



**NOTICE OF REQUEST
FOR CURRY COUNTY ADMINISTRATIVE ACTION
ON A SPECIFIC LAND USE PROPOSAL**

September 21, 2020

Application P-2003

I. LAND USE ACTION

Type of Land Use Action: Applicant requests preliminary approval to divide a 0.99 acre property into three (3) parcels. As proposed, Parcel 1 will be 0.21 acres, Parcel 2 will be 0.24 acres and Parcel 3 will be 0.54 acres. This property has Residential-Two (R-2) zoning and is within the Brookings Urban Growth Boundary.

Nature of Use Which Could Be Authorized:
Preliminary approval of a partition as stated above.

II. APPLICABLE CRITERIA

Curry County Zoning Ordinance
Section 3.110 Residential-Two Zone (R-2).
Section 3.111 Lot Size and Dwelling Density.
Section 4.050 Access Management.

Curry County Land Division Ordinance
Article II: Minor Partitions
Article VI: Requirements For All Divisions of Land

III. APPLICANT AND SUBJECT PROPERTY

Property Owner: CLTK Investments, LLC
Applicant: Chuck Hanson
Location: ~625 ft west of W. Hoffeldt's intersection with US Hwy 101.
Addresses: 16175, 16184, 16186, 16188 and 16192 W. Hoffeldt Ln, Brookings, OR
Assessor's Map: 4113-04CC; Tax Lot 2700

IV. PLANNING DIRECTOR'S REVIEW

You are invited to submit written comment regarding the pending decision on this matter prior to the date upon which the decision will be rendered. The decision for this request will be rendered by the Planning Director after the **Monday, October 19, 2020.**

Written comments regarding this matter shall be received by the Planning Director no later than 5:00 pm **Monday, October 19, 2020** to be considered in the decision. Written response to this

notice shall be sent to the Planning Director, Curry County Community Development; 94235 Moore St. Suite 113, Gold Beach, Oregon, 97444.

V. OTHER INFORMATION

REQUIRED STATUTORY NOTICE: ORS 197.763 (3)(e) states that failure to raise an issue either in person or by letter or failure to provide statements or evidence sufficient to allow the decision maker an opportunity to respond to the issue precludes appeal to Land Use Board of Appeals on that issue.

DOCUMENTS AND STAFF REPORT: A copy of the file containing the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for review at no cost at the Department of Community Development office. Copies of the above documents can be obtained at the Department of Community Development office for a copy charge of \$0.25 per page.

GENERAL EXPLANATION of the Requirements for submission of testimony and the procedure for conduct of hearings:

Persons may submit documents or evidence to the record of the decision on this matter until the comment period is declared closed by the Planning Director. All written evidence or documents submitted by mail, e-mail or FAX must be received by the staff prior to the end of the comment period in order to ensure that the material will be submitted to the record. All written evidence and documents submitted should be legible, page numbered and identified with the application number indicated on this notice.

For further information regarding this notice, please contact:

Nancy O'Dwyer at: ODwyerN@co.curry.or.us or Becky Crockett at: CrockettB@co.curry.or.us,
Curry County Community Development
94235 Moore St. Suite 113
Gold Beach, OR 97444
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