



CITY OF CANNON BEACH

City of Cannon Beach
Finance Department

MAY 27 2022

Received

CONDITIONAL USE APPLICATION

Please fill out this form completely. Please type or print.

Applicant Name: Patrick/Dave LLC, attn: Jamie Lerma
Email Address: jamie@redcrowgc.com
Mailing Address: 3514 US Grant Place
Portland, OR 97212
Telephone: 503-849-0258

Property-Owner Name: Same as applicant
(if other than applicant)
Mailing Address: Same as applicant
Telephone: Same as applicant
Property Location: SW Corner of Forest Lawn Rd/South Hemlock St (no address assigned)
(street address)
Map No.: 51030DA Tax Lot No.: 51030DA04100

CONDITIONAL USE REQUEST:

1. Description of the proposal.

Three lot partition within the WO overlay zone. See applicant's narrative for additional details and findings to the below approval criteria.

2. Justification of the conditional use request. Explain how the request meets each of the following criteria for granting a conditional use.

- a. Explain how a demand exists for the use at the proposed location. Several factors which should be considered include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites, particularly those not requiring conditional use approval; and the desirability of other suitably zoned sites for the use.
- b. Explain in what way(s) the proposed use will not create traffic congestion on nearby streets or over-burden the following public facilities and services: water, sewer, storm drainage, electrical service, fire protection and schools.

- c. Show that the site has an adequate amount of space for any yards, buildings, drives, parking, loading and unloading areas, storage facilities, utilities, or other facilities which are required by City Ordinances or desired by the applicant.
- d. Show that the topography, soils, and other physical characteristics of the site are appropriate for the use. Potential problems due to weak foundation soils must be shown to be eliminated or reduced to the extent necessary for avoiding hazardous situations.
- e. Explain in what way an adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths or other transportation facilities required by City ordinances or desired by the applicant. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control and emergency vehicle movements.
- f. Explain how the proposed site and building design will be compatible with the surrounding area.

Use extra sheets, if necessary, for answering the above questions. Attach a scale-drawing showing the dimensions of the property, adjacent street(s), dimensions of existing structure, and dimensions of proposed development.

Application Fee: \$750.00

Applicant Signature: 

Date: 5/25/22

Property Owner Signature: Same as applicant

Date: _____

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

For Staff Use Only:

City of Cannon Beach
Finance Department

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Date Received: _____ By: _____

Fee Paid: _____ Receipt No.: _____ PAID

(Last revised March 2021)

