



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

21-000304

Phone (541) 247-3304
FAX (541) 247-4579

File # AD-2129 Fee \$ 500 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: 12/2/2021 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 Garth Evey
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail: _____

2. APPLICANT

Name same
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail: _____

3. AGENT (If Any)

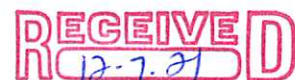
Name: _____
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail: _____

4. BASIC PROPOSAL (Briefly describe your proposed land use)

RV during construction
we are using existing water & sewage
hookups

5. PROPERTY INFORMATION

Assessor Map # 35A-31B Tax Lot (s) 1808
Zoning: RCR-1 Total Acreage 0.85 AC



6. **PROPERTY LOCATION**

Address (if property has a situs address) 94542 STANSELL ST

Description of how to locate the property OFF NESIKA RD

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

☐ Vacant ☐ Developed; Describe existing development

IN THE PROCESS OF BUILDING A SINGLE-FAMILY RESIDENCE

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 ☒ Archie Water

Sewage Disposal ☒ Septic System

Electrical Power ☒ Curry Coors Elec

Telephone Service _____

Fire Department/District _____

School District _____

10. **ROAD INFORMATION**

Nearest Public Road NESIKA RD

Private Roads Serving the Property STANSELL RD

Road Condition _____

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)

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

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

generally flat, many trees, some grass

Vegetation (Briefly describe the vegetation on the property)

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) Amanda Evey _____;

_____;

_____;

Gaston Evey [Signature] 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

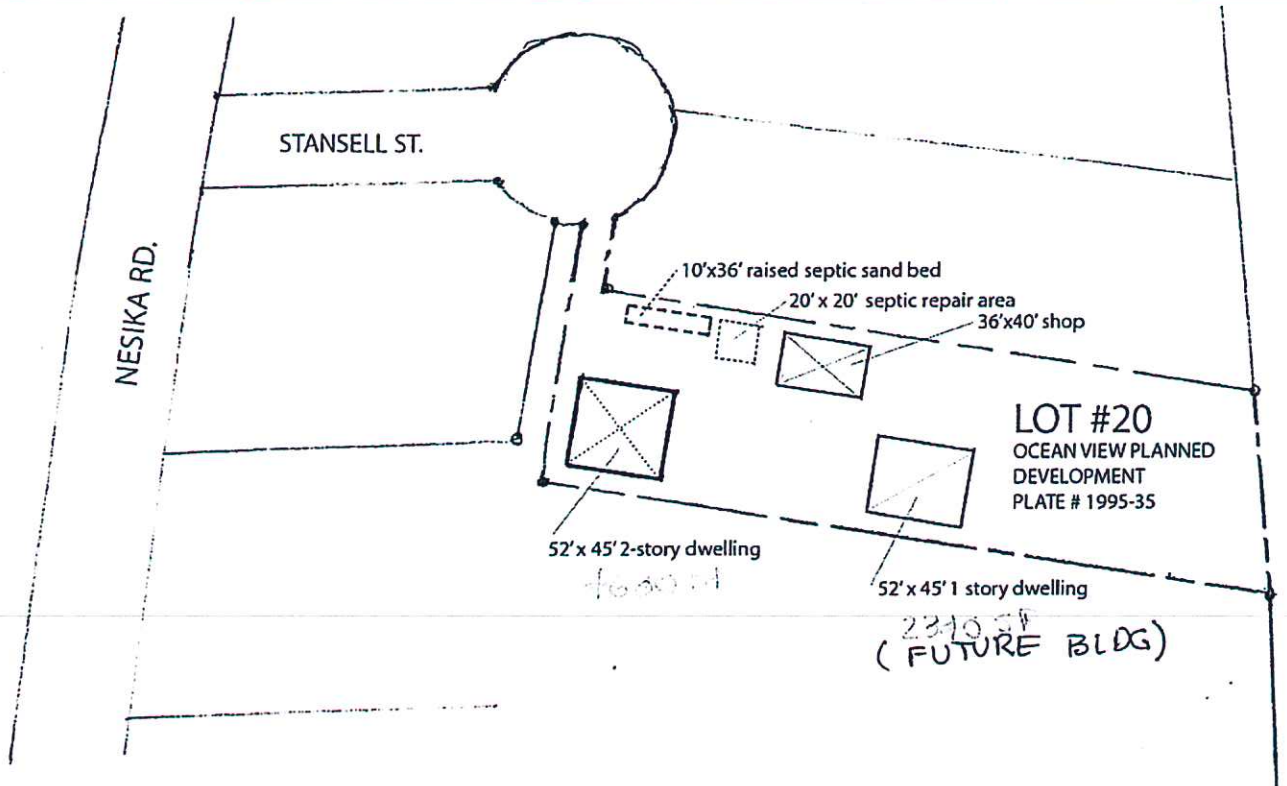
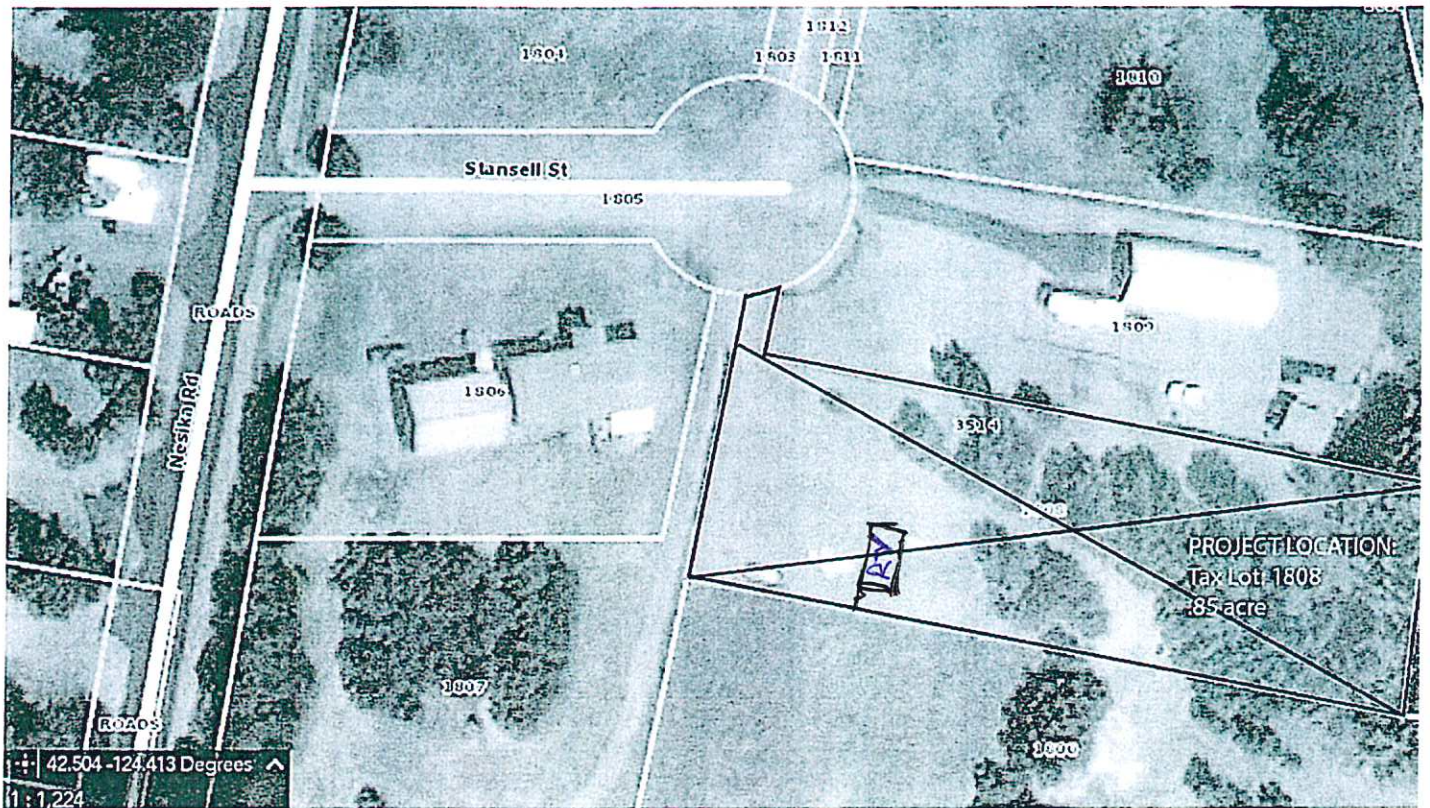
this application. I (We) further understand staff cannot legally bind the county to any fact or circumstance which conflicts with State of Oregon or local ordinance, and in event a conflict occurs, the statement or agreement is null and void.

- (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) 3514-31B-1808
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 [Signature]
Print Name Garth W. Evey
- (2) Signature _____
Print Name _____
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____



ZOOSE DESIGN, LLC

424 COURTNEY STREET ASHLAND OR 97520
 (541) 301 1988 www.zoosedesign.com
 ag@zoosedesign.com

LOT #20 STANSEL STREET, GOLD BEACH

AVAILIBILTY 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 - Lot 20 Stansell St
Gold Beach OR 97444

Township

Range

Section

Taxlot (s) 1808

CCEC Representative [Signature] Date 4-15-21

Owner/ Representative [Signature] Date 4/15/21

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

After Hours Outage Number 866-352-9044

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/District Department	Contact	Phone Number
Agness Fire	Bill Scherbarth	541 247-7987
Brookings Fire	Jim Watson	541 469-1142
Cape Ferrello Fire	Bill Van Vlet	541 661-6459
Cedar Valley Fire	Wade Hooey	541 425-5185
Gold Beach Fire	Tyson Krieger	541 247-6204
Harbor Fire	Steve McClintock	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

WARRANTY DEED - STATUTORY FORM

Pacific Jade, LLC, an Oregon limited liability company, Grantor, convey(s) and warrants to GARTH WESLEY EVEY, as an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in CURRY County, Oregon, to wit:

REAL PROPERTY AS DESCRIBED IN EXHIBIT "A" ATTACHED.

The said property is free from encumbrances except: **covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey**

The true consideration for this conveyance is \$80,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 1st day of **October, 2018**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 AND 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Pacific Jade, LLC, an Oregon limited liability company

By: *David Stansell*
By: DAVID STANSELL, Trustee of THE STANSELL FAMILY LIVING TRUST, dated November 2, 2005, as Member of PACIFIC JADE LLC, an Oregon limited liability company

Piney Stansell

By: PINEY STANSELL, Trustee of THE STANSELL FAMILY LIVING TRUST, dated November 2, 2005, as Member of PACIFIC JADE LLC, an Oregon limited liability company

SEE ATTACHED NOTARY ACKNOWLEDGEMENT

WARRANTY DEED

Pacific Jade, LLC
95141 Ismert Lane
Gold Beach, OR 97444
TO
GARTH WESLEY EVEY

CURRY COUNTY, OREGON **2018-03938**
LAND

Cnt=1 Pgs=2 RECC

10/22/2018 02:22 PM

\$101.00



00072852201800039380020023

I Renee' Kolen, County Clerk, certify that the within document was received and duly recorded in the official records of Curry County.

Renee' Kolen - Curry County Clerk



After Recording Return to:
Curry County Title, Inc.
29820 Ellensburg Ave., PO Box 672
Gold Beach, OR 97444

Send Tax Statements To:
GARTH WESLEY EVEY

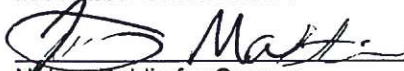
RETURN TO: CURRY CO. TITLE
P.O. BOX 672
GOLD BEACH, OR 97444
86317-G

STATE OF OREGON

)
) ss.
)

County of Curry

This instrument was acknowledged before me on this 19 day of **OCTOBER, 2018**, by **David Stansell and Piney Stansell, as Trustees of THE STANSELL FAMILY LIVING TRUST**, dated November 2, 2005, as Member of **PACIFIC JADE LLC**, an Oregon limited liability company.



Notary Public for Oregon

My commission expires: March 28, 2020

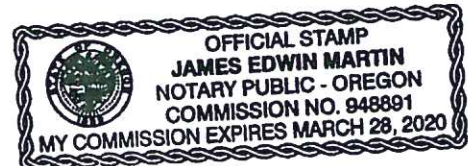


EXHIBIT A

Lot Twenty (20), OCEAN VIEW PLANNED DEVELOPMENT, PLAT NO. 1995-35,
recorded October 25, 1995 Inst. #95-04917, County of Curry, and State of Oregon.

TOGETHER WITH an easement as disclosed by the recorded Plat of Ocean View
Planned Development Plat No. 1995-35