



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

Carolyn Johnson
Planning Director

Phone (541) 247-3284
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RECEIVED
3/2/20
20-000051

File # P-2001 Fee \$ 4000 Receipt # _____ Accepted by NCO

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

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

Application Date: _____ 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 a partitioned 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**

SLAWOMIRA
Name Walt & Slawomira Zandt
Mailing Address: _____
City, State, ZIP: Brookings, OR 97415
Telephone #: _____ E-Mail _____

2. **AGENT (If Any)**

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

3. **BASIC PROPOSAL** (Briefly describe your proposed land use)

Partition Plat to create 3 parcels served by E. Hoffeldt Lane, private road as platted on
Seascape Subdivision Plat.

4. **PROPERTY INFORMATION**

Assessor Map # 41-13-4D Tax Lot (s) 3000
Zoning: R2 Total Acreage 14.14

3000
200

5. **PROPERTY LOCATION**

Address (if property has a situs address) 98171 E. Hoffeldt Ln.

Description of how to locate the property Drive to the East end of E. Hoffeldt Lane.

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

☐ Vacant ☒ Developed; Describe existing development Single family manufactured home on proposed parcel 3. Proposed parcels 1 and 2 are vacant.

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

Residential

8. **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 Harbor Water

Sewage Disposal Harbor Sanitary

Electrical Power CCEC

Telephone Service Verizon

Fire Department/District Harbor Fire Department

School District 17-C

9. **ROAD INFORMATION**

Nearest Public Road East Hoffeldt Lane

Private Roads Serving the Property East Hoffeldt Lane, Private Rd

Road Condition Paved

Legal Status Private

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)
No new roads proposed.

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

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

Parcels 1 and 2 have existing, graded home sites. The existing home on proposed Parcel 3 is sited on a graded home site. The remaining acreage on Parcel 3 has slopes exceeding 50

Vegetation (Briefly describe the vegetation on the property)

Native brush and tan-oak with some non-native pampass grass.

11. **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.

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

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

I (We)

Shawanna A. Venable

; have filed this application for

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:



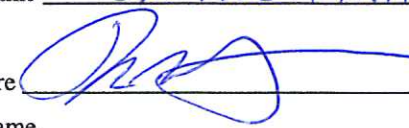
- (a) I (we) are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified 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) 41-13-4D
and Tax Lot(s) 300
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 WALTER E. ZANDT
- (2) Signature 
Print Name SLAWOMIRA A. ZANDT
- (3) Signature 
Print Name _____
- (4) Signature _____
Print Name _____

PLAT NUMBER **PRELIMINARY PLAT**

INSTRUMENT NO. _____
ZANDT PARTITION
TOPOGRAPHY

PREPARED FOR
WALTER E. and SLAWOMIRA A. ZANDT
98129 E. HOFFELDT LANE
BROOKINGS, OR 97415

SW1/4 OF SE1/4, SECTION 4,
T41S, R13W, WILLAMETTE MERIDIAN,
CURRY COUNTY, OREGON

LEGEND

- AREA DRAIN.
- 15" HOPE STORM DRAIN. LOCATION APPROXIMATE.
- 12" HOPE STORM DRAIN. LOCATION APPROXIMATE.
- SANITARY SEWER LATERAL STAMP IN CURB.
- WATER METER.
- TRANSFORMER.
- CABLE TV RISER.
- TELEPHONE RISER.
- SANITARY SEWER CLEAN OUT.
- BLOW OFF.
- 8" SANITARY SEWER.
- 8" WATER LINE.
- WATER SERVICE.
- APPROXIMATE SANITARY SEWER LATERAL.
- JOINT UNDERGROUND UTILITIES.

PARCEL 3
601,165 Sq Feet
13.80 Acres

PARCEL 2
7,205 Sq Feet
0.16 Acres

PARCEL 1
7,205 Sq Feet
0.16 Acres

EASEMENT "A"
(SEE DECLARATION)
30.00 FOOT WIDE
INDESTRUCTIBLE EGRESS

PAVED
SURFACE

CURB, GUTTER
& SIDEWALK

EAST HOFFELDT LANE
(PRIVATE ROAD)

ZANDT
LOT 5
PLAT No. 2018-01
41:13-40
TL 404



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
THIS ELECTRONIC IMAGE IS
PROVIDED AS A REVIEW COPY
AND IS NOT A LEGAL DOCUMENT.
JULY 25, 2020
RICHARD P. ROBERTS
EXPRES 12/31/20

Roberts & Associates
LAND SURVEYING INC.
411 SPRUCE STREET
P.O. Box 1592
Brookings, OR 97415
PH: 541-469-0129
Fax: 541-469-5456

Drawn By:	CEP	Date:	3/10/2020
Checked By:	RPR	Job No.:	19-154
Drawing Name:	PRELIM TOPO	Sheet:	1 of 1
Project Folder:	19-154		

CARSON
PLAT No. 2018-09
41:13-40
TL 400

CARSON
PLAT No. 2018-09
41:13-40
TL 401