



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

**Becky Crockett**  
**Planning Director**

**Phone (541) 247-3228**  
**FAX (541) 247-4579**

File # P-2005 Fee \$ 4000 Receipt # 20-000258 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: \_\_\_\_\_ 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 GERALD & JANET NORMAN

Mailing Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Telephone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**2. APPLICANT**

Name SAME

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)**

REGARDING 415 13W 15 TAX LOT 501 AKA 15285  
OCEANVIEW DR, BROOKINGS, OR 97415 PROPOSAL IS TO  
CREATE TWO PARCELS FROM ONE AS SHOWN ON  
ACCOMPANYING MAP FOR RESIDENTIAL PURPOSES

**5. PROPERTY INFORMATION**

Assessor Map # 41513W15C Tax Lot (s) 501

Zoning: R2 Total Acreage 5.36

6. **PROPERTY LOCATION**

Address (if property has a situs address) 15285 OCEANVIEW DR. BROOKINGS OR 57415

Description of how to locate the property ON EAST SIDE OF OCEANVIEW DR.  
ACROSS THE STREET FROM MAX LANE, SLIGHTLY NORTH.

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

☐ Vacant ☒ Developed; Describe existing development

SINGLE FAMILY HOME

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

MOSTLY BORDERING SINGLE FAMILY HOME WITH SOME  
ADJACENT FARM LAND

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 PUBLIC - HARBOR WATER

Sewage Disposal ON SITE SYSTEMS

Electrical Power COOS CURRY ELECTRIC

Telephone Service VERIZON

Fire Department/District HARBOR FIRE DISTRICT

School District BROOKINGS / HARBOR

10. **ROAD INFORMATION**

Nearest Public Road OCEANVIEW DRIVE

Private Roads Serving the Property YES

Road Condition WELL MAINTAINED GRAVEL

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)

NO NEW ROAD CONSTRUCTION NECESSARY



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

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

NEARLY FLAT , SLIGHT GENTAL SLOPE

Vegetation (Briefly describe the vegetation on the property)

VARIOUS GRASSES , SOME LEYLAND CYPRESS , CLOVER

**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) GERALD E JAWET NORMAN ;

\_\_\_\_\_ ;

\_\_\_\_\_ ;

\_\_\_\_\_ ; have filed this application for

OURSELVES

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:


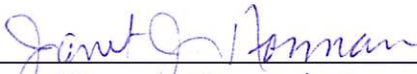
- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified 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) 41513015C  
and Tax Lot(s) 501  
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 GERALD L. NORMAN
- (2) Signature   
Print Name JANET J. NORMAN
- (3) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (4) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_



## FIRE DISTRICT SIGN-OFF FORM

This form must be taken to the local Fire Department with the Plot Plan that must be turned in when applying for a building permit. Please discuss your proposed development with the Fire Department to ensure fire safety and get the signature of the Fire Department. Return the Permit Clearance and this form with your plans to Curry County Department of Community Development.



Signature of Fire Department Representative



Signature of Permit Applicant

Fire/Distrtict Department	Contact	Phone Number
Agness Fire	Bill Scherbarth	541 247-7987
Brookings Fire	Jim Watson	541 469-1142
Brooking Rural	Jim Watson	541 469-1142
Cape Ferrelo Fire	Aaron Johnson	541 661-2128
Cedar Valley Fire	Wade Hooey	541 425-5185
Gold Beach Fire	Tyson Krieger	541 247-6204
Harbor Fire	Thomas Sorrentino	541 469-5301
Langlois Fire	Mike Murphy	541 348-2304 541 253-6191
Ophir Fire	Adam Brotton	541 698-6110
Pistol River Fire	Richard Little	541 373-0844
Port Orford Fire	David Duncan	541 332-3681
Sixes Fire	Wayne Moore	541 348-9927 541 253-6028
Upper Chetco Fire	Jim Watson	541 469-1142
Wedderburn Rural	Tyson Krieger	541 247-6204
Winchuck Fire	Brad Stepanek	541 602-4545



## CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113  
GOLD BEACH, OREGON 97444

Becky Crockett  
Planning Director

Phone (541) 247-3228  
FAX (541) 247-4579

### SERVICE PROVIDER CONFIRMATION FORM

TO:

Name of Service Provider: HARBOR WATER

(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: GERALD NORMAN

In order to process the application we need information from you on whether their proposal meets the requirements of your agency / department. If there are any conditions or restrictions that will be placed on your approval we need to be aware those so that we may include them in our final decision. Please provide the Planning Division any information you feel is relevant to this proposal in the space provided below:

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Norman Blum Superintendent 7/29/20  
Name / Title Date

Acting on behalf of the above referenced service provider

**TO THE APPLICANT:** In the space below describe your proposal with enough detail that the service provider listed above can make a determination regarding the project – if you need more room attach additional sheets:

WATER METER AND SERVICE TO PROPOSED PARCEL  
LYING BETWEEN 15285 AND 15289 OCEANVIEW DR  
BROOKINGS, OR 97415

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Applicant / Owner name: GERALD NORMAN

Mailing Address: \_\_\_\_\_

Assessor Map and Taxlot: 415 13W 15C TAX LOT 501

Subject Property Address: 15287 OCEANVIEW DR, BROOKINGS OR 97415

AVAILIBLTY OF POWER - ELECTRIC COORDINATION



1. THE SUBJECT PROPERTY IS WITHIN THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRIC POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEES PAID.
2. UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION.
3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OR ON TOP OF ANY COOS CURRY FACILITIES.
4. NATIONAL ELECTRIC SAFETY CODE CLEARANCE REQUIREMENTS SHALL BE FOLLOWED

Situs address – 15827 OCEANVIEW DR  
BROOKINGS, OR 97415

Township 41S

Range 13W

Section 15C

Taxlot (s) 501

CCEC Representative Walt J. J. J. Date 7-29-2020

Owner/ Representative [Signature] Date 7-29-20

Mailing Address for all Coos-Curry Electric Co-op offices: P.O. Box 1268, Port Orford OR 97465-1268

Port Orford Office: 43050 Hwy 101 Port Orford OR 97465 · Phone: 541-332-3931 Fax: 541-332-3501

Brookings Office: 815 Railroad St Brookings OR 97415 · Phone: 541-469-2103 Fax: 541-469-3193

Gold Beach Office: 29439 Ellensburg Gold Beach OR 97444 · Phone: 541-247-6638 Fax: 541-247-6630

Coquille Office: 220 S Mill Ave Coquille OR 97423 · Phone: 541-396-3118 Fax: 541-396-3119

[www.ccec.coop](http://www.ccec.coop)

After Hours Outage Number 866-352-9044



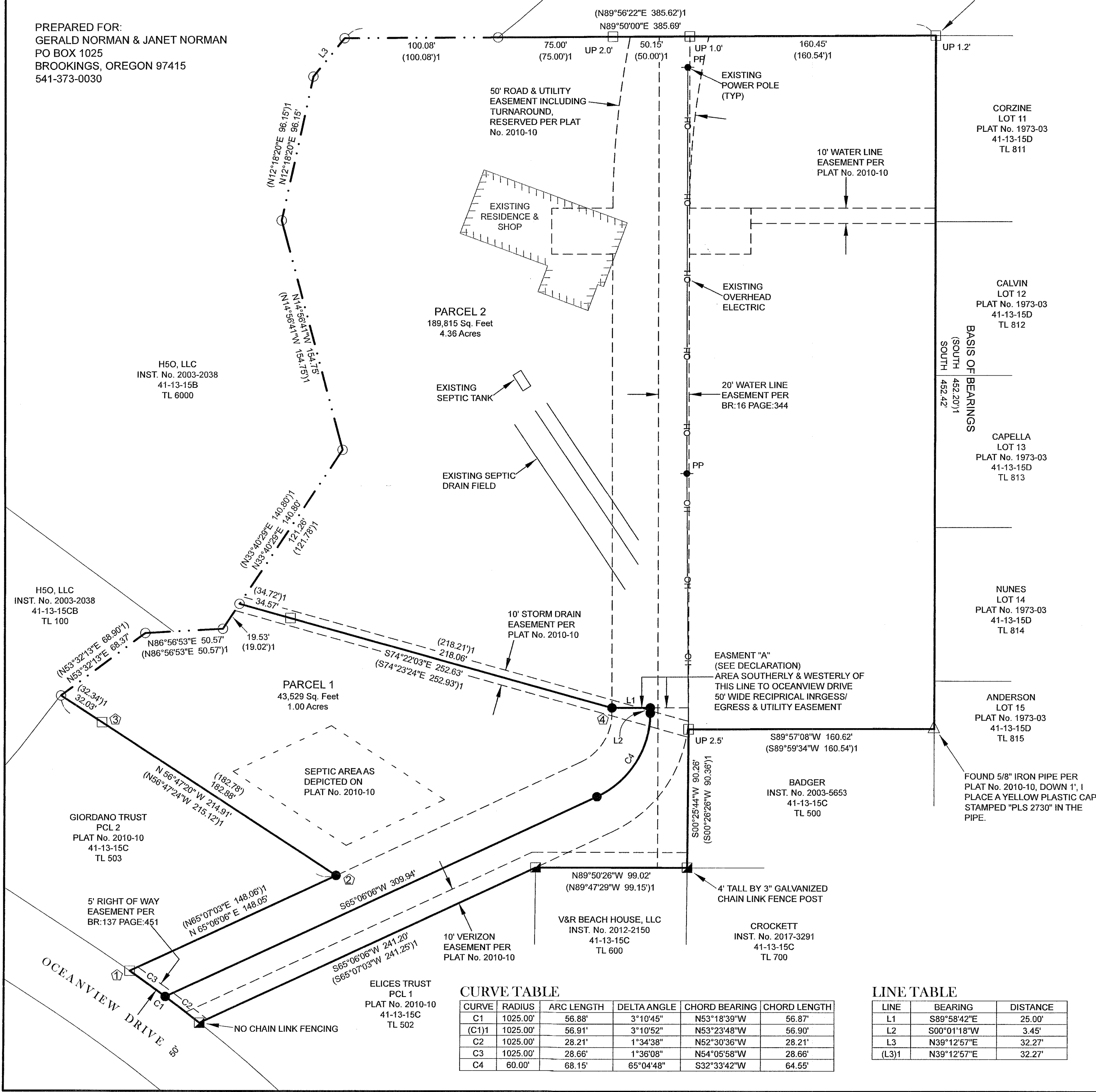
PLAT NUMBER **PRELIMINARY PLAT**

INSTRUMENT NO. \_\_\_\_\_  
**HERRMAN ACRES PARTITION**

PREPARED FOR:  
GERALD NORMAN & JANET NORMAN  
PO BOX 1025  
BROOKINGS, OREGON 97415  
541-373-0030

LOCATED IN  
SW1/4, SECTION 15,  
T41S, R13W, WILLAMETTE MERIDIAN,  
CURRY COUNTY, OREGON

**INITIAL  
POINT**



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1025.00'	56.88'	3°10'45"	N53°18'39"W	56.87'
(C1)1	1025.00'	56.91'	3°10'52"	N53°23'48"W	56.90'
C2	1025.00'	28.21'	1°34'38"	N52°30'36"W	28.21'
C3	1025.00'	28.66'	1°36'08"	N54°05'58"W	28.66'
C4	60.00'	68.15'	65°04'48"	S32°33'42"W	64.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'42"E	25.00'
L2	S00°01'18"W	3.45'
L3	N39°12'57"E	32.27'
(L3)1	N39°12'57"E	32.27'

**LEGEND**

- SET 5/8" X 30" IRON REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "ROBERTS PLS 2730".
- FOUND 1" IRON PIPE WITH YELLOW PLASTIC CAP MKD. "STUNTZNER ENG PER ASHCRAFT PARTITION PLAT No. 2010-10.
- FOUND 5/8" REBAR INSIDE A 4' TALL 3" GALVANIZED IRON PIPE FILLED WITH CONCRETE PER ASHCRAFT PARTITION PLAT No. 2010-10, 4' CHAIN LINK FENCE CORNER, OR AS NOTED.
- CALCULATED POSITION.
- △ FOUND AS NOTED.
- (1) RECORD PER ASHCRAFT PARTITION PLAT No. 2010-10.
- ⬮ SEE CORNER NOTES.

NOTE:  
PIPE SIZES ARE INSIDE DIAMETER.

NOTE:  
DEED REFERENCES ARE OFFICIAL RECORDS OF CURRY COUNTY, OREGON.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A PARTITION PLAT CREATING TWO PARCELS FROM THAT PROPERTY KNOWN AS PARCEL 3, ASHCRAFT PARTITION PLAT 2010-10. BEARINGS WERE BASED ON A LINE BETWEEN MONUMENTS FOUND ON THE EAST LINE OF SAID PARCEL 3, AND HELD TO BEAR DUE SOUTH AS INDICATED ON SAID PARTITION PLAT.

ALL RECOVERED MONUMENTS WERE HELD, WITH THE EXCEPTION OF THE MONUMENT AT CORNER 2. IT WAS RE-SET AT THE PLATTED DIMENSION OF 148.06 FEET FROM MONUMENT 1, AND AT A BEARING PARALLEL WITH THE MONUMENTS RECOVERED ON THE NORTHWEST SIDE OF PARCEL 1, PLAT 2010-10.

A LEICA TS12 AND CARLSON MINI 2 CONTROLLER WAS USED FOR THE FIELD MEASUREMENTS. INITIAL MEASUREMENTS WERE TAKEN 9/15/2020.

**GRAPHIC SCALE**

50 25 0 50

(IN FEET)

1 inch = 50 ft.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

THIS ELECTRONIC IMAGE IS  
PROVIDED AS A "REVIEW COPY"  
AND IS NOT A FINAL DOCUMENT.

OREGON  
JULY 25, 1995

RICHARD P. ROBERTS  
2730

EXPIRES 12/31/20

I HEREBY CERTIFY THAT THIS IS A TRUE  
AND EXACT COPY OF THE ORIGINAL.

RICHARD P. ROBERTS PLS 2730

**Roberts & Associates**  
LAND SURVEYING INC.

611 SPRUCE STREET  
P.O. Box 1599  
Brookings, OR 97415

Ph: 541-469-0162  
Fax: 541-469-5456

Drawn By: CEF	Date: 9/15/2020
Checked By: RPR	Job No. 20-108
Drawing Name: PRELIM-PLAT	Sheet 2 of 2
Project Folder: 20-108	