



CURRY COUNTY DEPARTMENT OF PUBLIC SERVICES

94235 MOORE STREET
PO Box 746
GOLD BEACH, OREGON 97444

David J. Pratt, AICP
Director

Phone (541) 247-3304
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File # _____ Fee \$ 1291.00 Receipt # _____ Accepted by _____

LAND USE DECISION APPLICATION FORM

Application Type (Check One):

Comp Plan/Zone Change Conditional Use Variance Partition 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** William V. & M. Jacqueline Crock, Harvey Crock
Name William Vernon Crock, Mary Jacqueline Crock, Ronnie James Crock
Mailing Address: 94724 South Bank Pistol River Road
City, State, ZIP Brockings, Oregon 97415
Telephone # _____ FAX # _____

2. **AGENT (if any)**
Name James R. Crock
Mailing Address: 97724 S Bank Pistol River Road
City, State, ZIP Brookings, OR 97415
Telephone # 541-425-1400 FAX # _____

3. **BASIC PROPOSAL (Briefly describe you proposed land use)**
Build two 50,000 gal steel tanks for storage of
domestic water for proposed Crock Point Resort.
One tank in 2011 and one in 2016. The tanks project
include a 10-foot wide service road and two waterlines
in the road.

4. **PROPERTY INFORMATION**
Assessor Map # 38S 14W Tax Lot(s) 6400
Zoning Forestry Grazing (FG zone) Total Acreage 1800 +/-

5. PROPERTY LOCATION

Address (If property has a situs address) No Address

Description of how to locate the property: In SW 1/4 Sec 32, T38S, R14W

It is on North side of Carpenterville Road, (Old TH 101)

About a 1/4 mile East of TH 101 and approximately

600 feet North of Carpenterville Road.

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

Vacant Developed; describe existing development: _____

Cattle grazing, timber harvesting, and a small rock quarry

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

Cattle grazing and timber harvesting.

A few homes along Carpenterville Road.

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 N/A

Sewage Disposal N/A

Electrical Power N/A } No utilities needed

Telephone Service N/A }

Fire Department/District Pistol River Fire District

School District Gold Beach

9. ROAD INFORMATION

Nearest Public Road Carpenterville Road (old TH 101)

Private Roads Serving the Property None

Road Condition Good, Permanent AC pavement

Legal Status State

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) _____

10' wide road w/ gravel surface, armoured ditches, seeded cut & fill

A locked gate will be installed

10. PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY

Topography (Briefly describe the general slope and terrain of the property) Ridges and steep slopes. Bare pasture grassland on South slopes, and timber on North slopes and in canyons.

Vegetation (Briefly describe the vegetation on the property) Mostly small dimension spruce timber with some Alder and hardwood. Grassland on South sides

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 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.

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

William V. Crook et al

with the Curry County Department of Public Services-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 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) 38S - 14W - 32
 and Tax Lot(s) TL 6400
 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 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.

FINDINGS of FACTS

Domestic Water Storage Tank
Crook Point Resort LLC

Location:

The site is located in SW 1/4 Section 32 38S 14W. It is located in the middle of Section 32. The applicant owns the entire section.

Zoning:

The zoning is FG - Forestry Grazing. The adjacent properties are FG. The nearest buildings are approximately 1 mile.

Water Storage Tanks:

The tanks are 50,000 gallons capacity each. Constructed of steel plates bolted together. Plates are painted.

Two waterlines 4" and 6" will run up to the tanks. A 10-foot service road will be constructed from Carpenterville Road. A cattle proof fence will be constructed around the tanks, and a gate with lock will be placed at Carpenterville Road.

Site:

The site is flat with forest on the North and West sides. Some is located on the East and South sides. Additional trees will be planted on the East and South sides. The tanks will not be visible from the roads or nearby lower hills. The tanks will be painted green.

There will be only minor disturbance of the site during the construction, and proper mitigation and preventive measures will be taken to prevent any erosion or pollution nearby.

Environmental Concerns:

The tanks have no moving equipment work in at site, no Chemicals, no Electrical Lights, and no noise are being emitted.

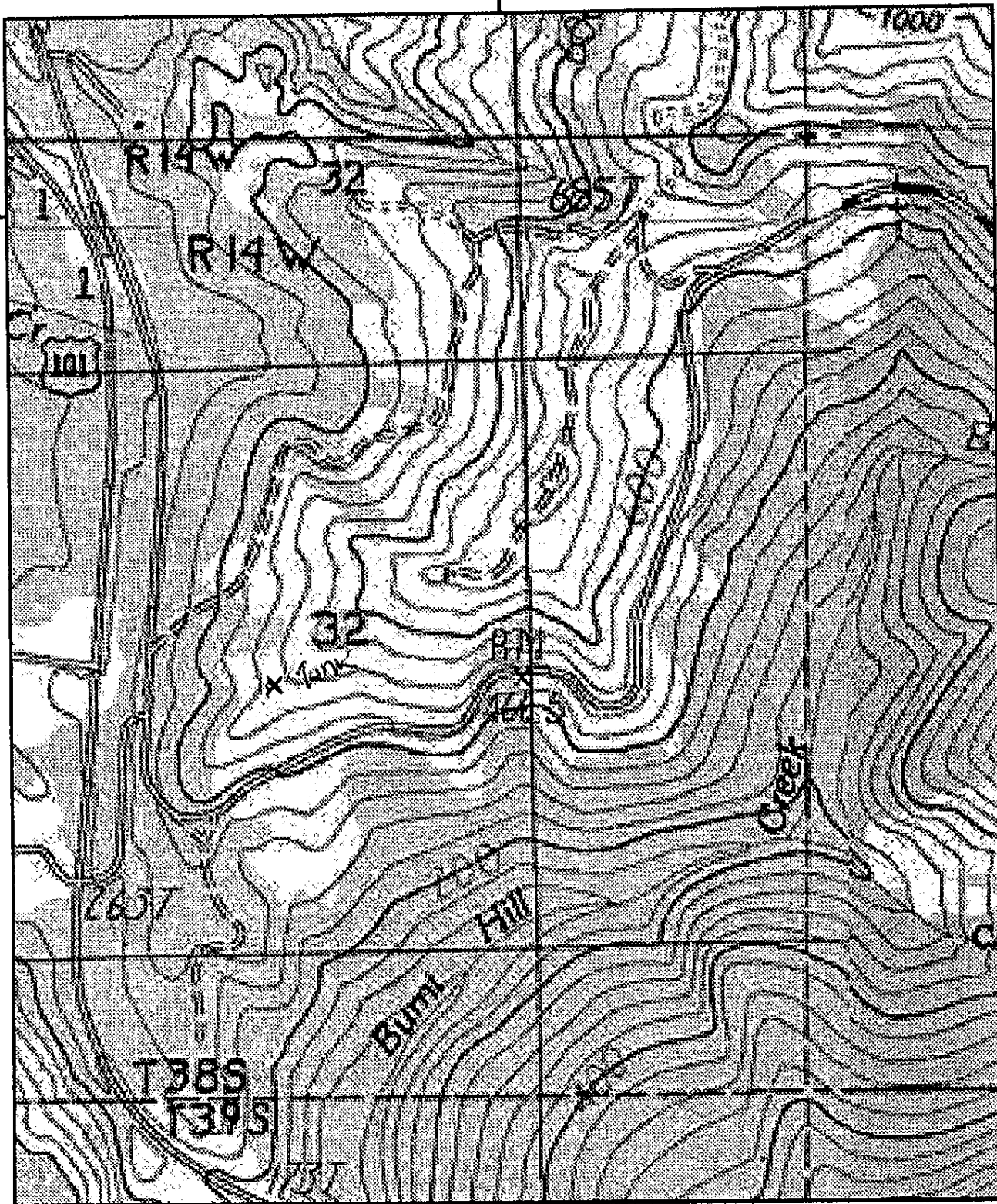
The tanks will not have a significant effect on the farming and forest activities on adjacent land. Neither will the tanks cause an increase in cost of forest and agricultural practices on adjacent land.

The two tanks will be an asset in fire suppression. A fire-hose hook-up can be provided so additional water is available for fire fighting.

WGS84 124°23.000' W

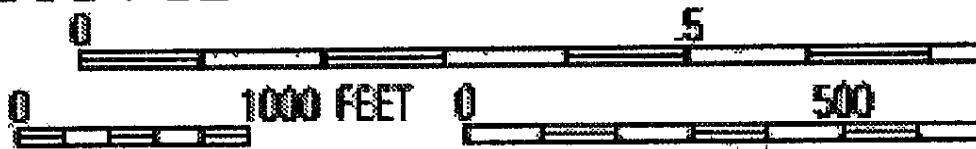
42°15.000' N

42°15.000' N



WGS84 124°23.000' W

TN ★ / MN
 16 1/2°



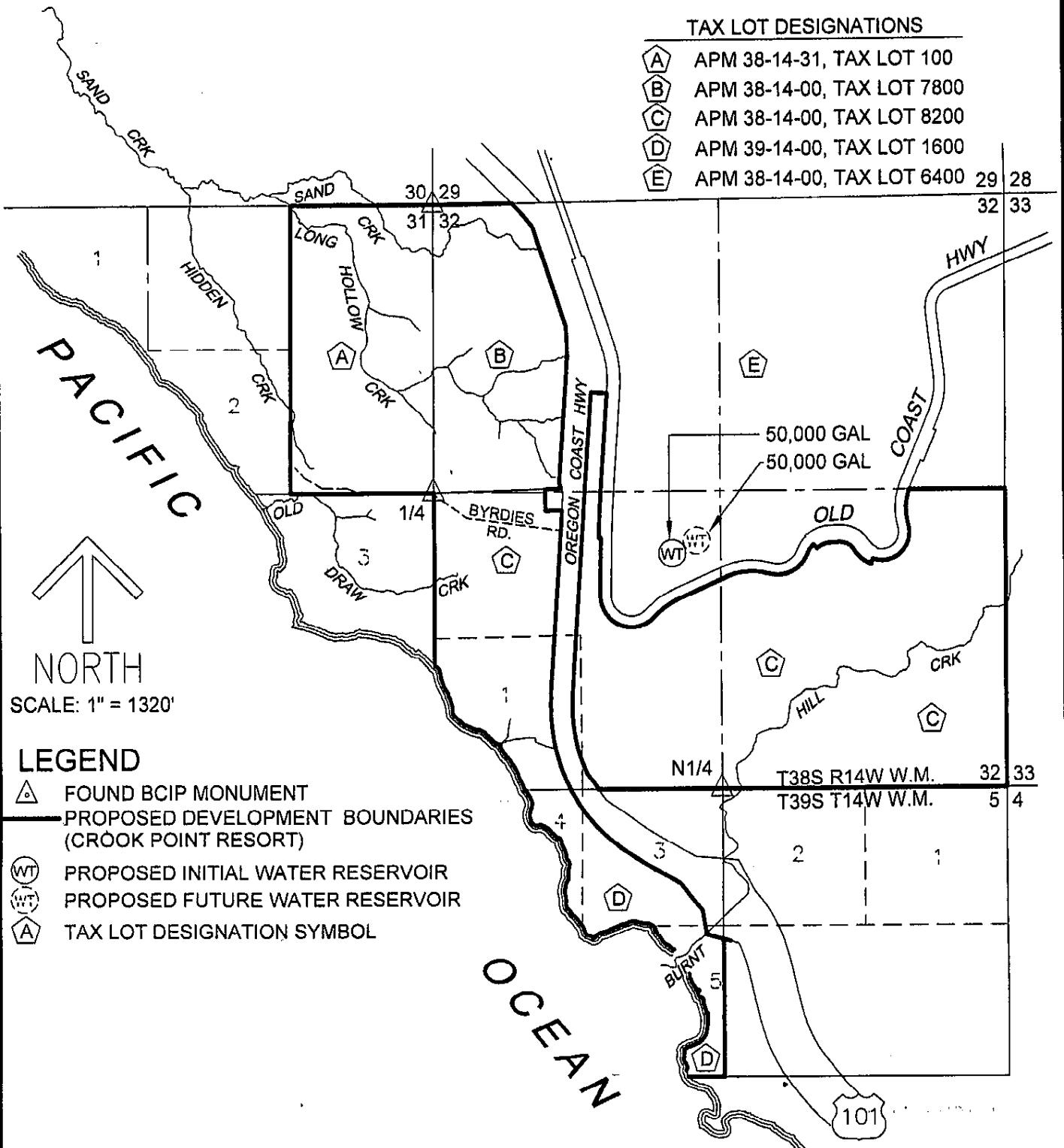
Map created with TOPO!® ©2002 National Geographic (w

WATER RESERVOIR LOCATION MAP

SECTION 32, T38S, R14W, W.M.

TAX LOT DESIGNATIONS

- A APM 38-14-31, TAX LOT 100
- B APM 38-14-00, TAX LOT 7800
- C APM 38-14-00, TAX LOT 8200
- D APM 39-14-00, TAX LOT 1600
- E APM 38-14-00, TAX LOT 6400



↑
NORTH
SCALE: 1" = 1320'

- ### LEGEND
- △ FOUND BCIP MONUMENT
 - PROPOSED DEVELOPMENT BOUNDARIES (CROOK POINT RESORT)
 - WT PROPOSED INITIAL WATER RESERVOIR
 - WT PROPOSED FUTURE WATER RESERVOIR
 - A TAX LOT DESIGNATION SYMBOL

PREPARED FOR:
 CROOK POINT RESORT
 CROOK FAMILY, LLC
 94727 SO. BANK PISTOL RIVER RD.
 BROOKINGS, OR 97415
 DATE: APR 22, 2010