwelling to be replaced comply with the criteria for replacement dwellings as listed in the Harney County Zoning Ordinance and the Oregon Revised Statutes?

Yes No

Findings will be attached and also act as the zoning authorization if all local/state standards have been met

(Staff Only) Zoning Signoff

This application and all attached exhibits, *if* signed by a Harney County Planning Official, acts as the zoning authorization and permit for a replacement dwelling. Approval of this permit is based on the above information provided by the applicant and Harney County Planning Staff.

PRINT NAME/POSITION

SIGNATURE

DATE