



# CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113  
GOLD BEACH, OREGON 97444

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**Planning Director**

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FILE # \_\_\_\_\_  
DATE \_\_\_\_\_

## REQUEST FOR VIOLATION INVESTIGATION

OWNER OF PROPERTY TO BE INVESTIGATED: \_\_\_\_\_

LOCATION OF ALLEGED VIOLATION: \_\_\_\_\_

ASSESSOR MAP AND TAX LOT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

NATURE OF ALLEGED VIOLATION (please be specific): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PERSON REQUESTING INVESTIGATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

HOME PHONE: \_\_\_\_\_ BUSINESS PHONE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Would you be willing to testify as to the existence of this violation if the need arises?

\_\_\_\_\_ Yes \_\_\_\_\_ No

Do you know of any other person(s) who have knowledge of this violation and would they be willing to assist in the investigation?

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

## **ZONING VIOLATION PROCEDURES**

By state law, all properties in Curry County are zoned for specific uses. Each zone has outright and conditional uses that are permitted. A zoning violation occurs when a particular property is used contrary to the authorized uses in that zone. Some examples of common zoning violations are: using a Recreational Vehicle (RV) as a dwelling; operating a commercial business in a residential zone; residential or non-residential construction without permits.

Code Enforcement is a “as time permits” process. No county funds are set aside to staff investigation of alleged violations. Consequently, the timeline to process violations can be lengthy if staff is otherwise occupied with statutory application timelines. Violations which involve health/safety issues take priority over nuisance violations.

The Planning Division generally will not investigate an alleged violation without a signed complaint. Anonymous complaints are not taken. After receipt of a signed complaint the Planning Division will contact the alleged violator and request they cease the improper use of the subject property. This usually ends the investigation process. Most alleged violators are not aware they were in violation of county codes or ordinances and cease immediately upon notification.

The county policy on enforcement is compliance rather than penalization. We attempt to work with the property owner to bring the violation into compliance with applicable county and state codes, which can often be a lengthy process. Occasionally, the process outlined above is unsuccessful and the county is forced to take legal action against the violator. As with any legal procedure the time frame involved in resolution may be quite long, especially with uncooperative violators. In extreme cases the violation may actually go to court. In these instances the complainant may be asked to help gather evidence or testify in court. Please note that violation files are public information and are required to be made available for public inspection on request.

If you have further questions about the zoning violation process, please contact the Planning Division of the Community Development Department.