



CURRY COUNTY DEPARTMENT OF PUBLIC SERVICES

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PO Box 746
GOLD BEACH, OREGON 97444

David J. Pratt, AICP
Director

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File # Fee \$ Receipt # Accepted by

LAND USE DECISION APPLICATION FORM

Application Type (Check One): X Destination Resort
[] Comp Plan/Zone Change [] Conditional Use [] Variance [] Partition [X] Subdivision

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 you application cannot be reviewed or processed until all the required items have been provided.

1. PROPERTY OWNER OF RECORD

Name Crook Family, LLC
Mailing Address: 94727 South Bank Pistol River Road
City, State, ZIP Brookings, OR 97415
Telephone # (541) 247-4142 FAX #

2. AGENT (if any)

Name Eagle Two Development Corporation (Leroy Blodgett)
Mailing Address: P.O. Box 7618
City, State, ZIP Brookings, OR 97415
Telephone # (541) 661-0124 FAX # (800) 507-6433

3. BASIC PROPOSAL (Briefly describe you proposed land use)

Development of a destination resort pursuant to CCZO
4.080 - 4.088 and an 11-lot subdivision.

4. PROPERTY INFORMATION

Assessor Map # 39-14-00 Tax Lot(s) 1601, 1602, 1603
Assessor Map # 38-14-00 Tax Lot(s) 8200, 8201, 8100, 7800
Assessor Map # 38-14-31 Tax Lot(s) 100
Zoning Forest Grazing (FG) Total Acreage Approximately 443

5. **PROPERTY LOCATION** 94479 & 94669 Byrdies Rd.
Address (If property has a situs address) 23368 Mack Arch Rd. and 23154 Hwy. 101
Description of how to locate the property: The property is located approximately
2 miles south of the Pistol River bordering Highway 101 for
approximately 1.5 miles.

6. **EXISTING LAND USE (briefly describe the present land use of the property)**
 Vacant Developed; describe existing development: _____
There is currently 6 residential structures on the property
that are used as vacational rentals.

7. **SURROUNDING LAND USES (Briefly describe the land uses on adjacent property)**
North - State Parks & one private residential property
West - US Fish & Wildlife, 3 private residences (FG zoning), Pacific Ocean
South - State Parks
East - Forest Grazing property with limited residential uses

8. **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 On-Site - see water study
Sewage Disposal On-Site - see sanitary sewer report
Electrical Power Coos Curry Electric Co-Op
Telephone Service Verizon
Fire Department/District Pistol River Fire District
School District 17C Brookings Harbor School District

9. **ROAD INFORMATION**
Nearest Public Road Highway 101, Carpenterville Road
Private Roads Serving the Property _____
Road Condition _____
Legal Status _____
Ownership: I own the road Easement on others property Joint Owner
Please submit record ownership (i.e. deeds, easements, plat dedication, etc.).
Proposed New Roads/Driveways (Briefly describe any new road construction related to this application) _____
New private roads will be constructed as shown in the
Tentative Destination Resort Master Plan

10. PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY

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

A topography map is included in the Tentative Destination Resort Master Plan. The land varies from gentle slopes to ocean bluffs.

Vegetation (Briefly describe the vegetation on the property) _____

This large tract has various types of vegetation including, grass land, brush and spruce trees.

11. 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 applicant 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 you 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.

12. APPLICANT'S SIGNATURE AND STATEMENT OF UNDERSTANDING

(Please read the statement below *before* signing the signature blank)

I (We), James R. Crook ;

_____ ; have filed this application for
Crook Family, LLC

with the Curry County Department of Public Services-Planning Division to re 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 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 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 decision, I (we) understand that it may be in my best interests to seek professional assistance in the 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) _____
 in the records of Curry County.

3914-00 -01601
3914-00 -01602
3914-00 -01603
3814-00 -08200
3814-00 -08201
3814-00 -08100
3814-00 -07800
3814-31 -00100

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 James A. Crook
Print Name James A. Crook
- (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 requires 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 8½" by 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 you 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 requires that plat maps must be prepared by a surveyor licensed by the state.