



CURRY COUNTY DEPARTMENT OF PUBLIC SERVICES

94235 MOORE STREET
PO Box 746
GOLD BEACH, OREGON 97444

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Director

Phone (541) 247-3284
FAX (541) 247-4579

Planning Clearance Application Information & Application Requirements

The planning department must approve most construction projects prior to permit issuance for Building, Sanitation or Erosion permits.

Before submitting your applications, please check with the planning department for zoning/land-uses.

If you have an approval for a conditional use, please check with the department to ensure that all conditions of the approval met; if not, there could be a delay in processing your permit request.

Please complete the attached planning clearance application and the following documents and submit them to the planning department with any other applications necessary to complete your project:

1. Plot Plan - Please draw plot plan to a suitable scale on an 8 1/2 x 11 sheet of paper. Include the items listed below and any other relevant property information:

- Existing and proposed structures and driveways
- Measured distance between structures and property lines
- Property lines and all easements
- Existing and proposed wells, springs, streams and rivers
- Existing and proposed septic systems – include tank, drain-field and repair area
- Any distinctive topographic features including existing or proposed cuts & fill
- Existing and proposed parking and/or parking lot plan
- Existing and proposed adjacent roads and highways
- Existing and proposed water and sewer lines and their distance between all items on the plan
- Please provide the following information on the plot plan for identification purposes:
Name, Assessor map and tax lot numbers and parcel acreage

Note: Failure to draw an accurate plot plan may result in a delay of the review of your permit.

2. Mandatory Erosion Control Application: an *erosion application* form is required and must be completed, signed and dated, even if all answers are no.

If you have any questions regarding the planning clearance form, planning requirements or zoning land-use, please do not hesitate in contacting us by calling (541) 247-3284.

Curry County Department of Public Services

Planning Division

P.O. Box 746 – 94235 Moore Street, Gold Beach, OR 97444

Tel: 541-247-3284 Fax: 541-247-4579

Planning Clearance Form

(Check all that apply)

Planning Clearance Fee: \$125.00

Application Type: Building Permit Septic Permit Septic Clearance (\$53.00)
 New Address (\$187.00) Replacement Address Plate (\$31.00)
 Erosion Permit Agricultural Building Other:
Structure Type: SFD Sq. Ft: _____ #Bedrooms: _____
 Manufactured Home Size: _____ #Bedrooms: _____ Year: _____
 Pre-Fabricated Size: _____ #Bedrooms: _____ Year: _____
Type of Use: Residential Commercial

Project Description: _____

Property Information:

(Street Address or Location of Subject Property) _____

(Size of Property) _____ (Assessor's Map & Tax Lot Numbers) _____ (Zoning) _____

Existing Development:

Dwellings (stick built) How many? _____ Mobile Homes How many? _____
Other Buildings How many? _____ Comments: _____

Authorization by Property Owner(s) / Applicant:

(Property owners and contract purchasers are required to authorize the filing)

- ① By my signature, I certify that I am the owner, or have the owner's consent, to apply for a permit on the above referenced property and
- ② By my signature I also certify, that the information provided by me is correct; and hereby grant the staff of the Curry County Department of Public Services permission to enter this property, for purposes of this application

Property Owner - Name	Signature	Date
Mailing Address /Street	City /State/Zip	Telephone Number
Applicant/Agent Name	Signature	Date
Mailing Address /Street	City /State/Zip	Telephone Number

Staff Use Only - Do Not Write Below - Staff Use Only			
Building Plans:	Attached	Submitted	Forthcoming

Received By: _____ Date: _____ Total: _____

Utility Services & Access Clearance

(Attach appropriate documentation and/or signatures)

Coos-Curry-/Bandon-Electric:-

Please discuss your proposed development with the utility company to ensure electrical safety.

Utility Company Name: *Coos Curry Electric* *Bandon Electric*

Comments:

(Signature of Representative)

(Date)

Water Source:

(1) If on well and/or spring: attach *Well Log* or *Water Right* documentation.

(2) If in a Water District: verification from an authorized district representative is required prior to submission of this clearance form.

Water District Name: Port Orford

Comments:

(Signature of Representative)

(Date)

Sanitary District:

Please discuss your proposed development with the appropriate representative.

Sanitary District: *Wedderburn* *Harbor* *Gold Beach* *Port Orford*

Comments:

(Signature of Representative)

(Date)

Road Department:

Does property access a county road? Yes / No

If yes, do you have an access permit? Yes / No State or County Permit #

If no, an access permit from the county or state is required before processing.

(Please contact appropriate agency depending on whether it is a state or county road).

County Road Department (541) 247-7097



Curry County Department of Public Services

Planning Division

P.O. Box 746, 94235 Moore Street

Gold Beach, OR 97444

(For Official Use Only)

Application #: _____ Zoning: _____

Assessor Map : _____ Tax Lot: _____ Acreage: _____

Project Description: _____

Property Owner Name: _____

Curry County Planning Division
Conditions of Approval

_____ *Inside Urban Growth Boundary* _____ *Outside Urban Growth Boundary*

Comments:

The proposal has been reviewed and found compatible with the applicable LCDC Acknowledged Plan; *provided the above referenced standards are maintained at the time of construction.*

(County Planning Staff Reviewer) (Title) (Date)

Environmental Sanitation
Conditions of Approval

Permit # _____ Authorization # _____

Comments:

(Sanitarian Reviewer) (Title) (Date)

Planning Standards and Requirements

(For Official Use Only)

Property Line Setbacks:

Land Use Zone: _____

Front

_____ 35 feet from the center of all roads OR 10 feet from any property line adjacent to a road - *which ever is greater*

_____ Vision Clearance _____ No Requirement

Side

_____ 5 feet from property line for structures 15-ft and under.

_____ For structures exceeding 15-ft – add 6 inches (1/2 foot) for every foot over 15-ft height. Total Setback: _____

_____ No Requirement

Back

_____ 5 feet from property line for structures 15-ft and under.

_____ For structures exceeding 15-ft – add 6 inches (1/2 foot) for every foot over 15-ft height. Total Setback: _____

Note: Eaves, gutters, sunshades and other similar architectural features may not project into required setbacks more than two (2) feet.

_____ No Requirement

Off Street Parking:

of 9' x 18' parking spaces required Parking Lot Plan Required No Requirement

Structure Height:

35' maximum 45' maximum Airport Overlay Zone requires _____ feet

No Requirement

Lot Origin and Previous Land Use Action:

Pre-existing Land Use Approval Previous Land Use Actions: _____

No Removal or Disturbance of Riparian Vegetation within:

50 feet OR 75 feet of any streams, rivers, or lakes per county *Riparian Buffer Overlay Zone* requirements.

Fire Break:

A fire break of _____ feet must be maintained around all proposed structures.

No Requirement

Special Requirements or Considerations:

100 year Flood Plan Firm or Floodway Panel# _____
Geologic Hazard as identified on DOGAMI maps

Wetland or potential wetland as identified by Wetland Inventory Maps : Map # _____

Scenic Waterway USFS Approval ODPR Approval

Historic structure/cultural site/historic-archeological overlay.

Comments:

City Planning Staff Reviewer (Port Orford) _____ Date _____
Port Orford Fire Department _____ Date _____

Scale: 1 Square = _____ Feet

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS

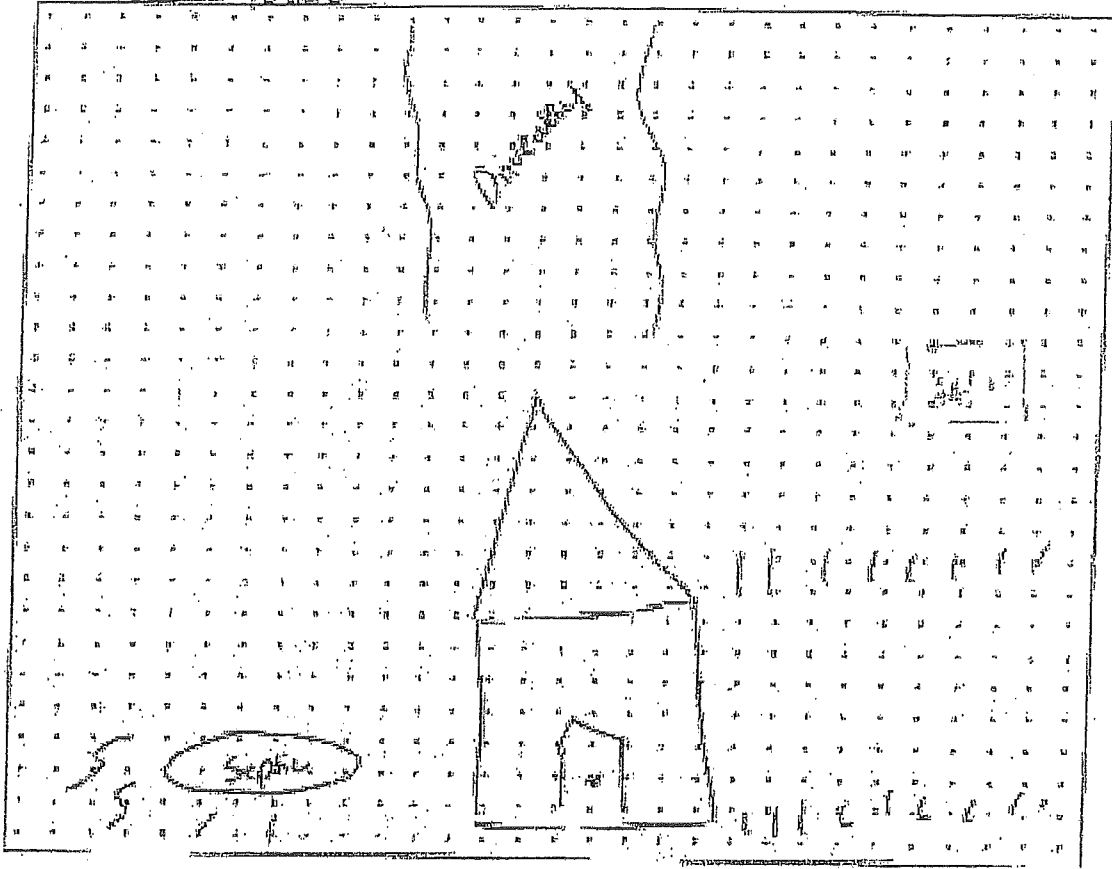
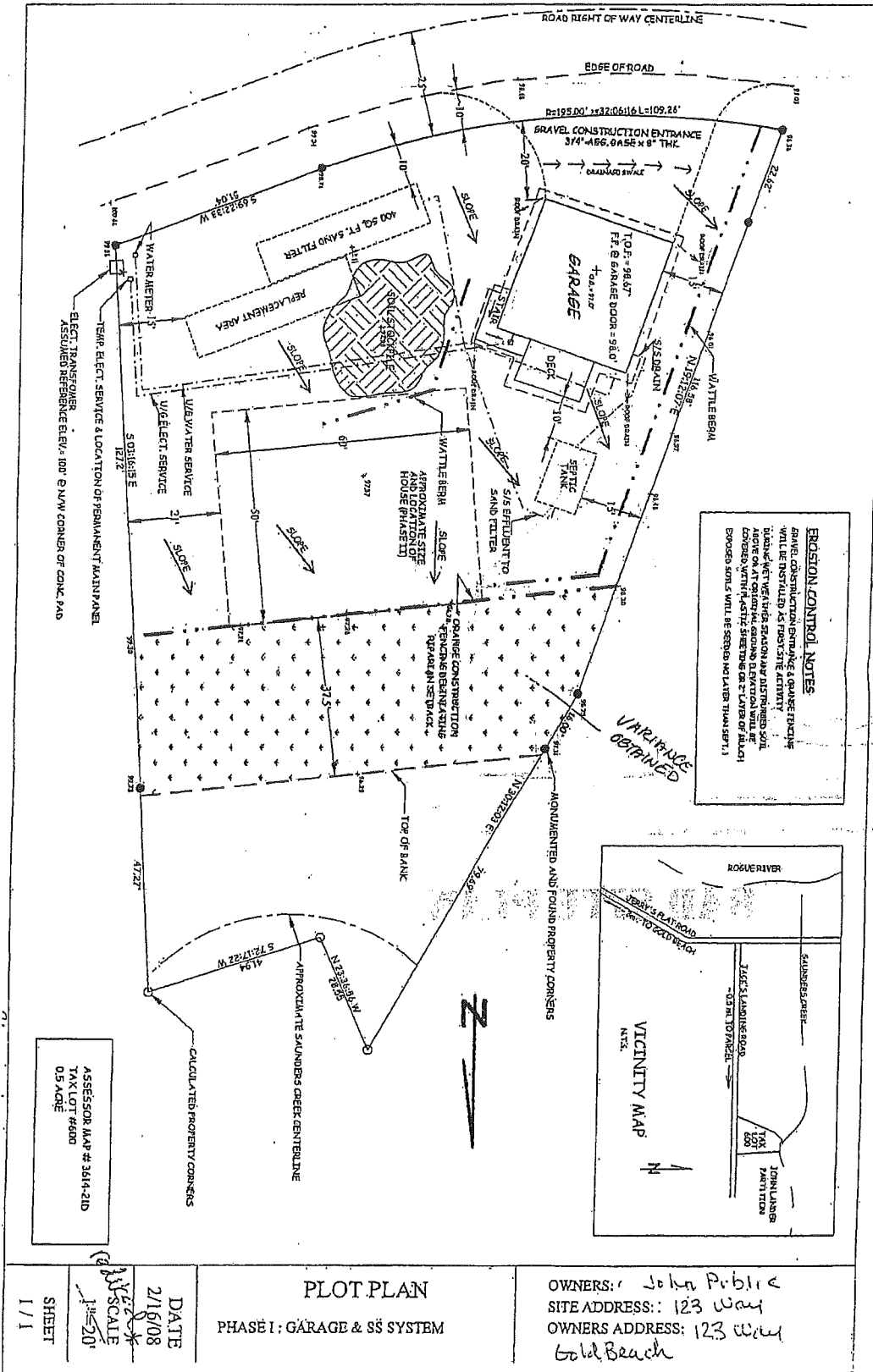


Exhibit that the above information is accurate to the best of your knowledge and belief.

BAD SITE PLAN

MINIMUM SITE PLAN REQUIREMENTS

- Property owner(s) name(s)
- North arrow
- Assessor Map and tax lot number
- Existing property lines
- Existing easements and their purpose
- Shorelines, water features, streams, rivers, drainages
- Existing structures
- Proposed structures
- Property setback lines (check with planning if you are unsure)
- Driveways or accessways
- Septic system and drainfields
- Well or other domestic water source
- Streets, roads, highways adjacent to property
- Physical address if one has been assigned



ASSESSOR MAP # 34H-21D
TAX LOT #600
0.5 ACRE

DATE: 2/16/08
SCALE: 1"=20'
SHEET: 1/1

PLOT PLAN
PHASE I: GARAGE & SS SYSTEM

OWNERS: John Probia
SITE ADDRESS: 123 Way
OWNERS ADDRESS: 123 Way
Gold Beach

MANDATORY EROSION CONTROL APPLICATION

FAILURE TO PROVIDE THE REQUESTED INFORMATION WITH YOUR PLANNING CLEARANCE APPLICATION WILL DELAY THE REVIEW OF YOUR APPLICATION.

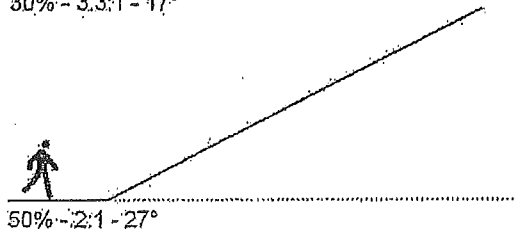
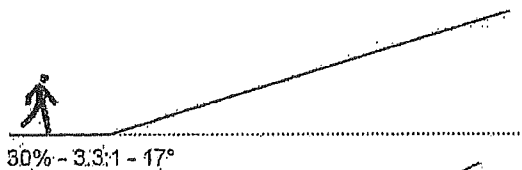
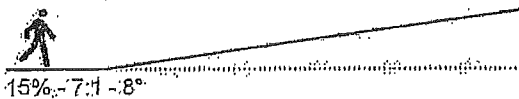
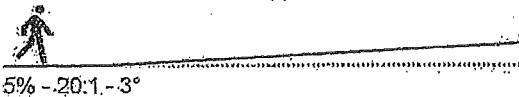
EPSC SITE PLAN REQUIREMENTS

- All property lines and adjacent roadways
- Location of all existing and proposed buildings
- Location of proposed or existing on-site septic areas
- Location of all natural and artificial water features (rivers, streams, drainage, wetlands, etc)
- Location of access road or driveway
- Location and area of site disturbance associated with your project
- Direction of slopes on site; sectors within the area of land disturbance shall be labeled in ranges:
 - Less than 15% slope
 - 15% to 20% slope
 - 20% or greater slope (SEE EXAMPLE BELOW FOR ASSISTANCE)
- Existing (pre-development) drainage pattern
- Location of proposed erosion control measures:
 - Access points: (construction entrance, existing paved driveway or access protected with alternative measures such as wood chips, plywood, etc)
 - Perimeter containment measures: (sediment fence, compost filter berm, existing structures, etc)
 - Inlet protection if located in an area with storm drainage system
 - Riparian protection
- Stockpile or staging areas of disturbed material
- North arrow
- Scale (1" = X') of site plan—please use even scale numbers such as: 10', 20' 50' or 100' use engineering scale NOT architectural

FAILURE TO PROVIDE THE REQUESTED INFORMATION WITH YOUR PLANNING CLEARANCE APPLICATION WILL DELAY THE REVIEW THE APPLICATION.

Visual Examples of Slope

Numbers are approximate



If you have questions regarding completing this form correctly, please contact the Curry County Planning Department at 541-247-3304.

**EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN REVIEW
APPLICATION**

PROPERTY OWNER INFO: NAME:	PHONE:
RESPONSIBLE PARTY FOR INSTALLATION & MAINTENANCE OF EROSION CONTROL MEASURES:	
NAME:	PHONE:
ADDRESS:	ACREAGE:
CITY/STATE/ZIP:	
PROPERTY DESCRIPTION: ASSESSOR MAP/TAXLOT:	
PROPOSED DEVELOPMENT:	
<input type="checkbox"/> SFD <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> MULTIFAMILY <input type="checkbox"/> LAND DIVISION <input type="checkbox"/> SITE WORK ONLY	
1. WILL 800 SQUARE FEET OR MORE OF SOIL SURFACE BE DISTURBED? YES <input type="checkbox"/> NO <input type="checkbox"/>	
2. WILL 2,000 SQUARE FEET OF IMPERVIOUS SURFACE BE CREATED? YES <input type="checkbox"/> NO <input type="checkbox"/> <i>(IMPERVIOUS MEANS WATER CAN'T GET THROUGH IT TO THE GROUND—LIKE PAVEMENT, CONCRETE, ROOFS OR BUILDINGS—WATER THEN SHEETS OFF OF THESE SURFACES)</i>	
3. WILL IMPERVIOUS SURFACES COVER MORE THAN 25% OF THE LOT AREA? YES <input type="checkbox"/> NO <input type="checkbox"/>	
WHICH IS LESS: THE 2,000 SQ FT OR THE 25% COVERAGE?: CIRCLE ONE	
IF YOU ANSWERED YES TO ANY OF THE 3 QUESTIONS ABOVE YOU MUST SUBMIT A EPSC PLAN SEE BELOW:	

PLEASE SUBMIT THE FOLLOWING ITEMS FOR EPSC PLAN REVIEW:

1. DETAILED SITE PLAN-REQUIRED ELEMENTS ON THE BACK OF THIS FORM.
2. BEST MANAGEMENT PRACTICES (BMP'S) TO BE UTILIZED TO PREVENT EROSION—SUCH AS STRAW BALES, SILT FENCES, SEEDING/SODDING, GRAVELING EXPOSED AREAS ETC
3. STRATEGY TO MINIMIZE THE REMOVAL OF VEGETATION COVER, PARTICULARLY TREE COVER

ON SLOPES GREATER THAN 15% OR WITHIN AREAS OF GEOLOGIC HAZARD YOUR PLAN MUST BE PREPARED BY A LICENSED GEOLOGIST

APPLICANT CERTIFICATION; I hereby affirm, under penalty for perjury, that I am the owner or authorized representative of the owner and have full authority and responsibility to execute this erosion control application. I agree to abide by the requirements of the approved erosion control plan and/or the erosion control ordinances to the best of my ability. I am the party responsible for erecting and maintaining the erosion control best management practices (BMP) on this site until such time as the final occupancy permit is obtained or until a follow up permit is issued to another party. I understand that representatives of Curry County may enter the site to inspect the BMP's installed and that because of the uncertainty of construction practice, weather, topography and/or other conditions they may require additional practices beyond those shown on the approved plan to be installed.

Signature of Applicant: _____

Date _____

								<p>NORTH ARROW: (WHICH DIRECTION)</p> <p>SCALE:</p>

SITE PLAN WORKSHEET
 Please prepare a complete site plan. An incomplete site plan will delay review of your project.