



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 449, Talent, Oregon 97540
Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

GENERAL LAND USE APPLICATION

Project Description:		
Property Owner <i>Reynald Breeze</i>	Mailing Address (Include city, zip) <i>100 E. Main, Suite C, Medford, 97501</i>	Phone <i>541-773-7548</i>
Street Address or Property Location <i>111 S. Pacific Hwy, Talent</i>	Email Address <i>stasis@aol.com</i>	
Applicant/Consultant (if not owner) <i>Stefan Peña</i>	Mailing Address (Including city, zip) <i>332 Everett Wy, Talent</i>	Phone <i>541-678-2559</i>

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot Number	Acres	Zone
38-1W- <i>23D1200</i>			<i>8-3L, 140</i>
38-1W-			

Subzone (if applicable) _____

Pre-Application Meeting Completed? Yes No N/A Date Completed: _____

Type of Application (check all boxes that apply)

<input checked="" type="checkbox"/> Site Development Plan Review	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Variance	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Conditions Modification	<input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Annexation	<input type="checkbox"/> Comprehensive Plan Amendment (text)
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Comprehensive Plan Map/Zoning Map Change
<input type="checkbox"/> Appeal (flat fee)	<input type="checkbox"/> Development Code Amendment

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

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property plns must be shown on the drawings and visible upon the site inspection. In the event the plns are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Stefan J. Peña
Applicant's Signature

Reynald Breeze
Property Owner's Signature (required)

2/1/16
Date

2-15-16
Date

APPLICATION FEES & DEPOSITS

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

Fixed Fee Applications: Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

<i>Stefan J. Peña</i>	2/1/16
Applicant's Signature	Date
<i>Ronald D. [Signature]</i>	2-15-16
Property Owner's Signature (required)	Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

<i>Stefan J. Peña</i>	2/1/16
Applicant's Signature	Date
<i>Ronald D. [Signature]</i>	2/15/16
Property Owner's Signature (required)	Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
\$ 296.00	3/1/2016	JW	SPR 2016-003

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider

The Rogue Chef LLC

Statement for Site Plan Review

City of Talent, OR

3/14/16

To whom it may concern,

We (Stefan and Meagan Peña) have agreed to the following terms to make our site of business compliant with city of Talent code.

Our business serves food freshly prepared on premises, out of an 18 ft. trailer, which is removed from the property every evening. Our business hours are: Tuesday-Saturday, 10:30am-3:00pm.

We have arranged two, 9x18 ft. parking spaces, one of which is reserved for ADA customers. These are located immediately to the south of our trailer, to avoid customers having to cross any streets while accessing our business. Customers will have immediate access to paved sidewalk from their parking spaces.

Our trash and recycling containers will be fenced-off so that passers-by on W. Valley View Road or Highway 99 are unable to see the individual containers.

We are committed to remaining in compliance with city code and conducting business in the city of Talent.

Sincerely,

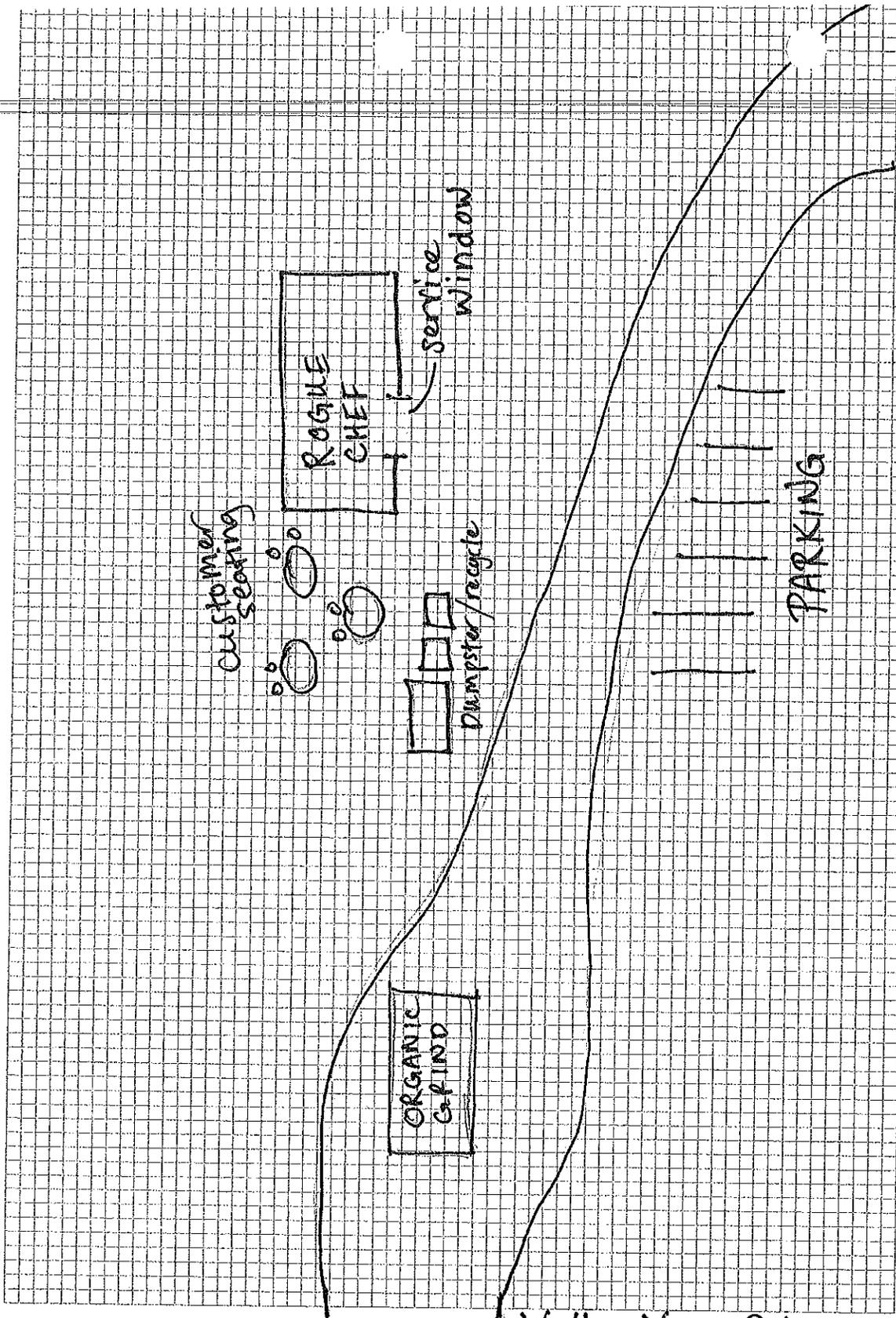
Stefan and Meagan Peña

(541) 408-2009

Handwritten signatures of Stefan Peña and Meagan Peña in cursive script.

Mailing address: 332 Everett Way, Talent, OR 97540

Business address: 111 S. Pacific Highway, Talent, OR 97540

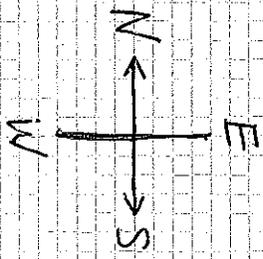


Highway 99

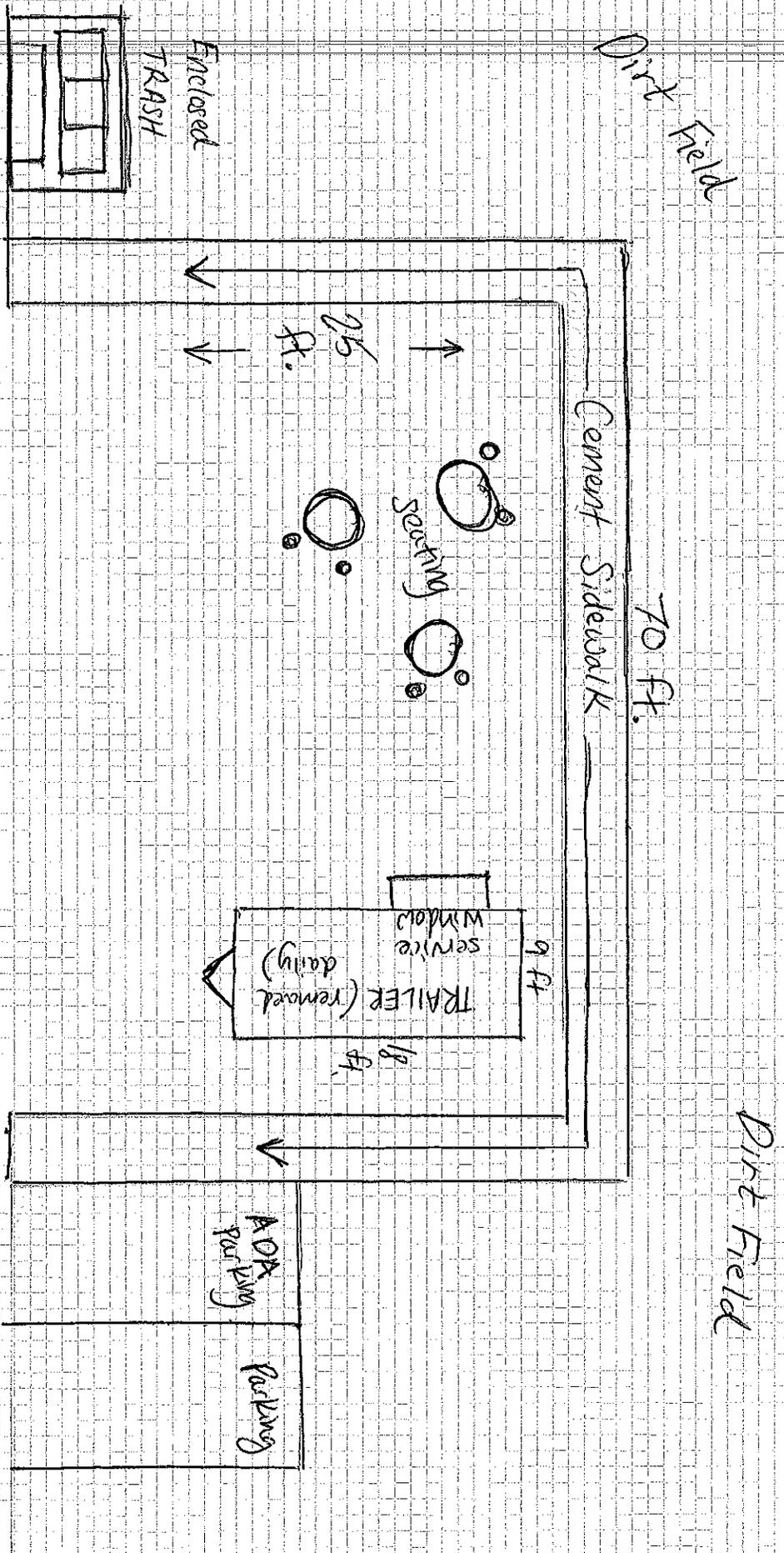
THE ROGUE CHEF LLC SITE PLAN MAP

111 S. Pacific Hwy, Talent

Valley View Rd.



Asphalt Driveway



The Reggae Chef LLC Site Plan Map 3/14/16