

FOR OFFICE USE ONLY

Application #: C-2026-103

Floodplain #: -----

Date Received: 6/2/2026 Zone: IP

Use: ☒ Outright ☐ CU Type 1 ☐ CU Type 2



Site Plan & Design Review Application
For all Multi-family, Commercial or Industrial Construction
PLEASE NOTE INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Applicant Name: Brian Clements Phone 541 / 508-7597

Address 2738 NW Potts Ct City Bend State OR Zipcode 97703

Email bclements@steele-arch.com

Property Owner Data Factory Oregon LLC Phone /

Address 1000 ISLAND BLVD City North Miami Beach State FL Zipcode 33160

Email

PROPERTY DESCRIPTION

Property address: 2865 SW CESSNA DR

Map# Township 15 Range 151 Section 2B0 Tax Lot # 151512B001801

Present Zoning IP Total Land Area 21,743 (Square Ft) 0.50 (acres)

Present Land Use Vacant lot

PROJECT DESCRIPTION

Occupancy: ☐ Multi-family Residential ☐ Commercial ☒ Industrial ☐ Other

☒ New Construction ☐ Addition ☐ Accessory ☐ Other

Sq. Ft. Bldg(s) 1,000 No. of Stories 1

Describe Project:

1,000 sf office/shop building, with (9) PoliCloud data center containers, approx. 160 sf each.

PROFESSIONAL SERVICES

Builder/Agent: Mike Paxton Phone 541 / 248-0473
Address 87133 Christmas Valley Hwy City Christmas Valley State OR Zipcode 97641
Email mike.paxton@paxtonpipe.org

Architect/Designer/Engineer: Steele Associates Architects Phone 541 / 508-7597
Address 2738 NW Potts Ct City Bend State OR Zipcode 97703
Email bclements@steele-arch.com

REQUIREMENTS FOR ALL PLAN SETS SUBMITTED:

The applicant shall submit plans in accordance with the following:

1. All plans shall be submitted on sheets no larger than 24 inches by 36 inches.
2. Full size Electronic copies (PDF) of the full plan set is preferred. Two full-size copies of the full plan set may be required based on the complexity of the project. (Additional copies may be required if necessary for a public hearing).
3. One full set of plans shall be submitted on a sheet no larger than 11 inches by 17 inches.
4. All plans shall be at a scale sufficiently large enough to enable all features of the design to be clearly discerned.
5. Required plans may be combined onto a single sheet (i.e. Site and Landscape Plan) as long as all features of each plan may be clearly discerned.

REQUIRED ITEMS TO BE SUBMITTED:

- ☒ Completed application form - *must be signed by the property owner and the applicant*
- ☒ Application Fee.
- ☒ Title Report or Subdivision Guarantee verifying ownership, *including legal description*
- ☒ Trip Generation Statement prepared by a professional transportation planner or equivalent. If over 200 ADT result, a Traffic Impact Analysis shall be required.
- ☒ Vicinity Map
- ☒ Preliminary Grading and Drainage Plan.
- ☒ Site Analysis Diagram which shall include the following (if applicable):
 - ☒ Location and species of existing trees greater than six inches in diameter when measured four feet above the natural grade (indicate which are to be removed).
 - ☒ Steep slopes, potential geological hazards or unique natural features that may effect the proposed development.
 - ☒ Contour lines measured at two foot intervals.
 - ☒ Natural drainage ways, depths of any ground water tables less than 12 feet, and any areas of surface water accumulations.
 - ☒ All buildings, roads, retaining walls, curb cuts and other manmade features, both existing and proposed.
 - ☒ Natural features, including trees, riparian habitat and stream channels and structures on-site or on adjoining properties that have or may have a visual or other significant relationship with the site and the proposed development thereon

- ☒ Site Development Plan which shall include the following (if applicable):
 - ☒ Project name, scale, legend and north arrow
 - ☒ Name of organization/individual who prepared site plan and date prepared
 - ☒ Legal description of property
 - ☒ Boundary dimensions of site area
 - ☒ Street names and locations of all existing and proposed streets, curbs and sidewalks within or adjacent to the proposed development
 - ☒ Zoning of each adjacent property
 - ☒ Location and dimensions of all proposed and existing structures
 - ☒ All required setback lines
 - ☒ Location of all building entrances
 - ☒ Parking and circulation areas
 - ☒ Service and storage areas
 - ☒ Locations and dimensions of any easements
 - ☒ Outdoor recreation areas
 - ☒ Pedestrian and bicycle circulation
 - ☒ Location of all exterior mechanical and utility equipment and trash enclosures
 - ☒ Lighting plan showing location, type and illumination of all exterior light fixtures
 - ☒ Location, size and method of illumination for signs (if proposed)
 - ☒ ADA accessibility provisions
 - ☒ Location, names, surface and right-of-way widths and improvement standards of all existing and proposed streets within or adjacent to the proposed development

- ☒ Landscape Plan which shall include the following (if applicable):
 - ☒ Areas to be left as undisturbed natural vegetation
 - ☒ Areas to be landscaped, identifying type of landscaping and total area
 - ☒ Size, species and locations of plant materials to be retained or placed on the site
 - ☒ Layout of irrigation system
 - ☒ Location and design of proposed fencing and retaining walls
 - ☒ Location of and method of screening for trash enclosures, exterior mechanical equipment and utility equipment
 - ☒ Location and design details of walkways, plazas and other common areas

- ☒ Written Summary of Project this shall include the following*:
 - ☒ Area of project site
 - ☒ Square footage and height of each proposed structure
 - ☒ Area and percent of lot coverage by structures, parking/driveway, recreation areas, storage/service areas and landscaping
 - ☒ Total number of parking spaces and area of impervious surface
 - ☒ Total square footage of all landscape areas
 - ☒ Residential projects: total number of dwelling units
 - ☒ Specific use for each existing and proposed building on the site

*Note: a written summary is generally included on the Site Plan

- ☒ Architectural Drawings - a sketch of the project shall include the following:
- ☒ Floor plans for all floors of proposed building(s)
 - ☒ Exterior elevations of every exterior wall surface showing building heights, windows, doors, exterior light fixtures, stairways, balconies and all other architectural details
 - ☒ Details of materials, colors and textures. Samples are encouraged and may be required depending on the size, location and visibility of the project.
 - ☒ Location and type of all exterior light fixtures, including level of illumination
 - ☒ Location, size and method of illumination of all exterior signs (if proposed)
- ☒ Additional Information - at the discretion of the Planning Department, the following materials/information may be required prior to the application being deemed complete:
- ☐ Engineered Fire Flow Analysis
 - ☐ Flood Elevation Certificate
 - ☐ ODOT Access Permit(s)
 - ☐ Traffic Impact Analysis
 - ☐ Water/Sewer Analysis
 - ☐ Property Survey
 - ☐ Site Photographs

By signing this application, the undersigned certifies that he/she has read and understands the submittal requirements of the City's land use code. **Please note:** If the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision the Planning Director may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Applicant:  Date: 06/01/2026
Signature

Guillaume Goualard
Property Owner: _____ Date: 06/01/2026
Signature

Please note: additional and/or revised information may be required by the Planning Department prior to the application being deemed complete.