



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

22-000132

Becky Crockett
Planning Director

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

File # UP-2202 Fee \$ 3,500 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: _____ 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 WLR PROPERTIES LLC
Mailing Address: 2187 LAKELAND HILL RD
City, State, ZIP: ROSEBURG OR 97471
Telephone #: (541) 764-8696 E-Mail LOREMARK@IEEEENGINEERING.COM

2. **APPLICANT**

Name (SAME AS ABOVE)
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)**

LAND PARTITION ON WEST SIDE OF HWY 101

5. **PROPERTY INFORMATION**

Assessor Map # 32-15-32A Tax Lot (s) 900
Zoning: R2 Total Acreage 10.68 AC

Land Use Application
Page 1 of 5

RECEIVED
5/14/22

6. **PROPERTY LOCATION**

Address (if property has a situs address) _____

Description of how to locate the property ONE MILE

NORTH OF FORT ORFORD ADJACENT

TO HWY 101

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

☒ Vacant ☐ Developed; Describe existing development

TIMBER AND RECENT LOGGED AREAS

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

RESIDENTIAL AND TIMBER PARCELS

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 WELL

Sewage Disposal ON SITE

Electrical Power COOS-CUMY ELECTRICAL COOP

Telephone Service CELL

Fire Department/District _____

School District _____

10. **ROAD INFORMATION**

Nearest Public Road HWY 101

Private Roads Serving the Property _____

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)

FLAT TO GENTLY SLOPING

Vegetation (Briefly describe the vegetation on the property)

TIMBER & LOGGED AREAS

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) Patricia L. Lamm MEMBER ;
Patricia Lamm member

_____; 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 (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) 32-15-32A
and Tax Lot(s) 900
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] MEMBER
Print Name STEVE LOVEMARK
- (2) Signature Patt M Lovemark member
Print Name Patt M. Lovemark
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

TRANSMITTAL

☐ Fax - Total No. of Pages (including cover) _____ ☐ Mail / UPS / FedEx ☐ Hand Delivered

To: HANLEY O DWYER

Date: 2-16-22

Co. / Dept.: CURRY COUNTY PLANNING

From: STEVE LOWENHART

Address/Fax #:

(541) 784-8694

RE: PARTITION PLAT 32-15-32A TL 900 LOWENHART ENGINEERING, INC.

CC:

We are sending you the following: APPLICATION FORM, PRELIMINARY PARTITION MAP, PRELIMINARY REDEVELOPMENT MAP, WETLAND STUDY & CURRENT DEED & PARTITION FEE

These items are transmitted as checked below:

☐ For your signature and return

☐ For your information and file

☒ For your review and comment

☐ As requested

☐ Other:

RECEIVED
3/14/22

Additional Comments:

I WOULD LIKE TO SETUP A PHONE MEETING TO GO OVER ATTACHED MATERIAL. I WILL FURNISH THE SUBMITTAL AFTER OUR PRELIMINARY APPLICATION PHONE MEETING. PLEASE REVIEW ATTACHED MATERIAL AND LET ME KNOW WHEN YOU CAN DENOTE THE APPLICATION



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

WLR Properties, LLC, an Oregon Limited Liability
Company
2187 Cleveland Hill Rd.
Roseburg, OR 97471

Until a change is requested all tax statements shall be
sent to the following address:

WLR Properties, LLC, an Oregon Limited Liability
Company
2187 Cleveland Hill Rd.
Roseburg, OR 97471
File No. 431899AM

CURRY COUNTY, OREGON 2021-01159

LAND

03/05/2021 03:46:00 PM

Cnt=1 Pgs=3

\$106.00

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



STATUTORY WARRANTY DEED

Sams Properties Limited Partnership, an Oregon Limited Partnership,

Grantor(s), hereby convey and warrant to

WLR Properties, LLC, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of Curry and State of Oregon free of encumbrances except as
specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

321532A0 00900 R17193

The true and actual consideration for this conveyance is \$120,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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, 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, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3rd day of March, 2021.

Van Leer Properties Corp., General Partner of Sams Properties Limited Partnership

By: [Signature] pres.
Amy Bornemeier, President

State of OR } ss.
County of Clackamas }

On this 3rd day of March, 2021, before me, Hannah Held a Notary Public in and for said state, personally appeared Amy Bornemeier, President of Van Leer Properties, Corp., known or identified to me to be the General Partner(s) of the Sams Properties Limited Partnership, an Oregon Limited Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Hannah Held
Notary Public for the State of OR
Residing at: Keybank
Commission Expires: January 27, 2025

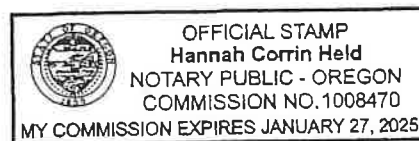


EXHIBIT 'A'

Parcel I:

A portion of the East Third (E1/3) of Government Lot 7, Section 32, Township 32 South, Range 15, West of the Willamette Meridian, Curry County, Oregon (being a part of the parcel of land described in Deed recorded June 22, 1915 in Volume 16, Page 331, Deed Volumes, Curry County) and further described as follows:

Beginning at a point on the North boundary of said Section 32, South 89°48' East, 648.8 feet from the Quarter Section Corner on the North side of said Section 32, being the Northeast corner of De Forest (recorded October 30, 1978 in Book 64, Page 487, Book Records)
Thence South 00°40' East along the East line of De Forest, 627.1 feet to the North boundary of the Tichenor Donation Land Claim No. 37;
Thence following the North boundary of said claim East, 410 feet, more-or-less, to the West line of Relocated U.S. Highway 101 as described in Deed Recorded May 3, 1971 in Book 19, Page 386;
Thence Northerly along said West line of Highway 101 to the North boundary of said Section 32;
Thence North 89°48' West along said North boundary of Section 32 a distance of 460 feet, more-or-less, to the Point of Beginning.

Parcel II:

A portion of the North Half of the West Half (N1/2 W1/2) of Government Lot 8, Section 32, Township 32 South, Range 15, West of the Willamette Meridian, Curry County, Oregon (being a part of the parcel of land described in Deed recorded June 22, 1915 in Volume 16, Page 332, Deed Volumes, Curry County) and further described as follows:

Beginning on the North line of said Lot 8 at the Northwest corner of Floto (as described in Book recorded June 1, 1971 in Book 19, Page 780, Book Records), being North 89°48' West, 660 feet, more-or-less, from the Northeast corner of said Lot 8;
Thence North 89°48' West along said North line 590 feet, more-or-less, to the East line of relocated U.S. Highway 101;
Thence Southerly along said East line to the South line of the North Half of said Lot 8;
Thence East along said South, 610 feet, more-or-less, to the West line of Floto;
Thence North, along said West line, 321.75 feet, more-or-less, to the Point of Beginning.

EXCEPT a parcel of land lying in the Northeast Quarter of Section 32, Township 32 South, Range 15, West of the Willamette Meridian, Curry County, more particularly described as follows:

Beginning at a point on the North line of said Section 32, said point being South 89°50'00" West, 660.00 feet from the Northeast corner of said Section 32, also being the Northeast corner of Parcel 2 of Port Orford Parcels, as described in Instrument 92-10532, recorded December 30, 1992, Official Records of Curry County, Oregon;
Thence along the North line of said Section 32, South 89°50'00" West, 98.56 feet;
Thence at right angles to said North line, South 00°10'00" East, 9.00 feet;
Thence parallel and 9.00 feet Southerly of said North line, North 89°50'00" East, 98.56 feet, more-or-less, to the East line of said Parcel 2;
Thence along said East line, North 00°10'00" West, 9.00 feet to the Point of Beginning.

LAND AND WATER ENVIRONMENTAL SERVICES, INC.

P.O. Box 448, 119 NE 2nd St. Suite B (second floor), Oakland, Oregon 97462

(541) 672-0393 or (541) 459-4141

"Providing environmental services for industry and the public since 1992"

www.landandwater.biz

email: office@landandwater.biz

June 28, 2021

Steve Lovemark
809 SE Pine St.
Roseburg, OR 97470

Dear Steve,

At your request, Land And Water Environmental Services, Inc. conducted a site walkover and wetland investigation of a parcel of land in Port Orford, Curry County, Oregon. The purpose of the wetland investigation was to determine if the site has wetlands or other waters that may be regulated by the Oregon Department of State Lands (DSL) or the US Army Corps of Engineers (COE).

The property is identified as T32S R15W S32A TL900. It is located on the west side of Hwy 101, just north of the City of Port Orford. At the time of the site walkover, the property had been partially logged. The ground cover was relatively intact away from the log deck and skid roads, so vegetation identification was not a problem.

The National Wetland Inventory (NWI) and Statewide Wetland Inventory (SWI) both map the southwest portion of the property as containing seasonally saturated, forested wetlands. These wetland maps are created from high altitude aerial photography interpretation and have not been ground verified. The wetland maps are intended to be used as general guidelines and basic reference maps only. The agencies that produce them recommend that an onsite investigation by a Wetland Professional be done to verify actual field conditions.

The Natural Resource Conservation Service (NRCS) Web Soil Survey maps the soil on the site as Nelscott-Depoe-Bullards complex, 0 to 8 percent slopes. The NRCS soil survey of Curry County identifies this complex soil type as moderately well drained soils located on marine terraces. Collectively, it is a dark brown to grayish brown loam, with some coarse sandy areas. This soil is not considered a hydric soil. Hydric soils are soils that are formed in wetlands. The SWI also includes a NRCS hydric soils layer. The SWI hydric soil layer does not show any hydric soils mapped on the subject property.

The property is generally rectangular with the east property line being somewhat uneven. The Study Area Boundary was defined as the same as the recorded tax lot lines. From the northeast corner the property slopes down toward the center and then rises towards the southwest corner. The investigation and site walkover started near the northeast corner of the property where the access from Hwy 101 is located. The investigators traversed the property back and forth in an east-west fashion, steadily moving south to the southwest corner. The focus of the investigation was to look for indications of wetlands and ponding water, paying particular attention to the southwest portion of the property where wetlands had been indicated by the NWI and SWI maps. The dominant vegetation on the site were Douglas fir, Port Orford cedar, California huckleberry,

Pacific rhododendron, salal, shore pine, and Sitka spruce. The soils on the site were consistent with the mapped soils, brown to dark grey-brown loam, sandy to gravelly on hummocks and convex areas. No evidence of seasonal saturation was found. No primary or secondary hydrology indicators, such as water stained leaves or sediment deposits were found. There was no evidence of ponding water in the low spots and shallow depressions. No wetlands or wetland vegetation were identified on the site.

It is my Best Professional Judgement as a Wetland Professional that there are no wetlands or waters of the State or the United States located on site or within the Study Area.

Sincerely,

Loran Waldron

Loran Waldron
President, Biologist
Land And Water Environmental Services, Inc

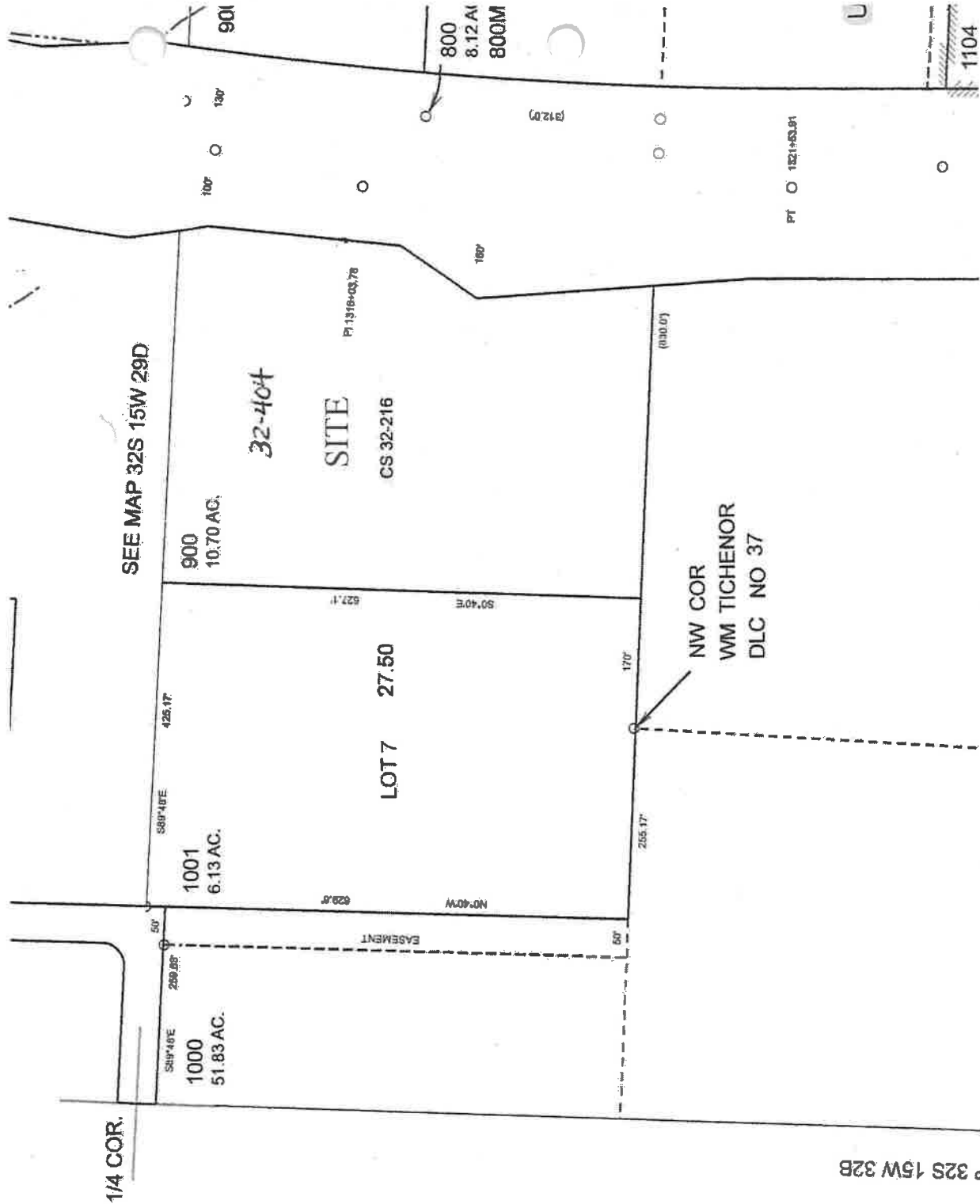
Attachments

Platt Map 32S15W32A
GIS Aerial Tax Lot Map
NWI Map
SWI Map
NRCS Soil Map and legends
Ground View Photographs

N.E. 1/4 SEC. 32 T.32S. R CURRY COUN. 1" = 200'



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY





U.S. Fish and Wildlife Service

National Wetlands Inventory

Lovemark Property, Port Orford Oregon



May 7, 2021

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | | | Freshwater Pond | | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Statewide Wetlands Inventory

SITE

Sections

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  NRCS Predominantly Hydric Soil Map Units
-  NRCS Agate-Winlo Soils in Jackson County



0 0.05 0.1 0.2 0.3 0.4 mi

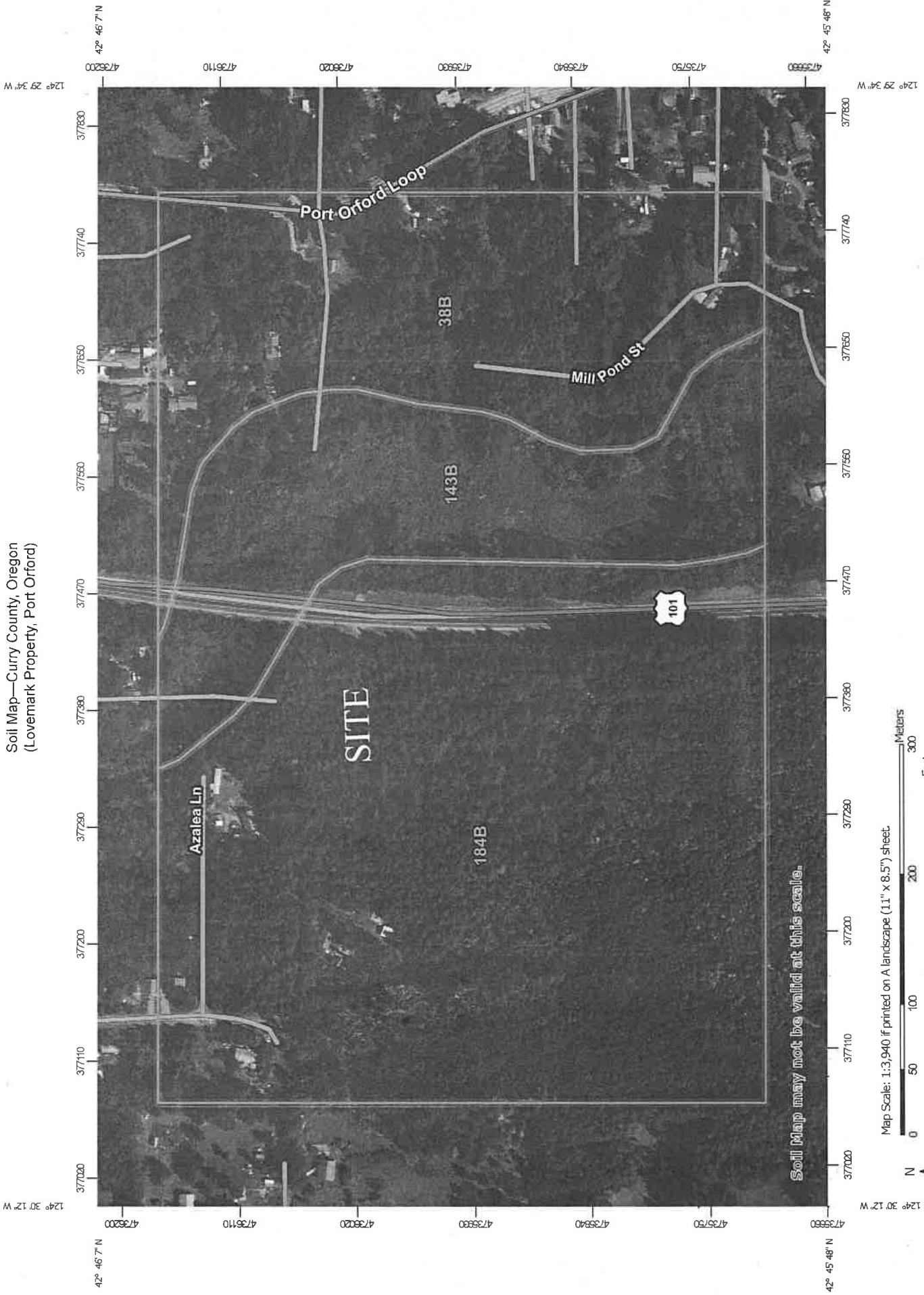
1 inch = 0.14 miles

Date: 6/28

AI



Soil Map—Curry County, Oregon
(Lovemark Property, Port Orford)



Map Scale: 1:3,940 If printed on A landscape (11" x 8.5") sheet.













































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Curry County, Oregon
Survey Area Data: Version 16, Jun 12, 2020

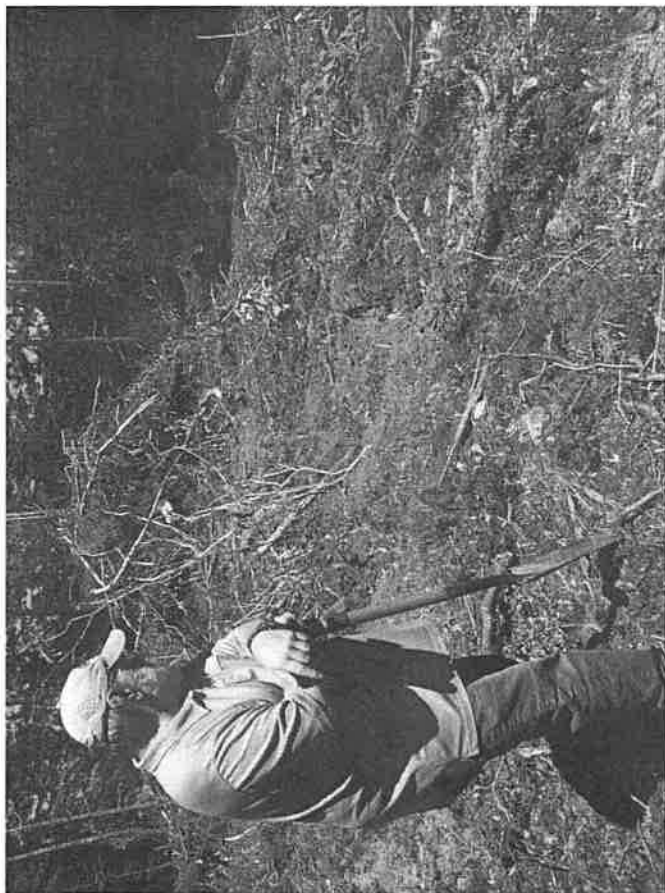
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 5, 2019—Oct 7, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

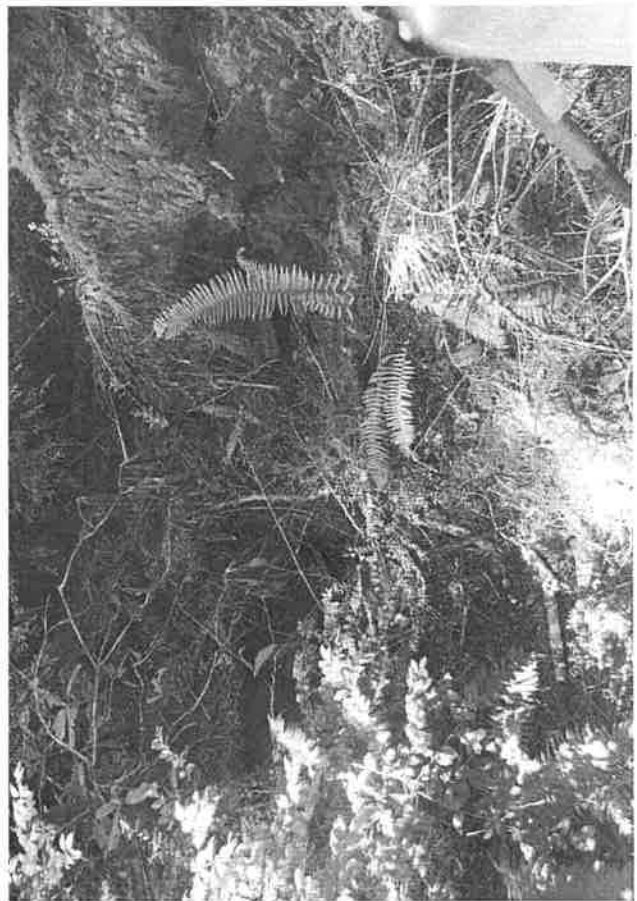
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38B	Bullards-Bandon-Wadecreek complex, 0 to 8 percent slopes	20.1	24.9%
143B	Hebo silty clay loam, 0 to 7 percent slopes	15.9	19.6%
184B	Nelscott-Depoe-Bullards complex, 0 to 8 percent slopes	44.9	55.5%
Totals for Area of Interest		81.0	100.0%



1. Skid road near northeast corner looking southwest.



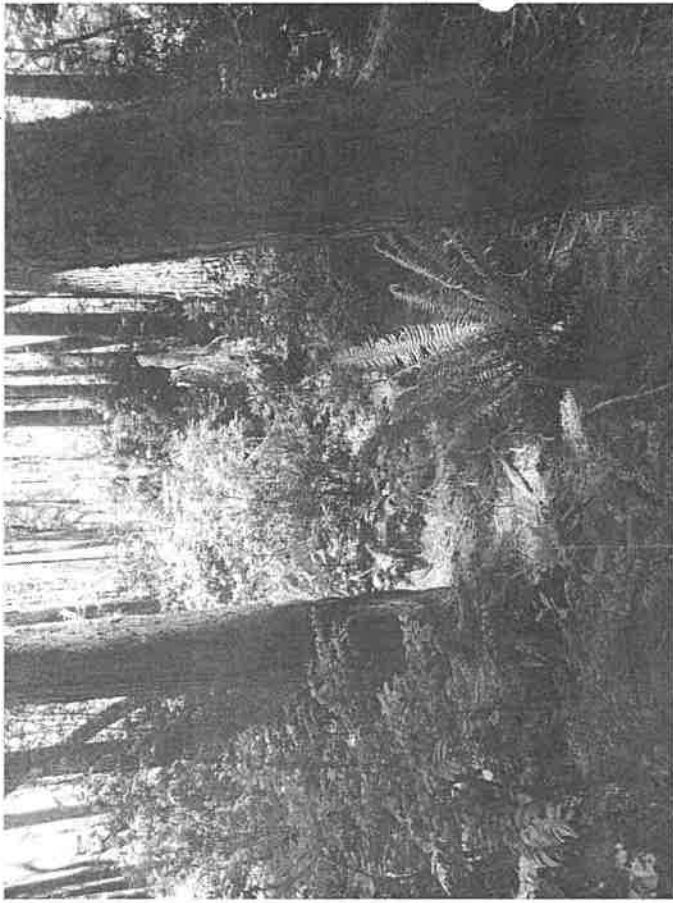
2. Soils were consistent with soil mapping.



3. Near northwest corner, away from skid road vegetation is intact.



4. Low area near center of property. No evidence of ponding.



6. Low area near southwest corner of property.



8. Low area near south property line.



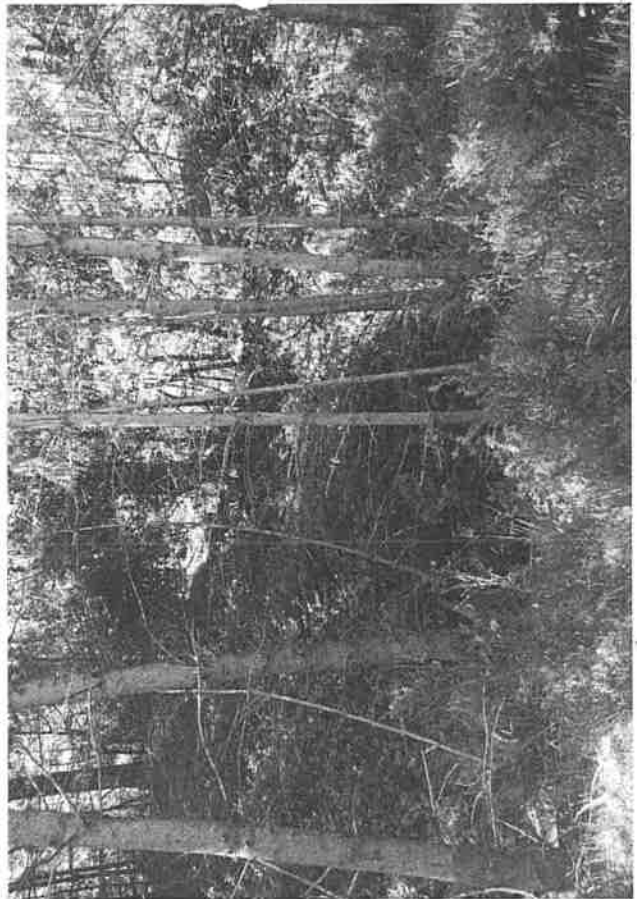
5. Moving southwest toward corner.



7. Low area in southwest corner of property.



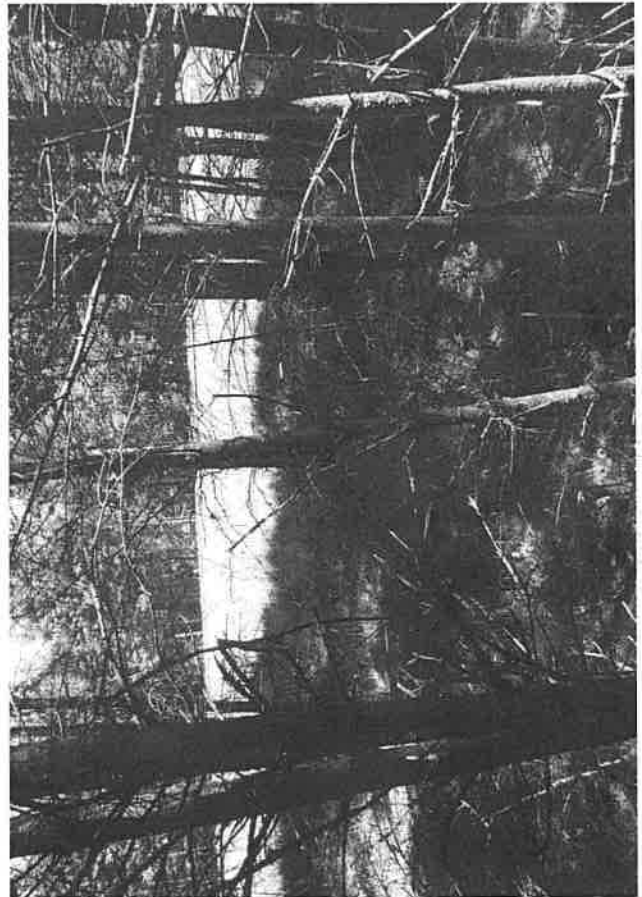
10. South property line looking northwest to center of site.



12. Low area along east property line.

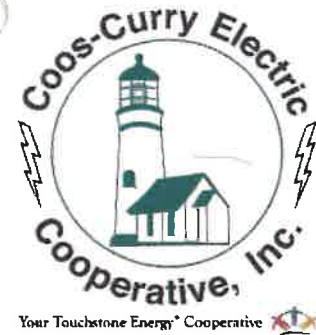


9. Near southeast corner looking east.



11. Edge of property near Highway 101.

AVAILABILITY OF POWER - ELECTRIC COORDINATION



1. THE SUBJECT PROPERTY IS WITHING THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRICA POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEED HAVE BEEN PAID.
2. OREGON UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION IS DONE AT 1 (800) 332-2344 OR "811".
3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OF ON TOP OF ANY COOS-CURRY ELECTRICAL COOPERATIVE'S FACILITIES.
4. NATIONAL ELECTRIC SAFETY CODE FOR CLEARANCE REQUIREMENTS SHALL BE FOLLOWED.

Situs Address: Site is approx. ¼ mile south of Silver Butte Rd on West side of HWY 101

Township: 32S

Range: 15W

Section: 32

Tax Lot: 900

CCEC Representative

Janna L. Travers

Date

3/23/2022

Owner/Representative

[Signature]

Date

3/23/22

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



Source:

APPLICATION CHECKLIST
Please bring this form with your completed application

SPECIFIC TYPE OF APPLICATION : _____

If the item is checked or circled on the left you are required to provide that information.
All applications require the following information:

- ☒ Completed application form and fee
- ☒ Current deed of the subject parcel(s)
- ☒ Vicinity map and detailed plot plan drawn to scale (see example) if your plot plan is not adequate it will delay processing of your application
- ☒ Service letter from agencies
Please provide letters from the following agencies regarding your application:
 - ☒ Fire District ☐ Water District (if located within a district)
 - ☒ Electric Service ☐ Sewer District (if located within a district)
 - ☐ OTHER: _____
- ☐ Proposed source of water if not in district: _____
- ☐ Sanitation coordination form (if not in a sewer district)
- ☐ Erosion prevention and sediment control plan
- ☐ Storm and surface water management plan
- ☐ Documentation of proposed or existing access to parcel (county, state, federal or private road, or easement)
- ☐ **MOST IMPORTANT: FINDINGS.** Depending on your application you will be required to provide specific facts and findings to support your application. Please provide the following: _____

- ☐ *FOR STRUCTURES IN NATURAL HAZARD AREAS:*
 - ☐ Geohazard report prepared by a licensed geologist
 - ☐ Elevation certificate and/or other flood ordinance requirements

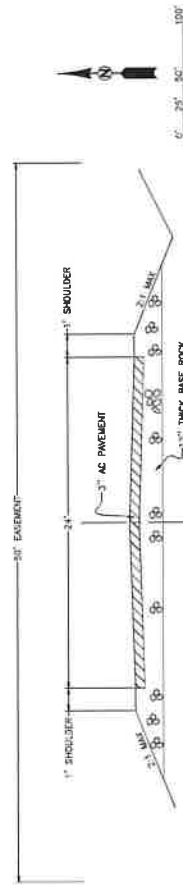
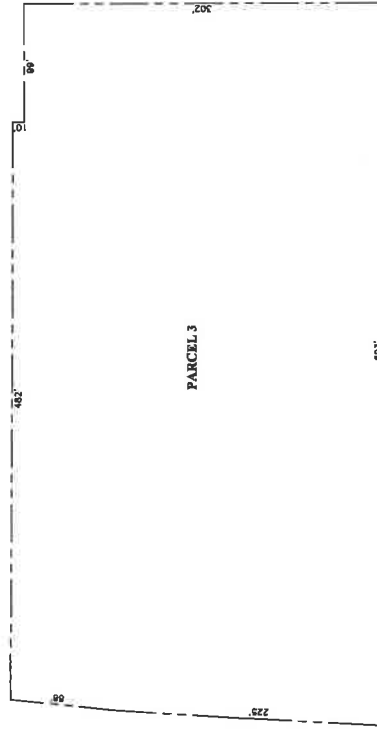
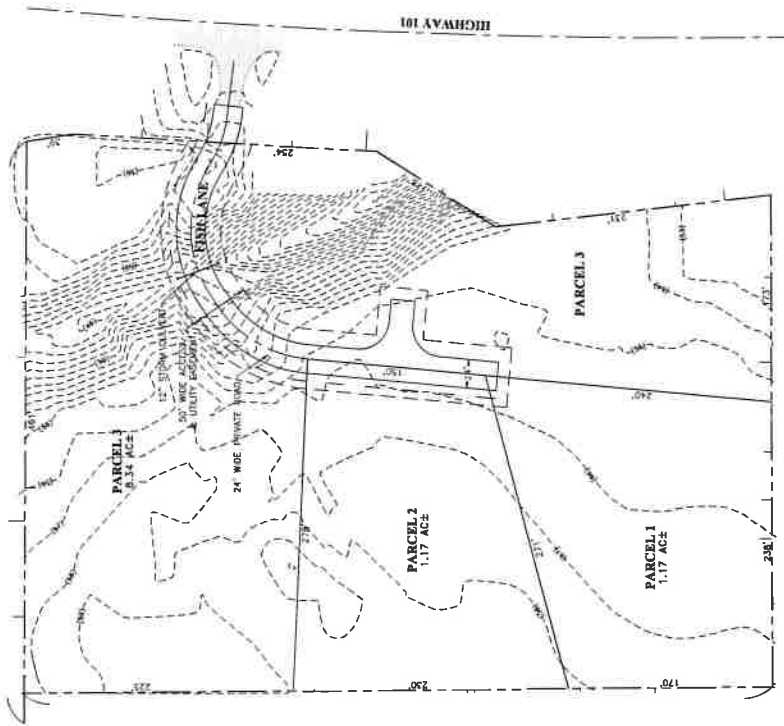
OTHER REQUIRED ITEMS: _____



FOR PARTITIONS AND SUBDIVISIONS:

You must provide a plat or map of survey prepared by a licensed surveyor with your application. Partitions and subdivisions require an erosion prevention and sediment control plan as well as a storm and surface water management plan.

PRELIMINARY PARTITION MAP



FISH LANE
TYPICAL ROAD SECTION
NOT TO SCALE

PRELIMINARY PARTITION MAP

SURVEYED FOR:	WILLAMETTE METROPOLITAN, CLATSOP COUNTY, OREGON
SURVEYED BY:	WILLAMETTE METROPOLITAN, CLATSOP COUNTY, OREGON
STATE:	OREGON
COUNTY:	CLATSOP
CITY:	PORT ORFORD
DATE:	7/1/21
SCALE:	1"=50'
DATE:	4/27/23
DATE:	7/1/21
DATE:	7/1/21

TRACT:	10.08 AC
TAX ACCOUNT NO.:	817183
PARCEL NO.:	2185520000
ZONE:	R2
CONV. PLAN:	RESIDENTIAL
SEWER:	SEPTIC
FIRE:	

PAGE 1 OF 1

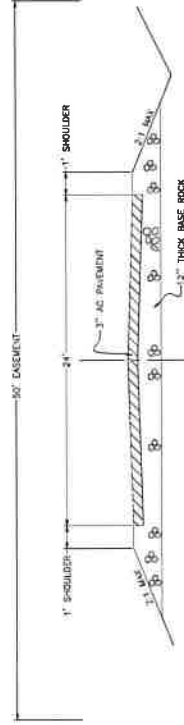
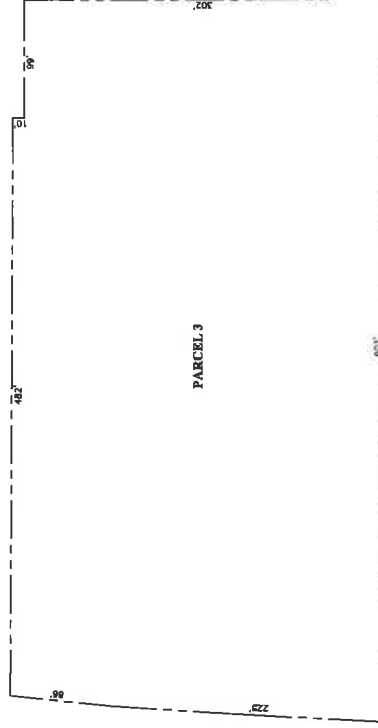
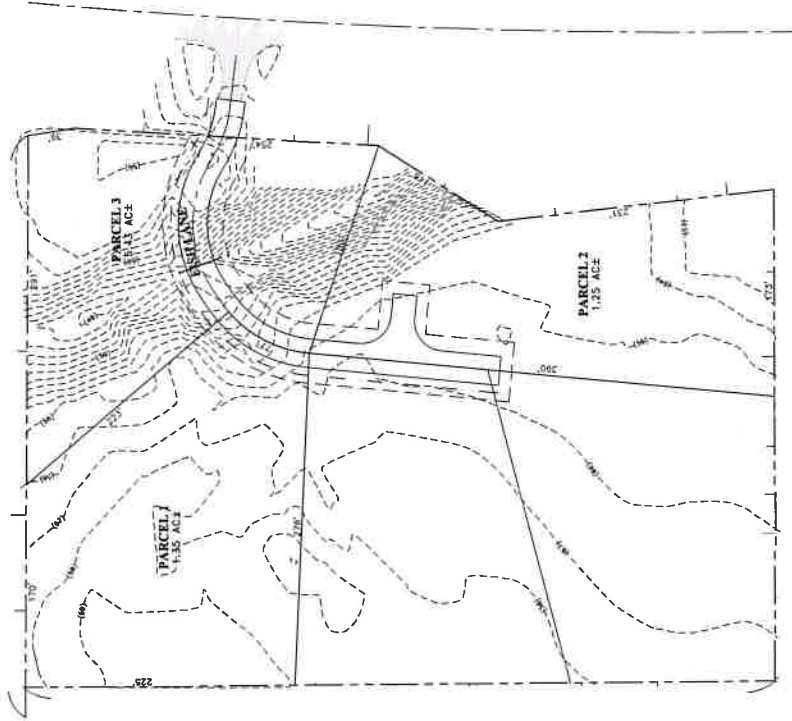
REVISED 4/27

24 FT
WIDE
ROAD.

REDEVELOPMENT MAP FOR PARCEL 3



VICINITY MAP
NTS



FISH LANE
TYPICAL ROAD SECTION
NOT TO SCALE

REDEVELOPMENT MAP FOR PARCEL 3

SURVEYED FOR: WLE PROPERTIES LLC 2700 LONGBARK ROAD PORT ORFORD, OR 97151		SURVEYED BY: i.e. INDEPENDENT ENGINEERS 1000 N. 10TH AVE. PORT ORFORD, OR 97151
TRACT: 10.00 AC TAX ACCOUNT NO.: R7183 TAX ID: 32153200000 ZONE: R7183 CAMP, PLANE: RESIDENTIAL WATER: SEPTIC	1335 N.W. SEC. 33 WILLAMETTE METROPOLITAN, CLATSOP COUNTY, OREGON	DATE: 4/21/22 DRAWN: JAC