



Curry County Community Development

94235 MOORE STREET, SUITE 113

GOLD BEACH, OREGON 97444

Phone (541) 247-3304

NOTICE OF REQUEST FOR YOUR RESPONSE TO A SPECIFIC LAND USE PROPOSAL BY ADMINISTRATIVE ACTION

June 29, 2021

I. LAND USE ACTION

Application AD-2112

Type of Land Use Action: A request for a conditional use to construct a single-family dwelling in a Forestry Grazing (FG) Zone. The request will be the subject of an Administrative Decision under the authority granted by Section 2.060 (1), and in accordance with the procedural requirements of Sections 2.090, 2.100 and 2.110 of the Curry County Zoning Ordinance (CCZO).

Nature of Use Which Could Be Authorized: Request for a single-family dwelling on a 40.7-acre parcel in Forestry Grazing Zone.

II. APPLICANT AND SUBJECT PROPERTY

Applicant: Charity Hanif

Assessor Map: 3813-00; Tax Lot 700 40.7-acres
3814-00; Tax Lot 3800 120-acres

Situs Address: 97123 North Bank Pistol River Rd
Gold Beach, Or 97444

Location: The property is located along North Bank Pistol River Road, approximately 17-miles southwest of the City of Gold Beach, and outside the Urban Growth Boundary (UGB) of the City of Gold Beach.

III. APPLICABLE CRITERIA

The following criteria of the Curry County Zoning Ordinance (CCZO) will be addressed reviewing this application:

Section 3.050. Forestry Grazing Zone

Section 3.052.(16) Conditional Uses Subject to Administrative Approval by the Director

Section 3.053 (2,4) Standards for the Approval of Dwellings

Section 3.055. Fire Fighting Standards for Dwellings and Structures

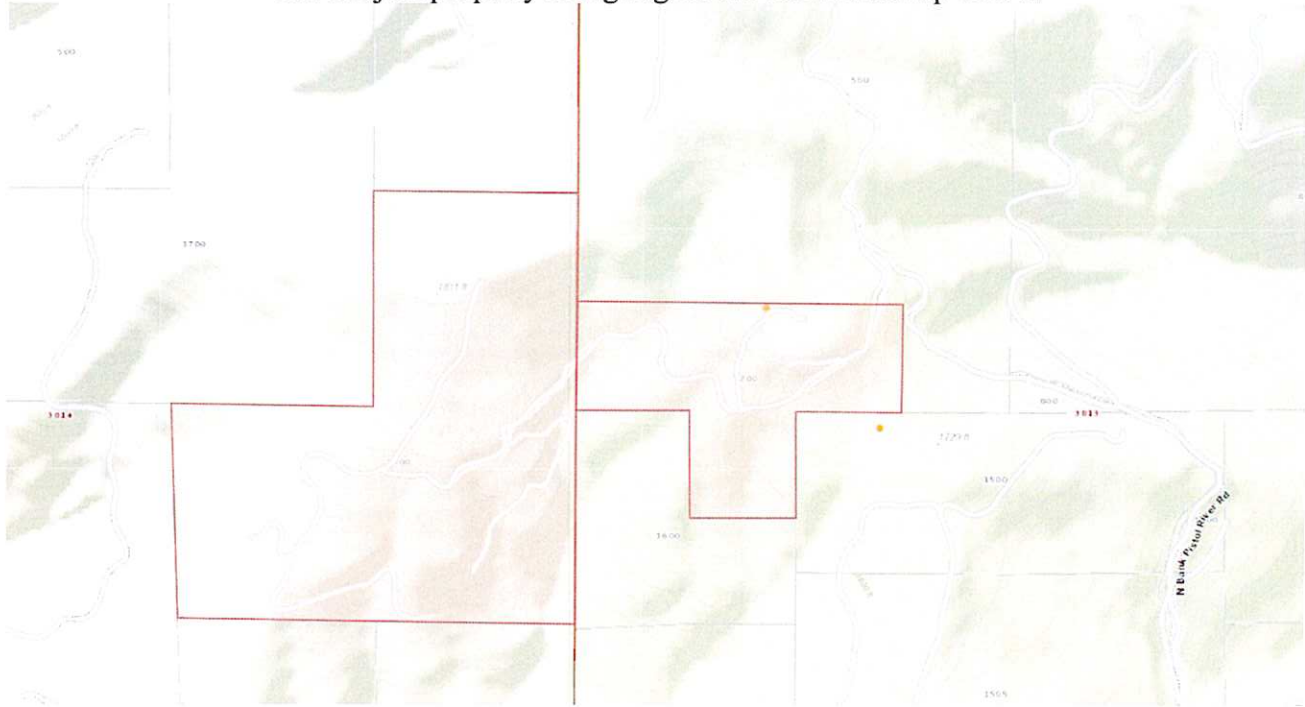
Section 3.056. Fire Safety Standards for Roads

Section 7.010. Authorization to Grant or Deny Conditional

Section 7.040. Standards Governing Conditional Uses

Section 7.050. Time Limit on a Permit for Conditional Uses

The subject property is highlighted in red in the map below.



IV. PLANNING DIRECTOR'S REVIEW

You are invited to submit written comments regarding the pending decision on this matter prior to the date upon which the decision is to be rendered. The decision for this request will be rendered by the Planning Director after the **28th of July, 2021**. Written comments regarding this matter shall be received by the Planning Director no later than **5:00 p.m. PST on the 28th of July, 2021** to be considered in the decision. Written response to this notice shall be sent to the County Planning Department; 94235 Moore Street, Suite 113, Gold Beach, OR 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 County Planning Department office. Copies of the above documents can be obtained at the County Planning Department 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:

Becky Crockett at: CrockettB@co.curry.or.us, or

Nancy O'Dwyer at: ODwyerN@co.curry.or.us

AD-2112: Hanif – SFD on FG