



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-25-000014-PLNG:
RAMIREZ GILL - BED & BREAKFAST ENTERPRISE**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: March 25, 2025**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-25-000014-PLNG: A Conditional Use request for the operation of a one (1) bedroom bed and breakfast enterprise within an existing single-family dwelling on a property within Unincorporated Community of Pacific City/Woods located at 34200 Tidewater Lane, a County road, and designated as Tax Lot 2400 in Section 19CB of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Pacific City/Woods Medium Density Residential Zone (PCW-R2). The applicant and property owner is Elsy Ghisleli Ramirez Gill.

Written comments received by the Department of Community Development prior to 4:00p.m. on April 8, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, April 9, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3123 or sheila.shoemaker@tillamookcounty.gov.

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

EXHIBIT A

Tillamook County
2024 Real Property Assessment Report
 Account 391938

Map 4S1019CB02400
Code - Tax ID 2202 - 391938

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr NESTUCCA RIDGE
 Lot - 35

Mailing RAMIREZ GILL, ELSY GHISLELI (TOD)
 34200 TIDEWATER LN
 CLOVERDALE OR 97112

Deed Reference # 2023-1311
Sales Date/Price 03-31-2023 / \$0
Appraiser RANDY WILSON

Property Class 101 MA SA NH
RMV Class 101 09 ST 909

Site	Situs Address	City
1	34200 TIDEWATER LN	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2202	Land	217,700		Land	0	
	Impr	517,740		Impr	0	
Code Area Total		735,440	293,640	293,640	0	
Grand Total		735,440	293,640	293,640	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		PCW-R2	Market	117	0.14 AC		187,200
					OSD - AVERAGE	100			30,000
Code Area Total							0.14 AC		217,700

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	1999	144	One and 1/2 story w/basement	122	1,574			517,740
Code Area Total						1,574			517,740

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
2202	■ SOLID WASTE	12.00	2024

Comments 10/10/03 LCM Study. Changed class to 4 and tabled values. dv. changed account to reflect proper neighborhood. (201 to 271) sm
 1/2014 Reapp. of land/Tabled values. RCW

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.W.1/4 S.W.1/4 SEC.19 T.4S. R.10W. W.M.

TILLAMOOK COUNTY

04S10W19CB

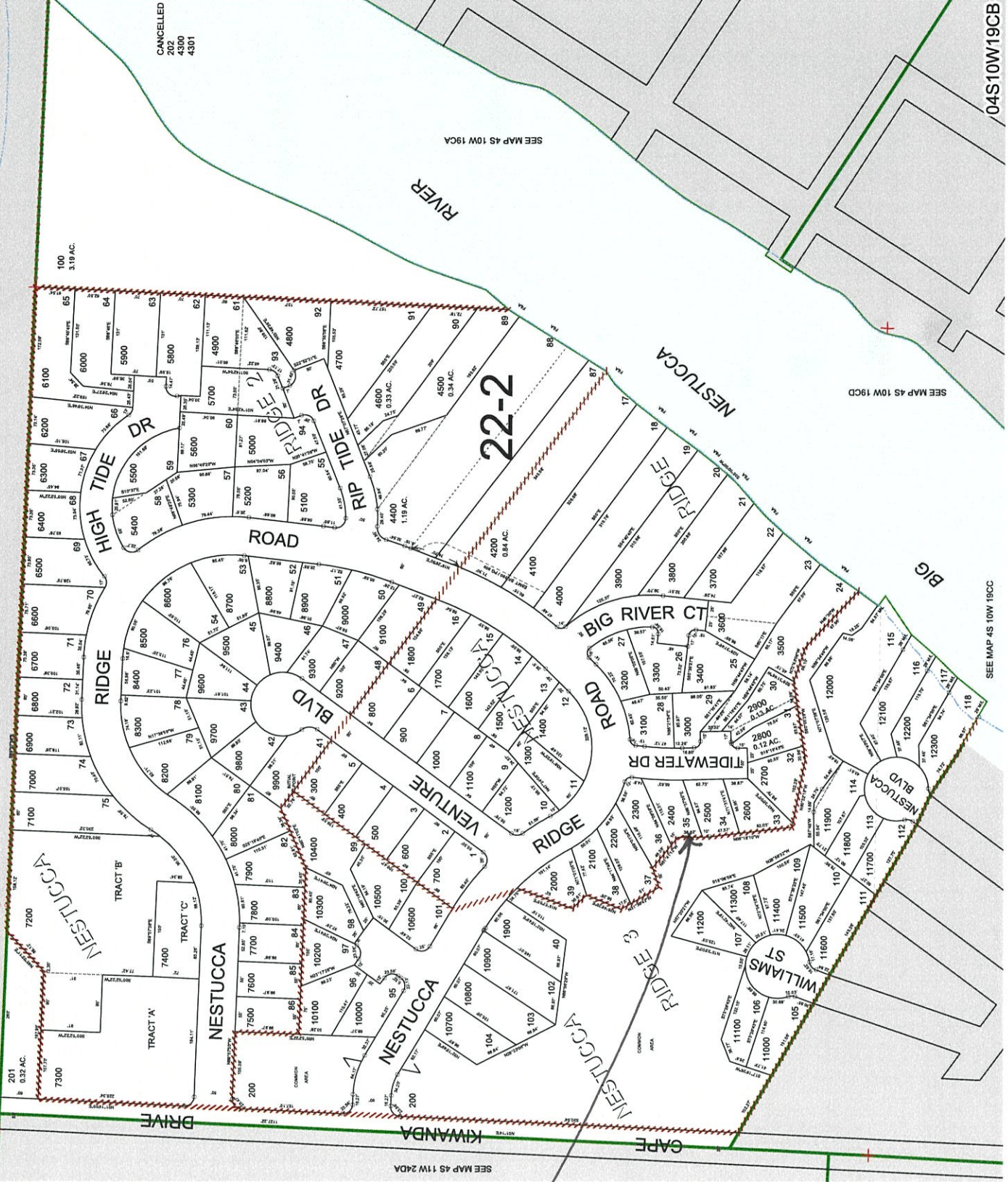
1" = 100'

SEE MAP 4S 10W 19

SEE MAP 4S 10W 19CA

SEE MAP 4S 10W 19CC

SEE MAP 4S 11W 24DA



CANCELLED
202
4300
4301

SEE MAP 4S 10W 19CA

SEE MAP 4S 10W 19CC

SEE MAP 4S 10W 19CC

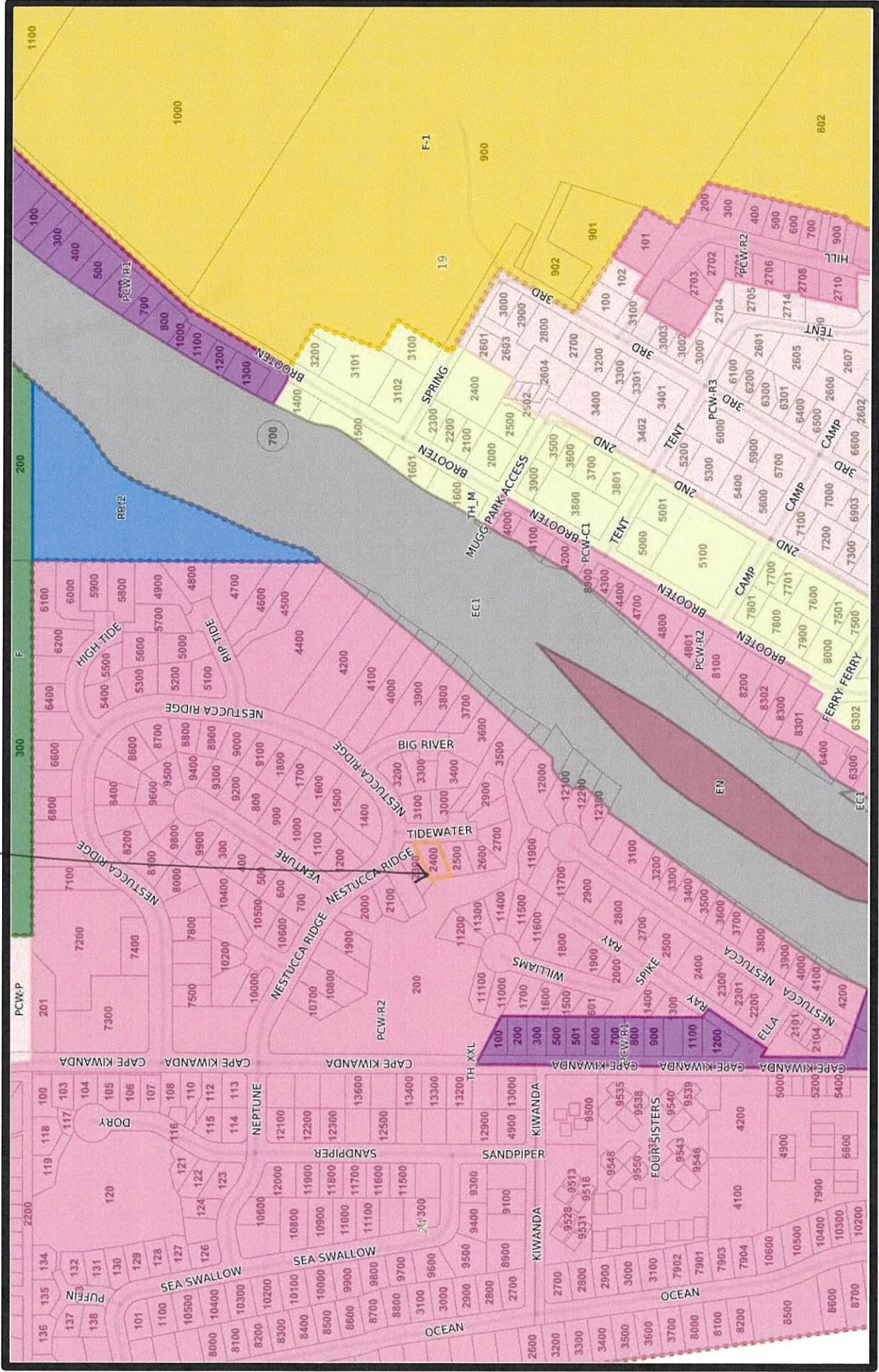
Subject Location

04S10W19CB

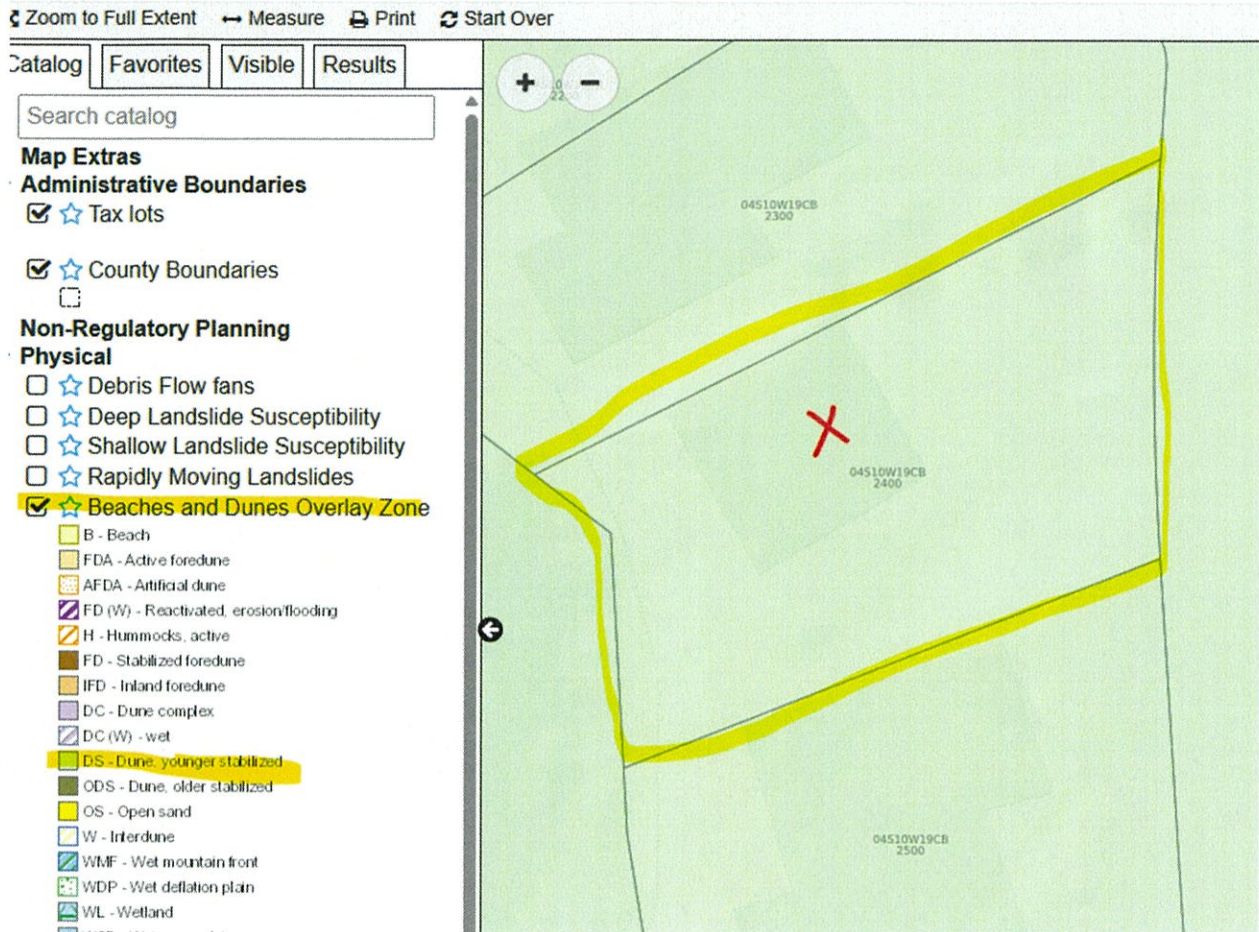
Revised 03/08/21, WS

Map

San Jose location



Beach and Dune Overlay Zone

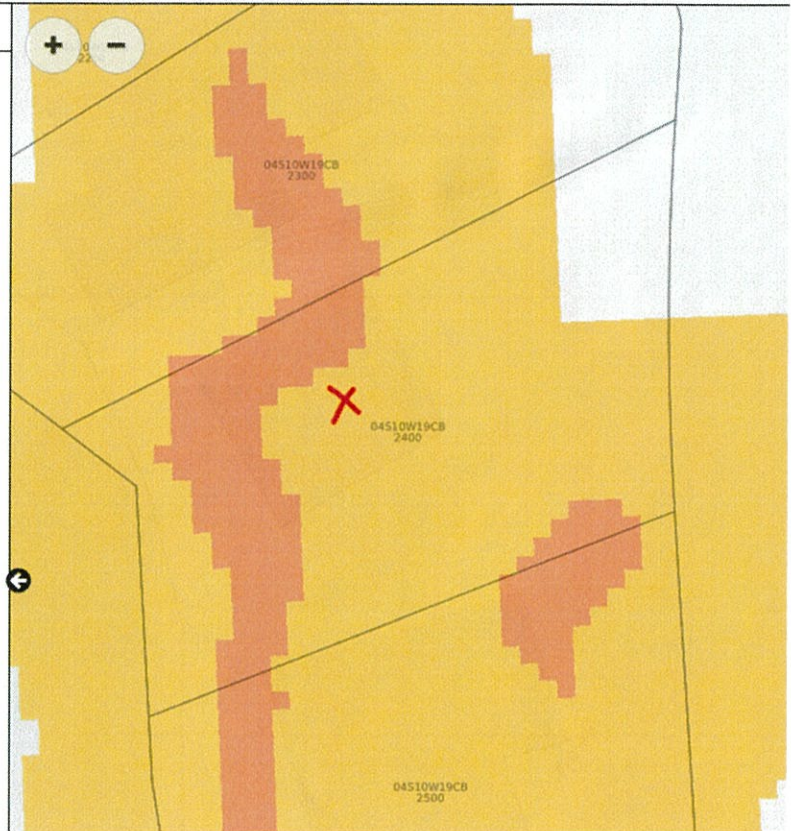


Geologic Hazard Area

Zoom to Full Extent Measure Print Start Over

Catalog Favorites Visible Results
Search catalog

- ▶ Map Extras
- ▼ Administrative Boundaries
 - Tax lots
 - County Boundaries
- ▶ Non-Regulatory Planning
- ▼ Physical
 - Debris Flow fans
 - Deep Landslide Susceptibility
 - Shallow Landslide Susceptibility
 - Rapidly Moving Landslides
 - Beaches and Dunes Overlay Zone
- ▼ Elevation
 - Highest Hit, OLC, 2008-19
 - Bare Earth, OLC, 2008-19
- ▼ Aerial Photos
 - ▶ State Imagery
 - ▶ World Imagery
- ▼ Basemaps
 - ▼ Carto
 - Light
 - Voyager
 - ▶ Esri



National Flood Hazard Layer FIRMette

123°58'9"W 45°12'38"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

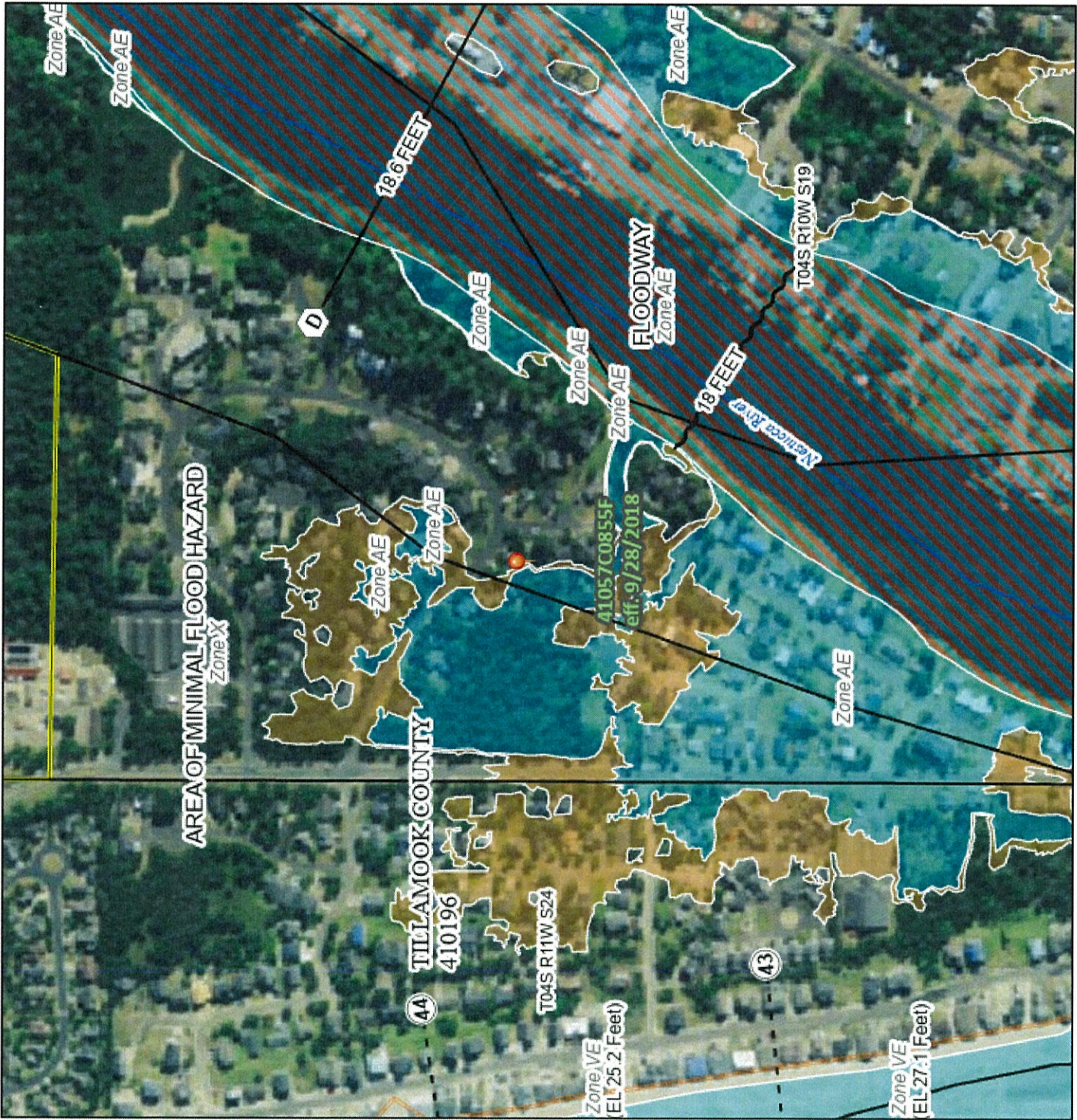
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/20/2025 at 8:02 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

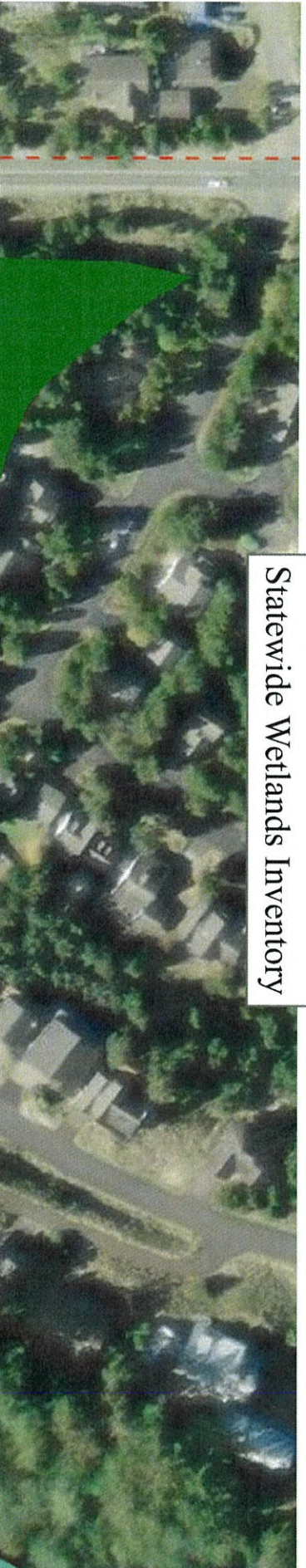


123°57'31"W 45°12'12"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Statewide Wetlands Inventory



Oregon Scenic Waterway - Water Courses

Townships

LWI Study Area

BASEDAT.DBO.NHDIWaterbody

BASEDAT.DBO.NHDIArea

BASEDAT.DBO.NHDIFlowline

- Perennial
- ... Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDIPoint

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Agate-Winko Soils

4S-10W

R4SBC

E2SS1P

E1UBL

R. Southern, Maxey, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, IJC, Department of State Lands, R. Southern 2018

EXHIBIT B



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Elsy Ghisleli Ramirez Gill Phone: 530-845-0414

Address: 34200 Tidewater Ln

City: Cloverdale State: OR Zip: 97112

Email:

Property Owner

Name: Elsy Ghisleli Ramirez Gill Phone: 530-845-0414

Address: 34200 Tidewater Ln

City: Cloverdale State: OR Zip: 97112

Email: ghisleli@hotmail.com

OFFICE USE ONLY	
Date Stamp	RECEIVED
	JAN 13 2025
BY:	Counter [Signature]
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	SS
Receipt #:	141140
Fees:	1,365.00
Permit No:	851-25-00014 -PLNG

Request: One bedroom bed and breakfast.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Foredune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: 34200 Tidewater Ln, Pacific City, OR 97135

Map Number: 4S	10W	19 CB	2400
Township	Range	Section	Tax Lot(s)

Clerk's Instrument #: R 391938 2202

Authorization

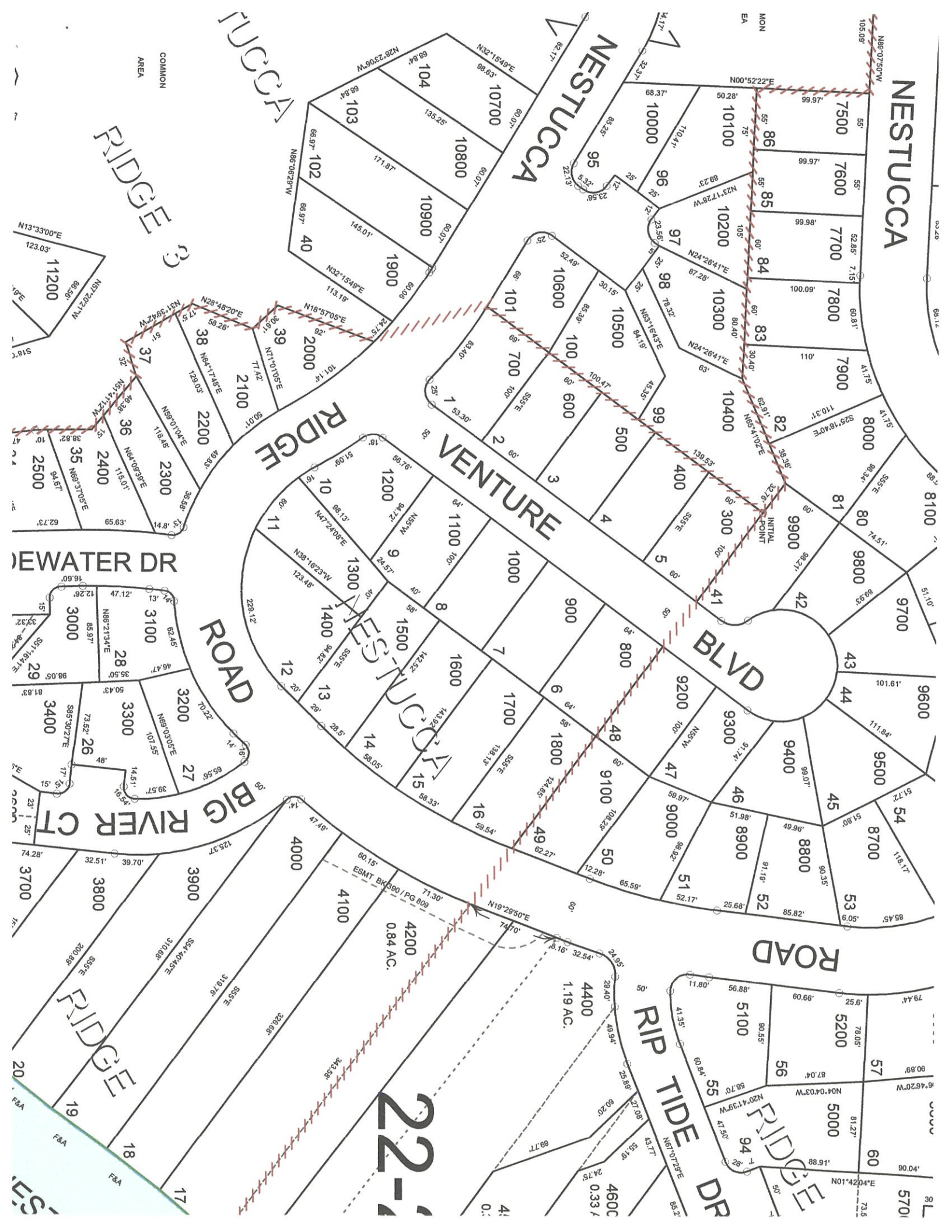
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

	01-12-2025
Property Owner Signature (Required)	Date
	01-12-2025
Applicant Signature	Date

CONDITIONAL USE CRITERIA

The purpose of this document is to apply for the right to establish a Bed and Breakfast in my home. Prior to this date, I held a Short Term Rental (STR) using permit number 851-11-1182. However, since I rent only one room, it became apparent it would serve the county better if I switched my rental to the category of Bed and Breakfast as this would allow the use of my permit for a more appropriate use.

- (1) The subject property is zoned PCW-R2. According to section 3.333, paragraph (3(m)), "Bed and Breakfast enterprises within an owner-occupied primary residence" is permitted.
- (2) Establishing a Bed and Breakfast at this location is consistent with the Comprehensive Plan of Tillamook County for the following reasons:
 - Due to the nature of the occupancy, one to two guests can stay at a time. This has minimal impact to the population density of the area.
 - One or two people on a temporary basis will not have an impact upon the environment as this has been taken into account with the zoning of the property.
 - Minimal impact to public infrastructure would be experienced as there is only one to two person increase to infrastructure load.
 - Urban growth would not be experienced as guests are of a temporary nature.
 - The housing impact falls within the use permit of the dwelling.
 - The economy of Tillamook County would benefit as the guests will spend money at local establishments pumping badly needed business into the local economy.
- (3) The parcel size is suitable for the use as it is a single family unit with an unused bedroom (two adults and one child currently inhabit the premises). Parking of one extra vehicle on the property is possible.
- (4) The nature of the surrounding area is a mixed use of recreational and residential. A majority of homes located at Nestucca Ridge are vacation homes. The population of Pacific City rises and falls proportional to the tourists season. A bed and breakfast will have minimal impact to the nature of the local area and falls within the nature of the community.
- (5) To the best of my knowledge, the area of Pacific City does not have solar energy systems, wind energy conversions systems or windmills.
- (6) The proposed use will allow the inflow of tourist dollars into the economy. For over a century, tourism has been the main economy of Pacific City. Tourism brings jobs, business and industry to the area. This Bed and Breakfast will contribute a positive impact to the local community by bringing in tourist to Pacific City and the Oregon Coast.



NESTUCCA

NESTUCCA

NESTUCCA

RIDGE 3

RIDGE

VENTURE

BLVD

ROAD

BIG RIVER CT

DEWATER DR

ROAD

RIP TIDE

RIDGE

22-

RIDGE

F&A

COMMON AREA

4200
0.84 AC.

4400
1.19 AC.

ES

ESMT Bk 680 / PG 608

DR

F&A

Tillamook County
2024 Real Property Assessment Report
 Account 391938

Map 4S1019CB02400
 Code - Tax ID 2202 - 391938

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr NESTUCCA RIDGE
 Lot - 35

Mailing RAMIREZ GILL, ELSY GHISLELI (TOD)
 34200 TIDEWATER LN
 CLOVERDALE OR 97112

Deed Reference # 2023-1311
 Sales Date/Price 03-31-2023 / \$0
 Appraiser RANDY WILSON

Property Class 101 MA SA NH
 RMV Class 101 09 ST 909

Site	Situs Address	City
1	34200 TIDEWATER LN	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2202	Land	217,700		Land	0	
	Impr	517,740		Impr	0	
Code Area Total		735,440	293,640	293,640	0	
Grand Total		735,440	293,640	293,640	0	

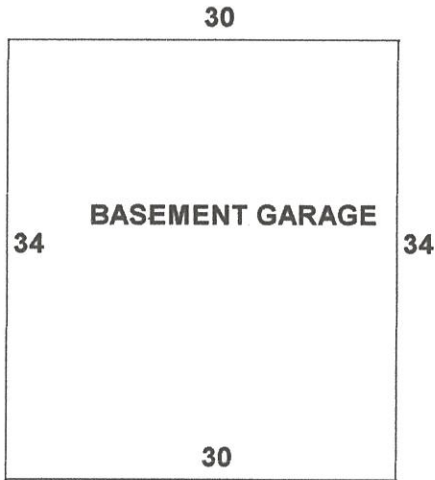
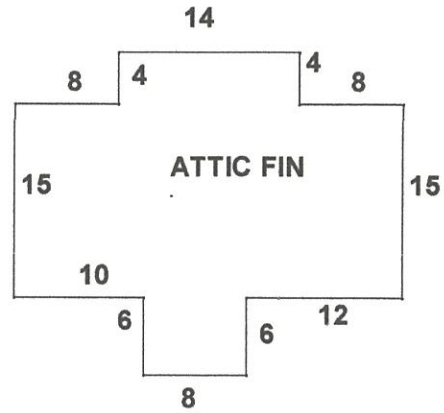
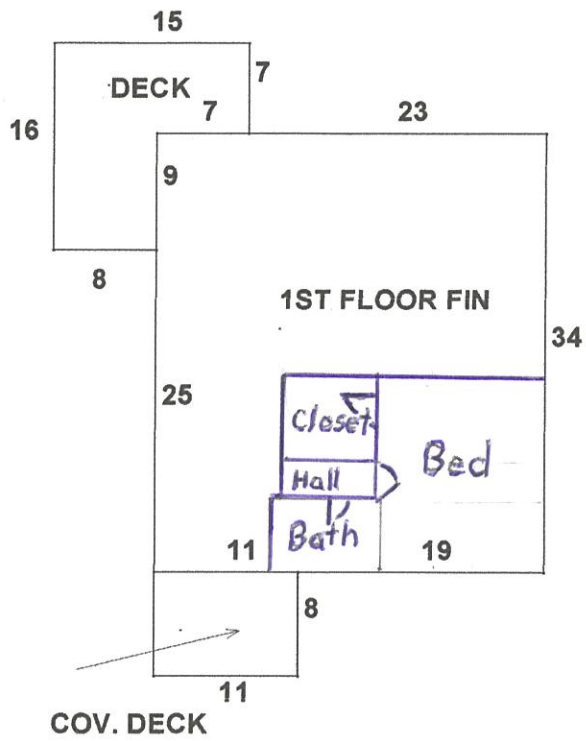
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		PCW-R2	Market	117	0.14 AC		187,200
					OSD - AVERAGE	100			30,000
Code Area Total							0.14 AC		217,700

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	1999	144	One and 1/2 story w/basement	122	1,574			517,740
Code Area Total						1,574			517,740

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
2202	■ SOLID WASTE	12.00	2024

Comments 10/10/03 LCM Study. Changed class to 4 and tabled values. dv. changed account to reflect proper neighborhood. (201 to 271) sm
 1/2014 Reapp. of land/Tabled values. RCW

BUILDING DIAGRAM AND OUTBUILDINGS



34200 TIDEWATER LANE

Appraiser	Date	Bldg	Description	SqFt	Dimension
SM	3/17/2004	1	1ST FLOOR FIN	1020	
		1	ATTIC FIN	554	
		1	BASEMENT GARAGE	1020	
		1	COV. DECK	88	
		1	DECK	177	

Proof of Residence

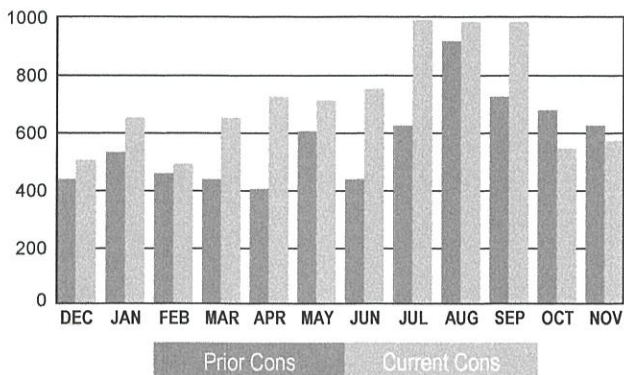


Pacific City Joint Water-Sanitary Authority
 PO Box 520
 Pacific City, OR 97135
 (503) 965-6636
 www.pcjwsa.com

GHISLELI RAMIREZ GILL
 C/O STEVE GILL
 34200 TIDEWATER LANE
 CLOVERDALE OR 97112-9004

SPECIAL MESSAGE

USAGE HISTORY



Statement

ACCOUNT INFORMATION

ACCOUNT: 001531-000
SERVICE ADDRESS: 34200 TIDEWATER LANE
SERVICE PERIOD: 11/01/2024 to 11/30/2024
BILLING DATE: 11/30/2024
DUE DATE: 12/16/2024

BILLING DETAIL

METER READING

Serial No	Read Date	Previous Read	Current Read Date	Current Read	Cons
000350	10/31/2024	24,648	11/26/2024	25,219	571

CURRENT CHARGES

Water	44.91
Sewer	53.64
Streetlights	0.43
Water Capital Improvement Charge	3.00
Sewer Capital Improvement Charge	5.00
WWTP Capital Improvement Charge	51.00

TOTAL CURRENT CHARGES 157.98

BILL SUMMARY

PREVIOUS BALANCE	155.97
PAYMENTS RECEIVED	155.97
ADJUSTMENTS	0.00
ADDITIONAL BILLING	0.00
CURRENT CHARGES	157.98

AUTO PAY-DO NOT PAY 157.98

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT. PLEASE MAKE CHECK PAYABLE TO: PCJWSA



PCJWSA
 PO Box 520
 Pacific City, OR 97135
 (503) 965-6636

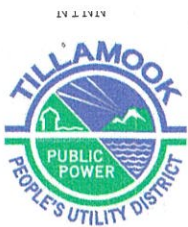
ACCOUNT	DUE DATE	TOTAL DUE
001531-000	12/16/2024	** DO NOT PAY **
Please Indicate Amount Enclosed \$		AUTO PAY

10 1 AV 0.545 1/10 000011 0001:0001

GHISLELI RAMIREZ GILL
 C/O STEVE GILL
 34200 TIDEWATER LANE
 CLOVERDALE OR 97112-9004



PCJWSA
 PO BOX 520
 PACIFIC CITY OR 97135-0520



Proof of Residence
Tillamook People's Utility District

PO Box 433
 Tillamook, OR 97141-0433

Office Address:
 1115 Pacific Ave, Tillamook, OR 97141

Hours: 7:00 AM-5:30 PM Monday-Thursday

Phone: (503) 842-2535 Fax: (503) 842-4161
 Toll Free: (800) 422-2535 Web: www.tpod.org

40 0 AV 0.507
 ELSY GHISLELI RAMIREZ
 34200 TIDEWATER LN
 CLOVERDALE OR 97112-9004

5 40
 C-1

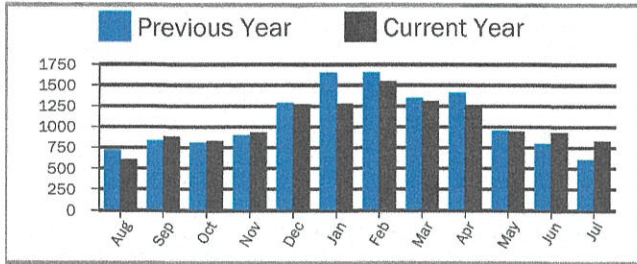
Billing Date	07/09/2024
Account Number	106354
Payment Due	08/05/2024

Billing Summary	
Previous Balance	\$116.40
Payment Received 06/25/2024 <i>Thank you!</i>	\$116.40CR
Balance Forward	\$0.00
Current Charges	\$108.40
Total Balance	\$108.40

***** NOTICE *****
AUTO PAY CREDIT CARD - DO NOT PAY



Meter No.	Services		Days	Readings		Meter Multiplier	kWh Usage	Rate Number and Description	Service Address and Description
	From	To		Previous	Present				
134092	06/04/24	07/04/24	30	64911	65741	1	830	12 RESIDENTIAL SEASONAL	34200 TIDEWATER LN



Current Service Detail	
Balance Forward	\$0.00
Basic Fee	\$42.00
Energy Charge	830 kWh @ 0.08 = \$66.40
Total Electric Charges	\$108.40
Total Amount Due 08/05/2024	\$108.40

Message from Tillamook PUD
 Check out the NEW SmartHub on Feb 22, 2024! Access your billing and usage data online at <https://tpud.smarthub.coop>

RETURN BOTTOM PORTION WITH YOUR PAYMENT. PLEASE DO NOT FOLD, STAPLE, TAPE, OR PAPERCLIP.

ELSY GHISLELI RAMIREZ
 34200 TIDEWATER LN
 CLOVERDALE OR 97112-0000

Home: (503) 895-6428
 Work: None on File
 Cell: (530) 845-0414

Amount Due	\$108.40
Customer Assistance Donation	
Amount Enclosed	

Current Charges Due 08/05/2024
DO NOT PAY, AUTO-PAY SCHEDULED FOR THE 25th

Please notify us of any changes to your personal information below:

TILLAMOOK PEOPLE'S UTILITY DISTRICT 1
 PO BOX 433
 TILLAMOOK OR 97141-0433



Account Number 106354

0000106354000108402

Proof of Residence

< Go Back

Neri ▾



Student Info ▾



Edit Information

Student Information

Student Information

Student Name Neri C. Tate Ramirez	Student ID 337301	Gender Female	Grade 12	Home Address 34200 Tidewater Ln Cloverdale, OR 97112			
Last Name Goes By Tate Ramirez	First Name Goes By Neri	Birth Date 03/05/2007	Student Email nerit@students.nestucca.k12.or.us				
Phone 503-812-9503	Language To Home English	Track	School Name Nestucca High School				
Homeroom Teacher Ronald Smith ✉	Room Name	Counselor Name ✉	SSID 20234066	Cohort	House	Type of Instruction	Attendance Rate 0.8170

IN CASE OF EMERGENCY: Names of persons who can assume temporary responsibility

Orderby	Name	Release To	Email	Relationship	Home Phone	Work Phone	Mobile Phone	Other Phone
	Nancy Durrani	Y	nancymarilyn@hotmail.com	Aunt	281-685-9034	Phone	Phone	281-685-9034
Orderby	Name	Release To	Email	Relationship	Home Phone	Work Phone	Mobile Phone	Other Phone
	Scott Ward	Y		Step-Brother	541-799-5061	Phone	Phone	

Physician and Dentist Information

Physician Name Albert Thompson	Phone 503-965-6555	Extension	Hospital
Dentist Name	Dentist Phone	Extension	Dental Office

Student Locker

Locker Number	Type	Location	Vertical Location	Combination
---------------	------	----------	-------------------	-------------

No student locker information provided

Transportation

Bus Route To School Blue	Pick Up Bus Stop Kiwanda & Ella Int	Pick Up Transport Time 7:05 AM
Bus Route From School Blue	Drop Off Bus Stop Kiwanda & Ella Int	Drop Off Transport Time



National Flood Hazard Layer FIRMette

123°58'9"W 45°12'38"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRS Zone I
- Area of Undetermined Flood Hazard Zone I

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
 - 30.2
 - 17.5
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER

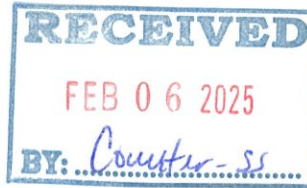
- Pin: The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/12/2025 at 5:33 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





Date: January 28, 2025

RE: Incomplete application for Conditional Use Review request #851-25-000014-PLNG Bed and Breakfast Enterprise.

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be **incomplete**.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.


Tillamook County Department of Community Development
Attn: Sheila Shoemaker – Land Use Planner
1510 B Third Street
Tillamook, OR 97141

If you indicate your intent to complete the application, you will have 180 days from the date the application was originally submitted (**January 13, 2025**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered to be a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

ACKNOWLEDGMENT

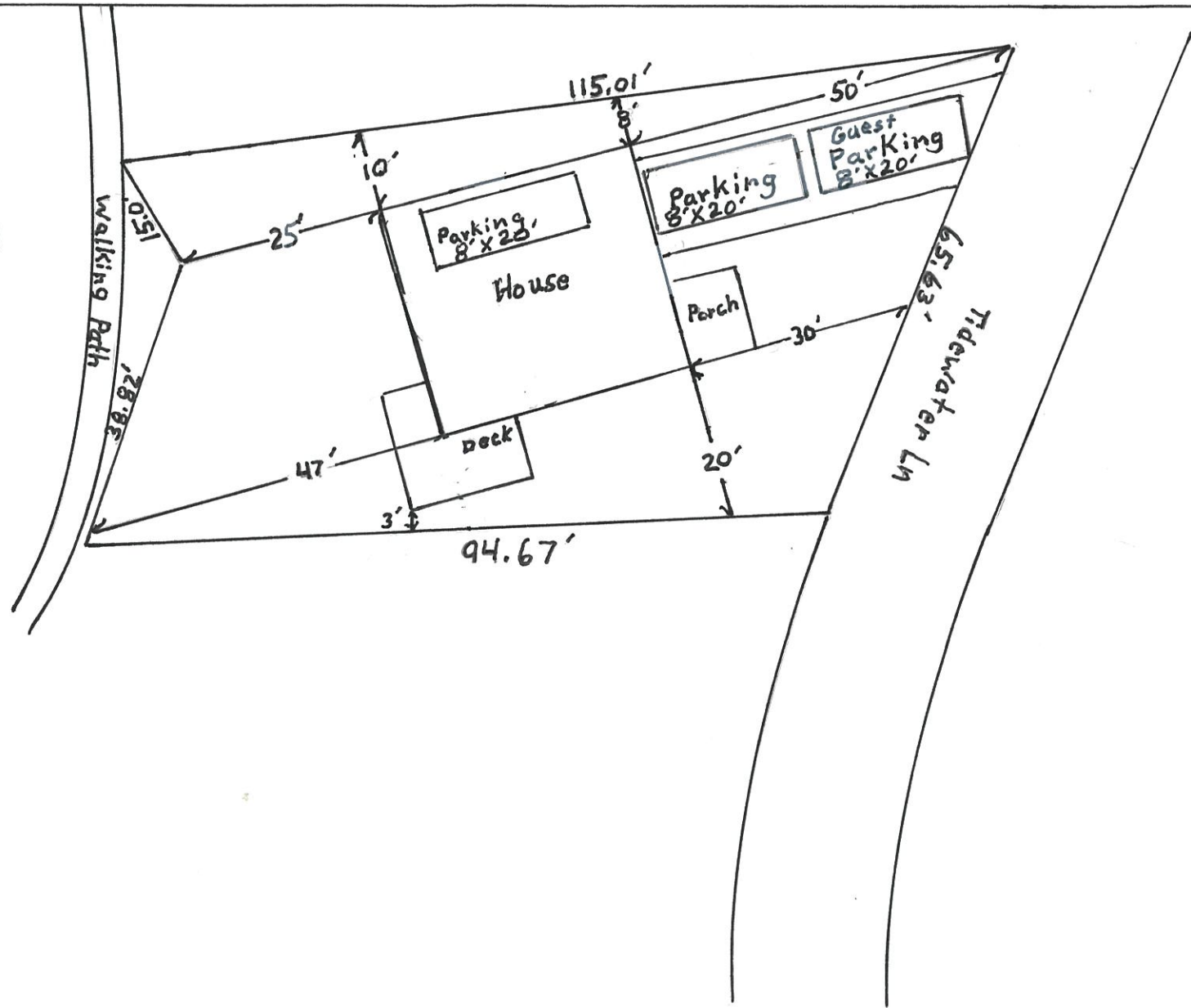
- I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.
- I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.


Signed and Acknowledged (Applicant)

01-02-2025
Date

RECEIVED
 FEB 06 2025
 BY: County SS

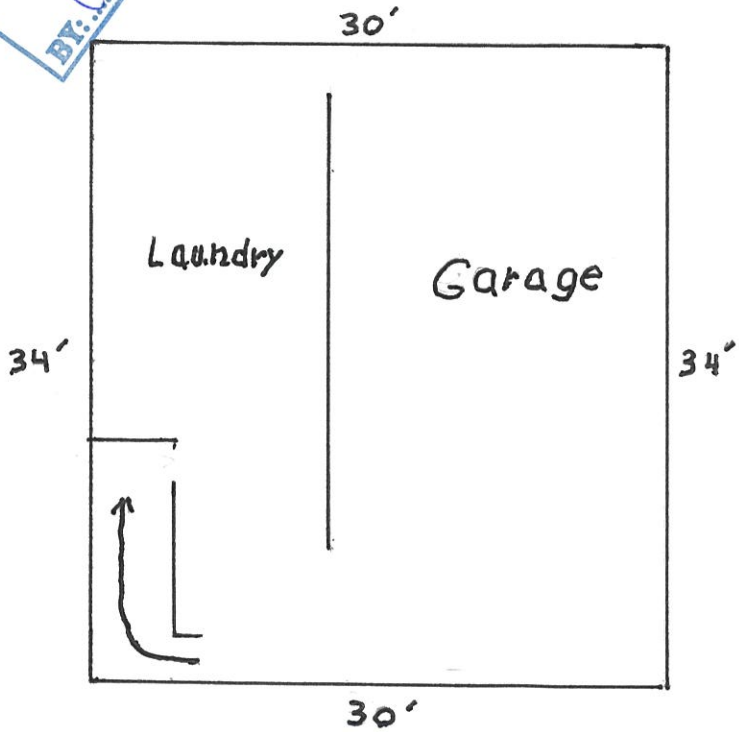
Wetland



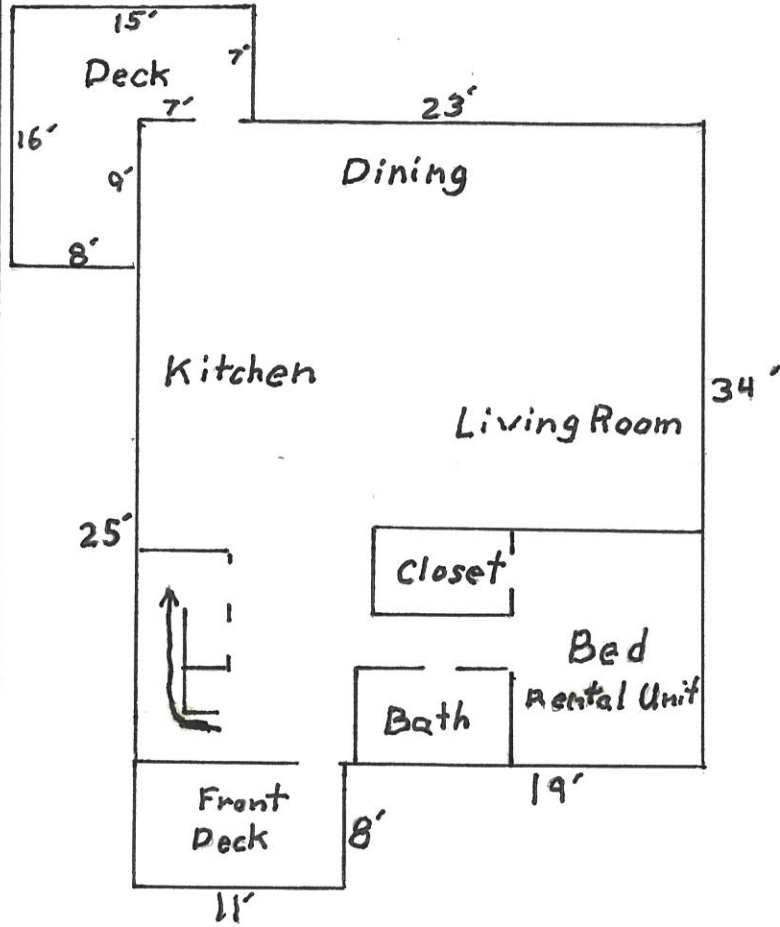
Property Setbacks	Account #: 391938	Map #: 4510-19CB-02400	Page 1 of 2	Legal Description: 35, Nestucca Rd, 19 04910
Address: 34200 Tidewater Ln. Pacific City, OR	Owner: Elsy G. Ramirez Gill	Scale: 10' = 1/2"	Telephone number: 530-845-0414	County Land Use Code 41057

RECEIVED
 FEB 06 2025
 BY: Camryn-SS

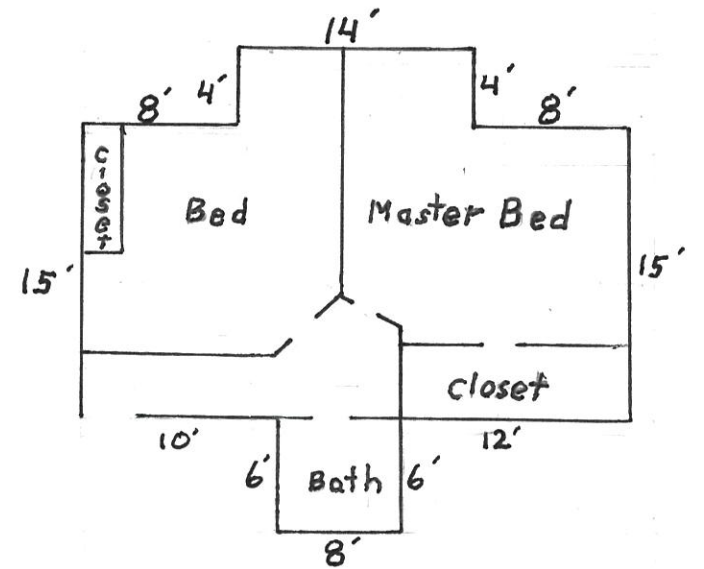
Basement/Garage



1st Floor



2nd Floor



Building Diagram

Account #: 391938

Map #: 4510-19CB-02400

Page: 2 of 2

Address: 34200 Tidewater Ln., Pacific City, OR

Owner: Elsy G. Ramirez Gill

Scale: 1" = 10'

Telephone number: 530-845-0414