



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

21-000199

Becky Crockett  
Planning Director

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

File # AD-2117 Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Accepted by \_\_\_\_\_

### LAND USE DECISION APPLICATION FORM

Application Type (Check One)

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

Application Date: 7-19-21 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 CARL D. MOSIER  
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)**

POLE BARN TYPE CONSTRUCTION - WORK SHOP, STORAGE, DRY & SECURE  
VEHICLE PARKING -  
EQUIPMENT PARKING -

5. **PROPERTY INFORMATION** APM 4013-31B-02700

Assessor Map # ~~7444-111-000-06~~ Tax Lot (s) 2700  
Zoning: R-2 Total Acreage 1.09



6. **PROPERTY LOCATION**

Address (if property has a situs address) 97015 DODGE AVENUE - BROOKINGS, OR

Description of how to locate the property FROM HWY 101, TAKE PARKVIEW DR. TOWARDS THE BROOKINGS AIRPORT. CONTINUE TO DODGE AVENUE TURN RIGHT ON DODGE THEN 1ST & 2ND DRIVEWAY ON THE LEFT. (RED & WHITE HOUSE & OUT BUILDINGS)

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

☐ Vacant

☒ Developed; Describe existing development

① SMALL 2 BDRM COTTAGE W ATTACHED GARAGE 97015

② 10x50 1962 MOBILE HOME (RENTAL) VAGABOND BRAND 97023

③ 10x50 1962 MOBILE HOME (RENTAL) ELCAR BRAND 97033

GRANDFATHERED

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

RESIDENTIAL

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 EXISTING CITY WATER -

Sewage Disposal SEPTIC SYSTEM - NO BATHROOM FACILITIES TO BE IN PROPOSED SHOP

Electrical Power CICORRY ELECTRICAL CO - OP

Telephone Service CELL ONLY 541-661-1140

Fire Department/District BROOKINGS, FIRE DEPT

School District 17-C

10. **ROAD INFORMATION**

Nearest Public Road DODGE AVENUE

Private Roads Serving the Property NONE

Road Condition PAVED

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)

2 EXISTING DRIVEWAYS WITH STANDARD CULVERTS

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

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

FOLLOWS THE SLOPE OF DODGE AVENUE (PERHAPS A 10-15' RISE  
FROM THE WEST TO THE NORTHEAST AS YOU DRIVE TOWARD THE AIRPORT

Vegetation (Briefly describe the vegetation on the property)

LARGE FIR TREES ON LOWER END. 1 LARGE MAPLE TREE APPROX.  
IN THE CENTER OF DODGE AVE. PROPERTY LINE, 2 LARGE FIR TREES ON  
THE UPPER END.

**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) CARL D MOSIER \_\_\_\_\_;

\_\_\_\_\_;

\_\_\_\_\_;

\_\_\_\_\_ ; 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) APM 4013-313-02700  
and Tax Lot(s) 2700  
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 Carl D Mosier  
Print Name CARL D. MOSIER
- (2) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (3) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (4) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**ADDITIONAL NOTES:**

All fees must be paid at the time your application is filed. Staff will examine the application when filed to check for completeness and will not accept it if required items are missing. A final completeness check will be made prior to doing public notice regarding the pending decision. If it is determined to be incomplete or the findings are insufficient you will be notified and you must provide the required information in a timely manner to avoid denial of the request.

ORS 215.427 required the county to take final action on a land use application (except for plan/zone changes) including all local appeals within 120 days if inside an Urban Growth Boundary (UGB) or 150 days if outside a UGB once the application is deemed complete.

**PLOT PLANS:**

All applications require that a plot plan of the subject property be included with the application form. The plot plan is an understandable map of your property and its relationship to adjacent properties. The plot plan must show certain essential information that is needed for the staff and the decision makers in the evaluation of your request. The plot plan is also incorporated into the public notice sent to adjacent property owners and affected agencies. The plot plan should be prepared on a single sheet of paper (preferable 8 ½ x 11") so copies can easily be reproduced for review.

An example plot plan is attached to this form to give you an idea of what information should be included on your plan and how it should be drawn. The plot plan **does not** have to be prepared by a surveyor or engineer, and can generally be prepared by the applicant from the Assessor map of the property. The dimensional information included on the plot plan must be accurate and drawn to scale so that the plot plan reasonably represents the subject property and any development therein. If your application is for a land partition or subdivision Oregon Statute required that plat maps must be prepared by a surveyor licensed by the state.



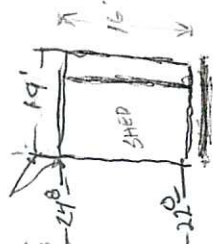
TRK LOT  
2600  
- HASTINGS -

TRK LOT - MOSIER -  
2700

APPROX FENCE POOR LINE

EIDER CR.

BRNK  
20

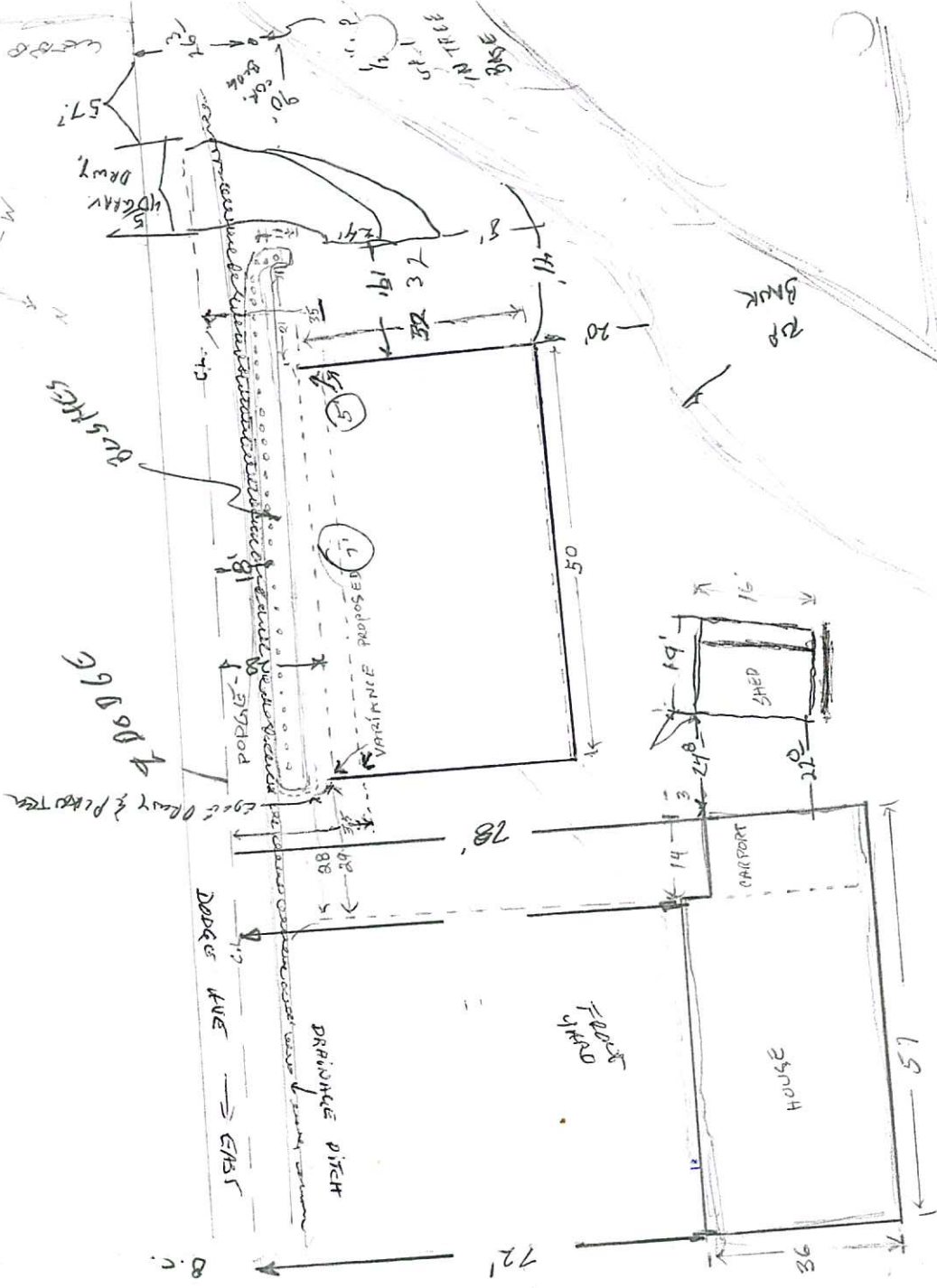


TRUCK  
DRIVE

DRAINAGE DITCH

DOCK AVE -> EAST

PRNG DETAILS  
VICINITY MAP



# NOTES:

1. THIS PLOT PLAN WAS PREPARED BY RELIY SMITH AT THE DIRECTION OF AND WITH THE ASSISTANCE OF MR. CARL MOSIER FOR USE ONLY BY THE CURRY COUNTY PLANNING DEPARTMENT AND IS NOT INTENDED TO BE A PROPER SURVEY.
2. RELIY SMITH HAS PREPARED THIS PLOT PLAN WITH THE SKILL AND CARE ORDINARILY EMPLOYED BY SIMILARLY-SITUATED PROFESSIONALS, AND OFFERS NO OTHER REPRESENTATION HEREUNDER.
3. RELIY SMITH HAS NOT MADE AN INDEPENDENT SEARCH FOR, NOR DOES THIS MAP NECESSARILY INDICATE ALL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, WATER RIGHTS, OR ANY OTHER FACT THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. NOT ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NECESSARILY SHOWN HEREON.
5. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
6. THE USER HEREBY RELEASES RELIY SMITH FROM ANY CLAIMS ARISING OUT OF ANY REUSE, TRANSFER, OR MODIFICATION OF THIS SURVEY OR THE INFORMATION CONTAINED HEREON.



Scale: 1" = 50'

## LEGEND:

- FOUND MONUMENT  
PER C.S. 40-1065

# PLOT PLAN OF PROPOSED BUILDING AND NEARBY FEATURES

FOR: MR. CARL MOSIER (BIG TREES MOBILE HOME PARK

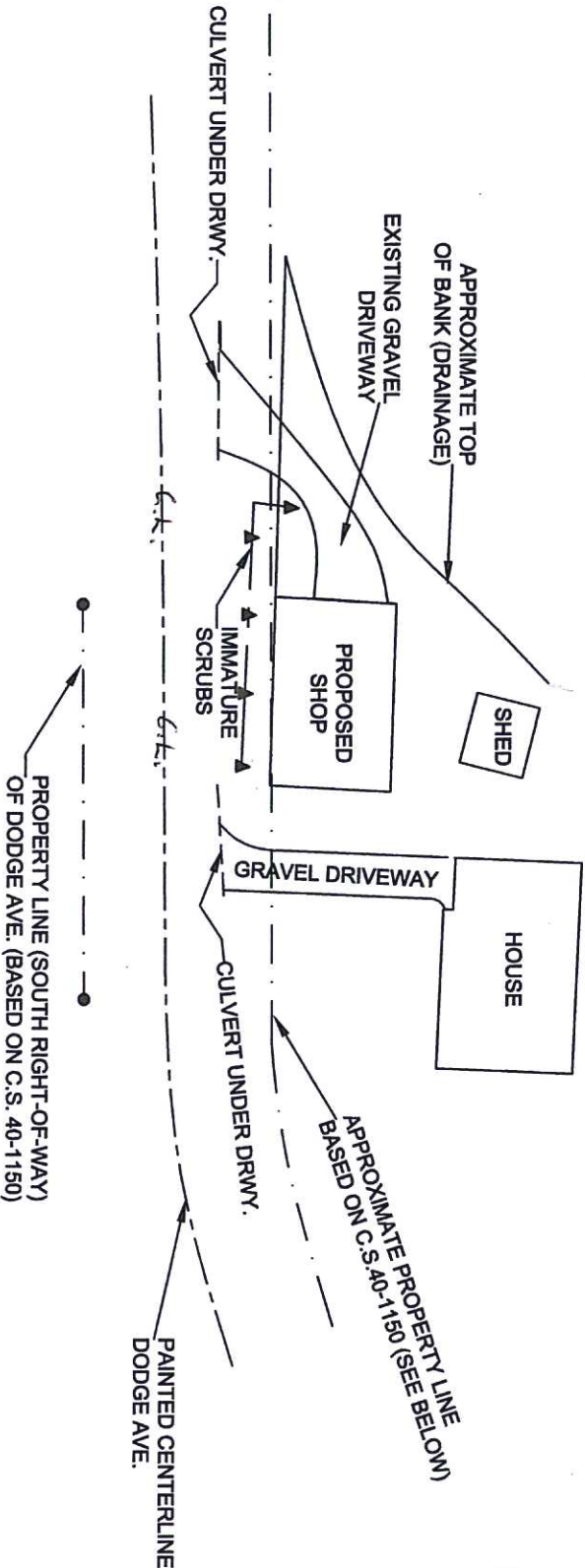
97015 DODGE AVENUE  
BROOKINGS, OR. 97415  
APM: 4013-31B-02700

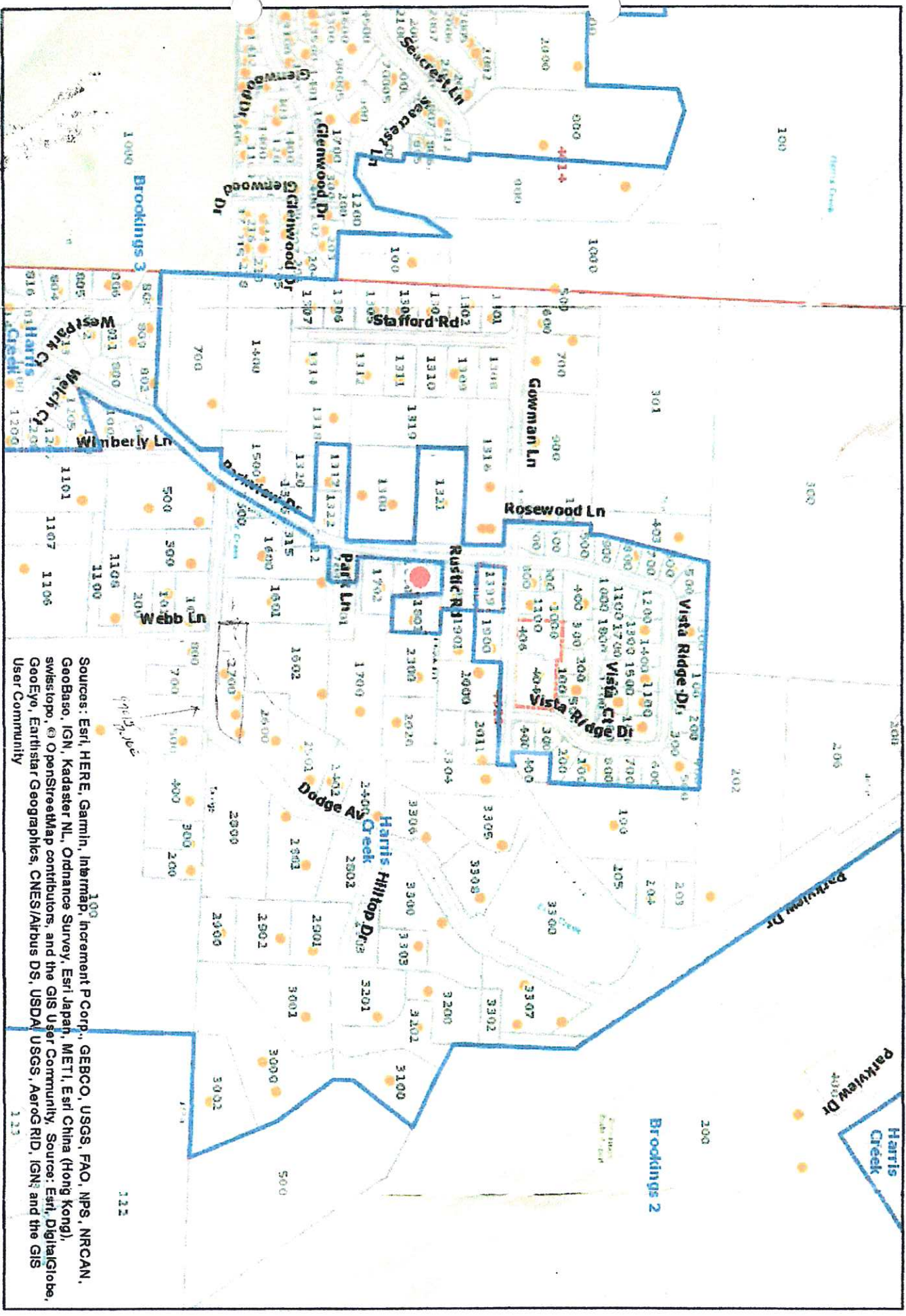
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JAN. 21, 1992  
RELIY H. SMITH  
2542

RENEWALS: JUNE 30, 2022

RELIY H. SMITH  
P. O. 1175  
BROOKINGS, OR. 97415  
PHONE: 541-661-2047  
PREPARED: JULY 10, 2021





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA/USGS, AeroGRID, IGN, and the GIS User Community

17119 Parkview ANX-1-18

