



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

22-000059

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

File # AD-2205 Fee \$ 500 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: 3/2/22 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 Chris & Jenny Pearcy  
Mailing Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ E-Mail \_\_\_\_\_

**2. APPLICANT**

Name Chris & Jenny Pearcy  
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)**

We would like to live on site in a small RV while we complete the build of our home.  
Plans have been submitted and approved. Building permits have been issued.  
Water and power is on site and functioning. Septic was installed and finalized in July 2021.

**5. PROPERTY INFORMATION**

Assessor Map # 3115-11A Tax Lot (s) 1000  
Zoning: RR10 Total Acreage 6.94



6. **PROPERTY LOCATION**

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

Description of how to locate the property Take Cope lane to Grouse lane on left,  
follow Grouse lane to 3 way split of Grouse, Meadow and Fern Ridge

Property is on the left just before 3 way split.

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

☒ Vacant ☐ Developed; Describe existing development

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

Residential single family dwellings

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 Old Sheep Ranch Community Well

Sewage Disposal Septic Installed July 2021

Electrical Power Coos Curry Power

Telephone Service Cell Phone

Fire Department/District Langlois Fire

School District Port Orford Langlois School District

10. **ROAD INFORMATION**

Nearest Public Road Cope Lane

Private Roads Serving the Property Grouse Lane

Road Condition Gravel

Legal Status Private

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)  
None



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

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

Sloping, Forested

Vegetation (Briefly describe the vegetation on the property)

Trees, Shrubs, Grass

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) \_\_\_\_\_ ;

Chris & Jenny Percy \_\_\_\_\_ ;

\_\_\_\_\_ ;

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

Conditional Use of specified property

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:

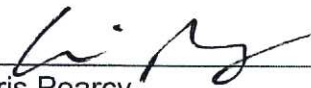

- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified 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) 3115-11A  
and Tax Lot(s) 1000  
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 Chris Pearcy
- (2) Signature   
Print Name Jenny Pearcy
- (3) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (4) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_





## 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: Langlois Fire District  
(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: Conditional Use Permit for temporary dwelling during build

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:

Langlois Fire Chief - William McDonald, I approve the use of  
a RV as a temporary dwelling during the development  
of a new residence at 3115-11-1000

William McDonald, Langlois Fire Chief  
Name / Title  
Acting on behalf of the above referenced service provider

March 2, 2022  
Date

**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:

We would like to live on site on our property while we complete the build of our home. We will be living in a small  
RV using the existing water, power and septic.

Applicant / Owner name: Chris & Jenny Percy  
Mailing Address: \_\_\_\_\_

Assessor Map and Taxlot: 3115-11A Tax Lot 1000  
Subject Property Address: 0 Grouse Lane  
Langlois, OR 97450



## 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:** Old Sheep Ranch Community Well  
(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: Conditional Use Permit for temporary dwelling during build

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:

Nothing at this time

Cell/Phone # 541-655-0290

Oscar Gomez / OSRWA President  
Name / Title

1 March 2022  
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:

We would like to live on site on our property while we complete the build of our home. We will be living in a small RV using the existing water, power and septic.

Applicant / Owner name: Chris & Jenny Percy

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

Assessor Map and Taxlot: 3115-11A Tax Lot 1000

Subject Property Address: 0 Grouse Lane  
Langlois, OR 97450





## 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: Coos Curry Electric Coop  
(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: Conditional Use Permit for temporary dwelling during build

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:

Coos-Curry Electric Cooperative, Inc approves any proposed development on property T31S-R15W-11A TL 1000 as long as it is not constructed under or on top of existing power lines. See CCEC map attached.

Janna D. Fraser  
Name / Title Staking Engineer  
Acting on behalf of the above referenced service provider

March 2, 2022  
Date

**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:

We would like to live on site on our property while we complete the build of our home. We will be living in a small RV using the existing water, power and septic.

Applicant / Owner name: Chris & Jenny Percy

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

Assessor Map and Taxlot: 3115-11A Tax Lot 1000

Subject Property Address: 0 Grouse Lane  
Langlois, OR 97450

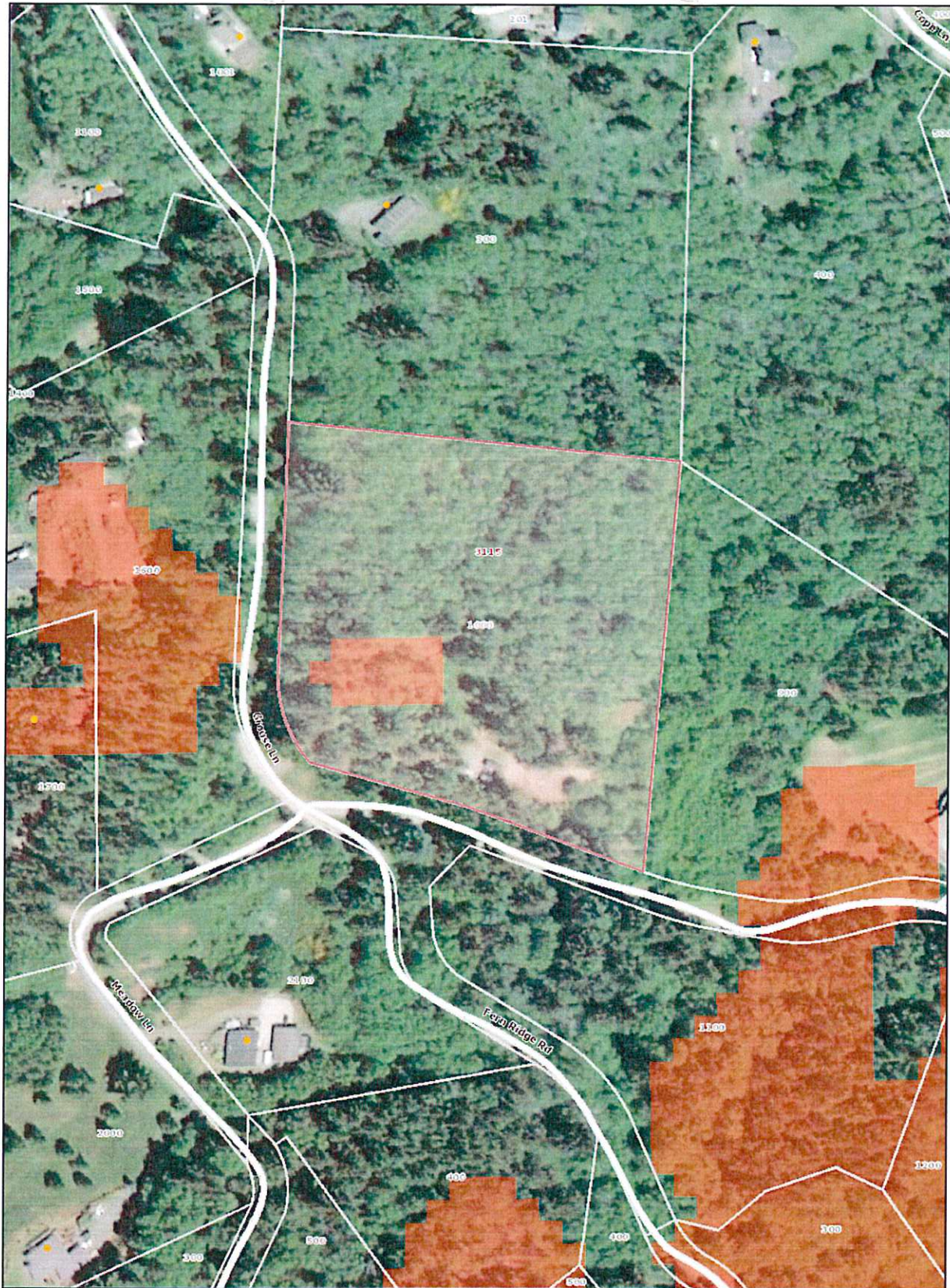




Source: Esri,

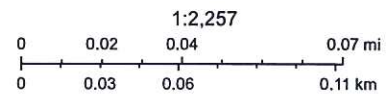


# Curry County Web Map



3/7/2022, 2:03:47 PM

- |                              |                         |                             |
|------------------------------|-------------------------|-----------------------------|
| World Imagery                | All Roads               | Wetlands (NWI)              |
| Low Resolution 15m Imagery   | Parcels                 | Streams                     |
| High Resolution 60cm Imagery | Parcel Labels           | Rapidly Moving Slides North |
| High Resolution 30cm Imagery | Situs Address (Current) | Flood Hazard (updated)      |
| Citations                    | Townships               | A                           |
| 60cm Resolution Metadata     | City Limits             | AE                          |
| Override 1                   | Urban Growth Boundary   | V                           |
| Highways (1)                 | Counties                | VE                          |



Maxar, Microsoft  
Bureau of Land Management, State of Oregon, State of Oregon  
DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin,  
USGS, EPA, USDA

Created by LCOG for Curry County