



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-2006 Fee \$ 4000 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: 10/14/2020 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 Deborah A. Lander  
Mailing Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ E-Mail \_\_\_\_\_

2. APPLICANT

Name Deborah A. Lander  
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)

Partition within Parcel 3 of partition Plat P-2018-06  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. PROPERTY INFORMATION

Assessor Map # 36-14-21 Tax Lot (s) 2101  
Zoning: Residential-TWO Total Acreage 10.53 m/l

6. **PROPERTY LOCATION**

Address (if property has a situs address) \_\_\_\_\_

Description of how to locate the property Jerry's Flat Rd to Saunders CRK  
Road- 1/4 mile EAST on left Side of Road.

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

☒ Vacant ☐ Developed; Describe existing development

Vacant land with Residential lots to the east & west

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

Residential partition to West and EAST Saunders creek to  
South & Forest land to the North

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 City of Gold Beach

Sewage Disposal Septic

Electrical Power Coos Curry

Telephone Service Verision

Fire Department/District Gold Beach

School District Gold Beach

10. **ROAD INFORMATION**

Nearest Public Road Jerry's Flat Rd

Private Roads Serving the Property Saunders CRK Road

Road Condition Gravel- good

Legal Status Easement

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 proposed



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

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

Southerly portion relatively flat. Northerly portion Sloped

Vegetation (Briefly describe the vegetation on the property)

Southerly portion, cleared grass. Northerly portion, trees and native vegetation

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) Deborah A. Kander ;

\_\_\_\_\_ ;

\_\_\_\_\_ ;

\_\_\_\_\_ ; 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) \_\_\_\_\_  
and Tax Lot(s) \_\_\_\_\_  
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 Deborah A. Lander  
Print Name Deborah A. Lander
- (2) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (3) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (4) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

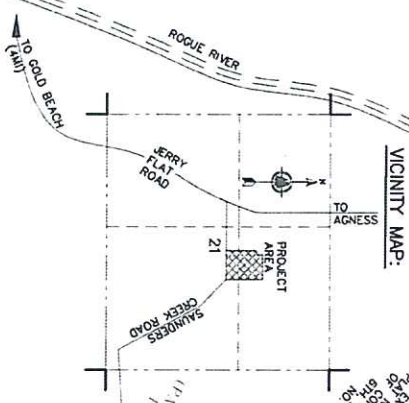


# TENTATIVE MINOR PARTITION PLAT LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON (WITHIN PARCEL 3 OF PARTITION PLAT P-2018-06)

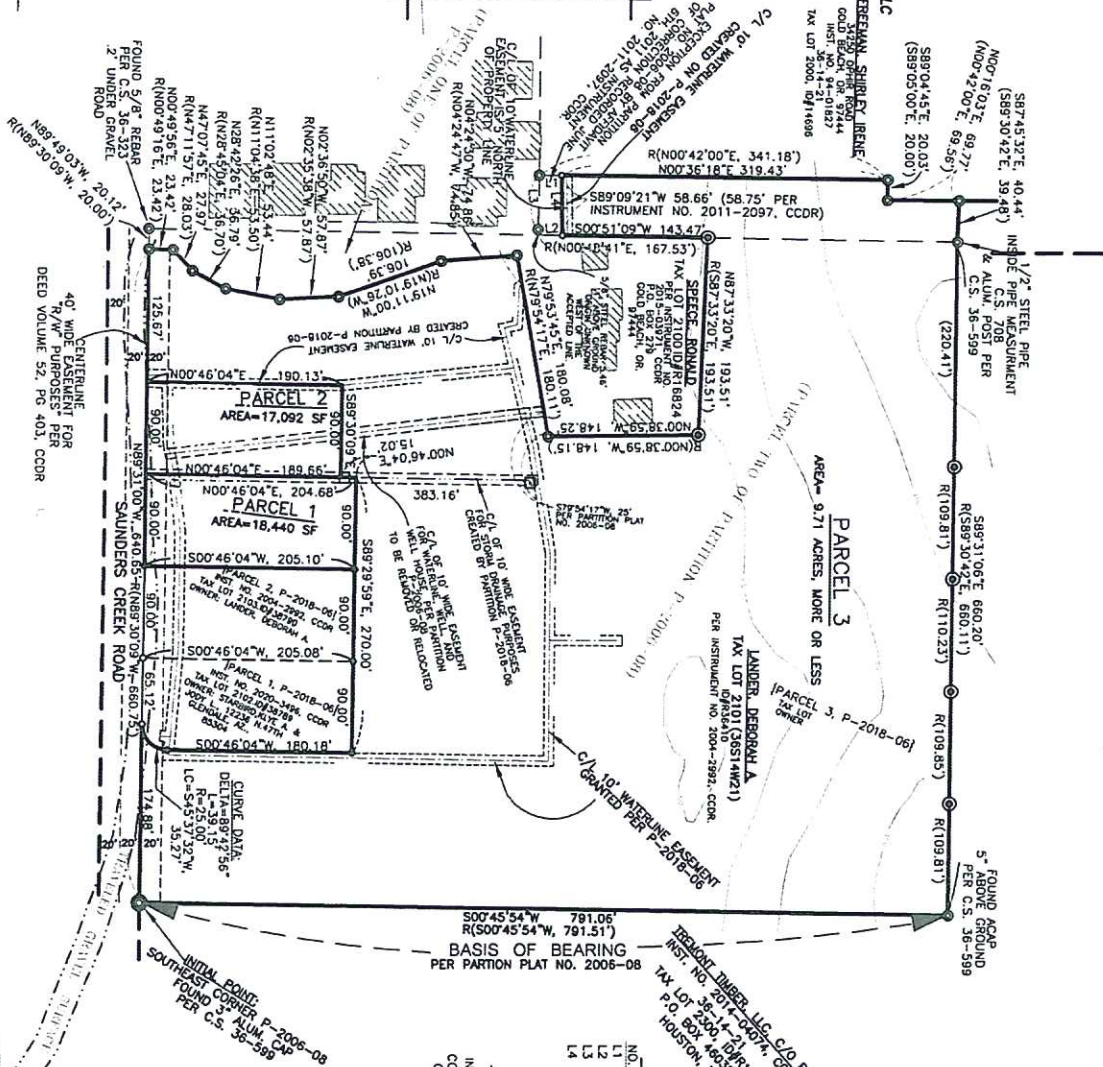
OWNER:  
DEBORAH A. LANDER  
PO BOX 665  
GOLD BEACH, OR 97444

PREPARED BY:  
STUNTZNER ENGINEERING & FORESTRY LLC  
705 S. 4TH ST., PO BOX 118,  
COOS BAY, OR 97420

VICINITY MAP:



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David C. McWhorter*  
OREGON  
JULY 18, 1930  
DOUGLAS C. MCMAHAN  
NO. 1813



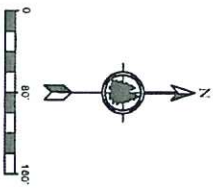
LINE TABLE

| NO. | BEARING      | DISTANCE         |
|-----|--------------|------------------|
| L1  | S00°36'18"W  | 22.22'           |
| L2  | N00°48'47"E  | 24.16'           |
| L3  | R108°05'00"W | 58.86'           |
| L4  | S89°09'21"W  | 58.66' (R58.75') |

## LEGEND

INST. = INSTRUMENT  
CCDR = CURRY COUNTY DEED RECORD  
C.S. = COUNTY SURVEY FILE NO.  
Pg = PAGE OF CCDR

= APPROVED SEPTIC AREA



**Stuntzner Engineering & Forestry, LLC**  
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www.stuntzner-engineering.com  
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