



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, OR 97423
Physical Address: 60 E Second Street, Coquille, Oregon 97423
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
planning@co.coos.or.us
Jill Rolfe, Planning Director

August 9, 2022

USA c/o Ivars Stolcers
911 NE 11th Ave
Portland, OR 97232

Brenda James
911 NE 11th Ave
Portland, OR 97232

RE: D-22-003, PLA-22-016, PLA-22-017, PLA-22-018 & PLA-22-019, on Property located in Township 28S, Range 14W, Section 08/17, Tax Lot(s) 600/100, 101, 201, 301

Planning staff has reviewed the submitted Lawfully Created Parcel Determination/Property Line Adjustment(s) application(s) for completeness. The application was submitted on August 5, 2021. A completeness review is the first step in this process and required by Coos County Zoning and Land Development Ordinance (CCZLDO) § 5.0.200 as well as ORS 215.427.

The application has been **deemed incomplete** as of the date of this letter. The application cannot be deemed complete for the following reasons:

1. The 1991 partition clearly indicates parcel 2 contains 407 acres. Parcel 2 today contains two (2) tax lots 28-14-08-600 & 28-14-17-100. If you believe this information is incorrect please provide staff with legal proof that these parcels are lawfully established discrete parcels. If you concur with these findings, please provide updated maps showing the two tax lots together as well as applications showing the correct before and after acreage so that we can process these applications.

As the applicant please respond by either submitting:

1. All of the missing information;
2. Some of the missing information and written notice that no other information will be provided; or
3. A written notice that none of the missing information will be provided.

If one of the above actions is not taken by the application within 181 days after the application was submitted, the application will be void.

If you have any questions please contact the Planning Staff at (541)396-7770 or come to the Planning Counter located at 60 E Second Street, Coquille, Oregon. If you would like to mail information or questions to us, the mailing address is Coos County Planning Department, Coos County Courthouse, 250 N. Baxter Coquille, OR 97423.

Sincerely,

Crystal Orr

Crystal Orr, Planner I
Coos County Planning Department