



**GENERAL
 LAND USE APPLICATION**

Receipt # 16501
 Submission Date 4/15/09
 Planning File # SR-3-09

Letter of Intent Received NO
 Associated File # _____

Print Property Owner Name: Veneta Congregation of Jehovah's ^{witnesses} Phone: 541-954-1070
 Mailing Address: 23634 Suttle Rd Veneta OR 97487
 Print Applicant (if not owner): Jeff Haack Phone: 541 935 1715
 Mailing Address: 23634 Suttle Rd Veneta OR 97487
 Print Agent: Jeff Haack Phone: 541-935-1715
 Mailing Address: 23634 Suttle Rd. Veneta OR

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot(s)	Acres	Zone
<u>17-05-31-32</u>	<u>1800+1400</u>	<u>1.21</u>	

Subject property address(es): 88053 Territorial
 Subzone (if applicable): _____

Check all applicable APPLICATIONS and DEPOSITS below

Technical Review/Public Notice Deposit (for ALL applications except Property Line Adjustments) \$350

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

SITE PLAN REVIEW		PLANNED DEVELOPMENTS	
<input checked="" type="checkbox"/> Site Plan Review/Major Amendment	\$1,350	<input type="checkbox"/> Conceptual Plan	\$350
<input type="checkbox"/> Site Plan Minor Amendment (Administrative)	\$350	<input type="checkbox"/> General Development Plan	\$550+25/unit
<input type="checkbox"/> Site Plan Minor Amendment (Planning Commission)	\$450	<input type="checkbox"/> Final Development Plan	\$300

OTHER APPLICATIONS PROCESSED WITH DEPOSITS

<input type="checkbox"/> Conditional Use Permits (Note: Some Conditional Use Permits also require a Site Plan Review)	\$775
<input type="checkbox"/> Specific Area Plan Amendment – NE Employment Center & Southwest Area Plan (/SDP)	\$7,500
<input type="checkbox"/> Variance to the Veneta Wetland Protection Ordinance (Veneta Municipal Code Chapter 18.10)	\$700

APPLICATIONS WITH FIXED FEES (These are non-refundable)

<input type="checkbox"/> Appeals	\$525	Amendments (except Specific Area Plan above)	
<input type="checkbox"/> Variance	\$425 x () Provisions = Total Fee	<input type="checkbox"/> Comprehensive Plan (text only)	\$800
		<input type="checkbox"/> Ordinance (text only)	\$200
		<input type="checkbox"/> Zone Change (map only)	\$600
		<input type="checkbox"/> Plan Designation & Zoning Map	\$1,000

I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HERewith ARE TRUE, COMPLETE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Property Owner Signature: _____
 Applicant Signature: Jeff Haack

GENERAL INFORMATION FOR LAND USE APPLICATIONS

- (1) Petitions, applications and appeals provided for in this ordinance shall be made on forms prescribed by the City.
- (2) An applicant shall be advised that all permits or zone changes necessary for a development project may be merged into a consolidated review process. Zone changes and permits required through the application of the overlay district and discretionary permit procedures shall be available for a consolidated permit process. For purposes of this ordinance, a consolidated permit process shall mean that the hearing body shall, to the greatest extent possible, apply concurrent notice, public hearing and decision making procedures to the permits and zone changes which have been consolidated for review.
- (3) Applications shall be accompanied by plans and specifications drawn to scale, showing the actual shape and dimensions of the lot to be built upon; the sizes and locations on the lot of all existing and proposed structures; the intended use of each structure; the number of families, if any, to be accommodated thereon; the relationship of the property to the surrounding area and such other information as is needed to determine conformance with this ordinance.
- (4) The failure to raise an issue in person or by letter filed in a timely manner precludes appeal and the failure to specify to which criterion the comment is directed, precludes appeal based on that criterion.
- (5) Approval or denial of a land use regulation or limited land use application shall be based upon and accompanied by a brief statement that explains the criteria and standards considered relevant to the decision, states the facts relied upon and explains the justification for the decision based on the criteria standards and facts set forth.
- (6) The decision of the Planning Commission will be issued with a Final Order. If a written Notice of Appeal is not filed within 15 days of the date the Final Order of the Planning Commission decision is mailed, the decision becomes final.

PRIOR TO PREPARING AN APPLICATION, applicants should check with City Staff to make sure they have the most updated versions of the Veneta Comprehensive Plan, Land Development Ordinance, and Land Division Ordinance. Ordinances are available on the City website, www.ci.veneta.or.us.

