



CURRY COUNTY COMMUNITY DEVELOPMENT
94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444

Becky Crockett
Planning Director

Phone (541) 247-3228
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File # AD-2020 Fee \$ 2000 Receipt # _____ Accepted by NCO

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

☐ Comp Plan/Zone Change ☒ Conditional Use ☐ Variance ☐ Partition ☐ Subdivision ☐ Development Permit

Application Date: 11/3/20 Hearing / Decision Date: _____

APPLICANT: Please complete all parts of this form. The attached application checklist will be marked by staff to reflect the information and supporting items required for this request. Please return this prepared checklist, the completed application form and required fee at the time of submission. Please note that your application cannot be reviewed or processed until all the required items have been provided.

1. PROPERTY OWNER OF RECORD

Name Steven and Johanna Schwartzkopf, Trustees of the Schwartzkopf Living Trust
 Mailing Address: _____
 City, State, ZIP: _____
 Telephone #: _____ E-Mail _____

2. APPLICANT

Name Steven Schwartzkopf
 Mailing Address: _____
 City, State, ZIP: _____
 Telephone #: _____ E-Mail _____

3. AGENT (If Any)

Name: _____
 Mailing Address: _____
 City, State, ZIP: _____
 Telephone # _____ E-Mail _____

4. BASIC PROPOSAL (Briefly describe your proposed land use)

Home Occupation - see attached description

5. PROPERTY INFORMATION

Assessor Map # 36514W20 Tax Lot (s) 3614-20-00400-00
 Zoning: Forestry-Grazing Total Acreage 1.47

6. **PROPERTY LOCATION**

Address (if property has a situs address) 94510 N Bank Rogue River Road, Gold Beach, OR 97444

Description of how to locate the property Property is located approximately 1 mile East of the Rogue River Bridge (Isaac Lee Patterson Bridge) on N. Bank Rogue River Road, on the North shore of the Rogue River.

7. **EXISTING LAND USE** (briefly describe the present land use of the property)

☐ Vacant ☒ Developed; Describe existing development

Single family residence and workshop

8. **SURROUNDING LAND USES** (Briefly describe the land uses on adjacent property)

Single family residence to East, remaining land used for grazing cattle. Commercial rock/gravel business approximately 1/2 mile to west.

9. **SERVICE AND FACILITIES AVAILABLE TO THE PROPERTY**

Please indicate what services and facilities are available to the property. If on-site sewage disposal and/or water source is proposed, a copy of the approved site evaluation or septic system permit and a copy of any water rights or well construction permit must be submitted with this application.

Water Source well, on site

Sewage Disposal Septic System

Electrical Power Cons Curry Electric

Telephone Service Fiber/Ziply Fiber

Fire Department/District Gold Beach Fire Department

School District Central Curry School District

10. **ROAD INFORMATION**

Nearest Public Road N. Bank Rogue River Road

Private Roads Serving the Property NA

Road Condition _____

Legal Status _____

Ownership: I own the road ☐ Easement on others property ☐ Joint Owner ☐

Please submit record of ownership (i.e. deeds, easement, plat dedication, etc)

Proposed New Roads/Driveways (Briefly describe any new road construction related to this application)

NA

11. **PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY**

Topography (Briefly describe the general slope and terrain of the property)

Flat. Slight slope behind shop and to west
of house, decline over about 5' to level yard.

Vegetation (Briefly describe the vegetation on the property)

Grass, weeds, ornamental landscaping (trees, bushes)


12. **FINDINGS OF FACT**

Oregon Statute and the zoning ordinance requires that land use decisions be supported by factual findings. The burden of proof is on the proponent therefore it is required that the application provide findings to support the request in this application. The standards and criteria that are relevant to this application will be provided by the staff and are considered to be a part of this application form. Please read the standards and criteria carefully and provide factual responses and evidence to address each standard. These findings must be sufficiently specific to allow the decision maker to determine whether your request meets the relevant standard. Please attach your written findings and supporting evidence to this application.

FAILURE TO PROVIDE THE REQUIRED FINDINGS WILL PREVENT THE APPLICATION FROM BEING PROCESSED AND IT WILL BE RETURNED AS BEING INCOMPLETE.

13. **APPLICANT'S SIGNATURE AND STATEMENT OF UNDERSTANDING**

(Please read the statement below *before* signing the signature blank)

I (We)  ;

_____ ; have filed this application for
myself

With the Curry County Department of Community Development-Planning Division to be reviewed and processed according to State of Oregon and county ordinance requirements. My (our) signature (s) below affirms that I (we) have discussed the application with the staff, and that I (we) acknowledge the following disclosures:



- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified and the county may seek all legal means to have the action reversed.
- (c) I (We) understand any representations, conclusions or opinions expressed by the staff in pre-application review of this request do not constitute final authority or approval, and I (we) am (are) not entitled to rely on such expressions in lieu of formal approval of my (our) request.
- (d) I (We) understand that I (we) may ask questions and receive input from staff, but acknowledge that I (we) am (are) ultimately responsible for all information or documentation submitted with

this application. I (We) further understand staff cannot legally bind the county to any fact or circumstance which conflicts with State of Oregon or local ordinance, and in event a conflict occurs, the statement or agreement is null and void.

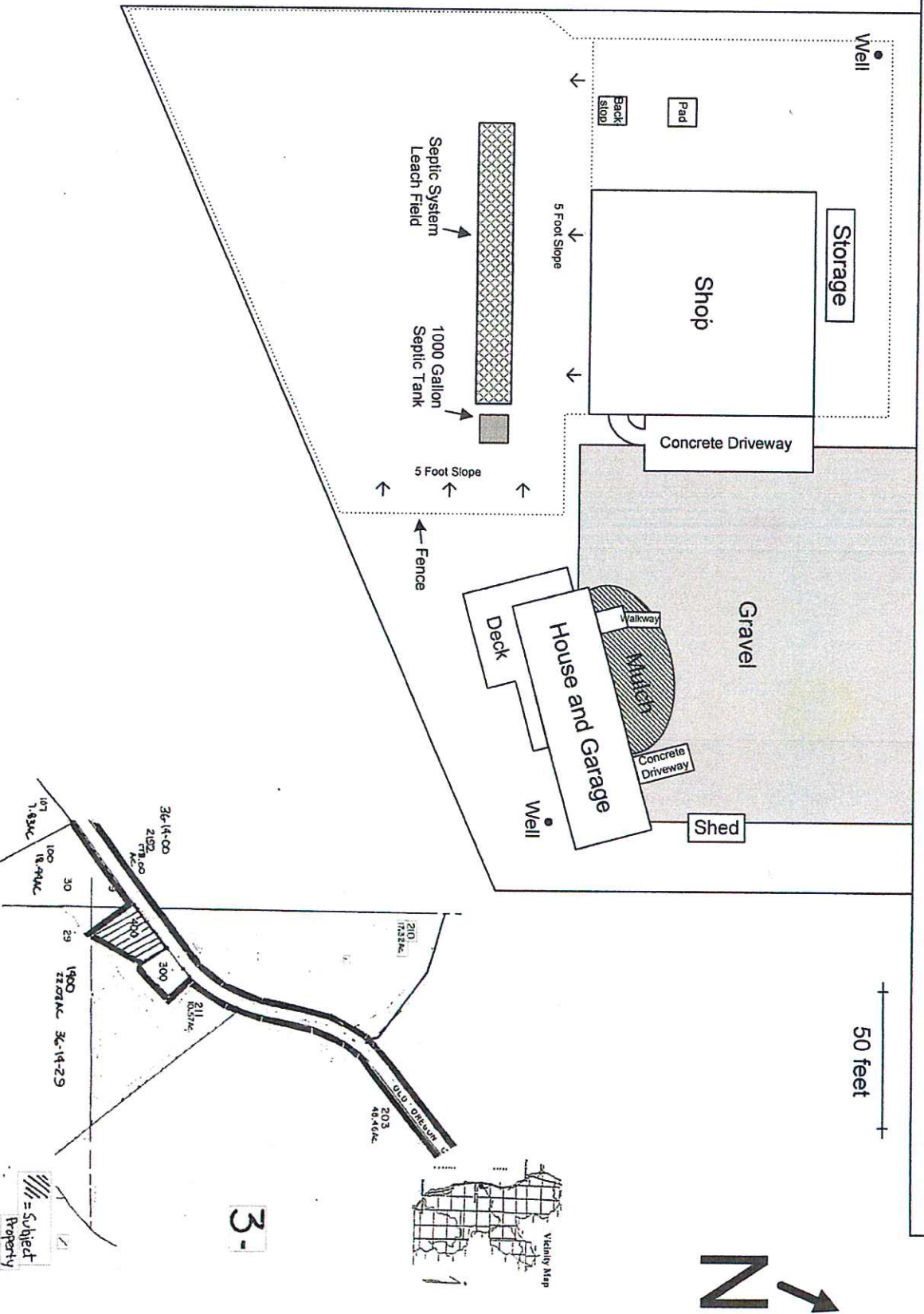
- (e) I (We) understand that I (we) have the burden of proving that this request meets statutory and Ordinance requirements, and I (we) must address all of the criteria that may apply to the decision being made. The criteria for approving or denying this request have been provided to me (us) as a part of the application form.
- (f) I (We) understand the staff is entitled to request additional information or documentation any time after the submission of this application if it is determined as such information is needed for review and approval.
- (g) I (We) understand this application will be reviewed by the Oregon Department of Land Conservation & Development (DLCD) and possibly other state agencies as part of the statewide land use coordination process. I (We) understand that agencies that participate in the review process have the legal right to appeal the approval of the request.
- (h) I (We) understand that it is my (our) responsibility, and not the county's, to respond to any appeal and to prepare the legal defense of the county's approval of my (our) request. I (We) further realize it is not the county's function to argue the case at any appeal hearing.
- (i) I (We) understand that I (we) am (are) entitled to have a lawyer or land use consultant represent me (us) regarding my application and to appear with me (or for me) at any appointment, conference or hearing relating to it. In light of the complexity and technical nature of most land use decisions, I (we) understand that it may be in my best interests to seek professional assistance in preparation of this application.
- (j) The undersigned are the owner (s) of record for the property described as:

Assessor Map(s) 36514 w20
and Tax Lot(s) 3614-20-00400-00
in the records of Curry County.

This application MUST BE SIGNED BY ALL PROPERTY OWNERS OF RECORD, or you must submit a notarized document signed by each owner of record who has not signed the application form, stating that the owner has authorized this application.

- (1) Signature 
Print Name Steven H. Schwartzkopf
- (2) Signature 
Print Name Shanna Schwartzkopf
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

NORTH BANK ROGUE RIVER ROAD



3-

OWNERS: Schwartzkopf, Steven & Johanna, Trustees of the Schwartzkopf Living Trust 3
 SITE ADDRESS: 94510 N Bank Rogue River Rd., Gold Beach, OR 97444

PLOT PLAN
 Schwartzkopf Home-based Business Application

ASSESSOR MAP # 36S14W20
 TAX LOT # 3614-20-00400-00

SHEET 1/1