

# Josephine County, Oregon



Community Development – Planning Division

700 NW Dimmick, Suite C / Grants Pass, OR 97526

(541) 474-5421 / Fax (541) 474-5422

E-mail: [planning@co.josephine.or.us](mailto:planning@co.josephine.or.us)

September 12, 2017

## NOTICE OF LAND USE REQUEST

The planning division has received an application for the land use described below. Review and approval of this request does not require a public hearing. Josephine County's Rural Land Development Code (RLDC) requires notice of the request be mailed to nearby property owners, affected agencies and organizations 15 days before a decision is made. This provides the public and others an opportunity to review the proposal and submit comments. The comments and other pertinent information are considered in making a final decision. The comments must address the standards and criteria that apply to the application and submitted within 15 days from the date of this notice in order to be considered.

The application materials, as well as the applicable criteria, are available for review at the planning division. You may also talk to the planner listed below. Once the 15 day comment period closes, the planning staff will make a final decision. A decision notice is mailed to affected persons, agencies and organizations.

### APPLICATION INFORMATION

(Map Attached)

- APPLICANT:** Danny & Sarah Hanley
- LOCATION:** 179 Hoffman Way
- LEGAL:** 35-05-30, Tax Lot (TL) 209
- ZONE:** Rural Residential (RR-5)
- REQUEST:** If approved, this request will allow, with conditions, the division of tax lot (TL) 209 into three parcels for residential development with access off of Hoffman & Nelson Way. Each parcel will be over 5 acres in size.
- CRITERIA:** The criteria *(listed by citation and caption only)* applicable to the request: **Rural Land Development Code:** Section 50.050 ~ Tentative Plan Review Standards & Criteria; Article 52 ~ Land Partitions; Section 61.060. ~ Property Development Standards; Article 71 ~ Lot Size & Shape; Article 76 ~ Wildfire & Emergency Safety; Article 81 ~ Access Standards. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>
- PLANNER:** James Black (541) 474-5418; Email: [jblack@co.josephine.or.us](mailto:jblack@co.josephine.or.us)
- DEADLINE:** **Comments to be submitted 'must be in writing' and are due no later than 5PM September 27, 2017, on the 15<sup>th</sup> day from the postmark date. If the deadline falls on a weekend, the deadline shall be extended to the following Monday.**



# Josephine County, Oregon

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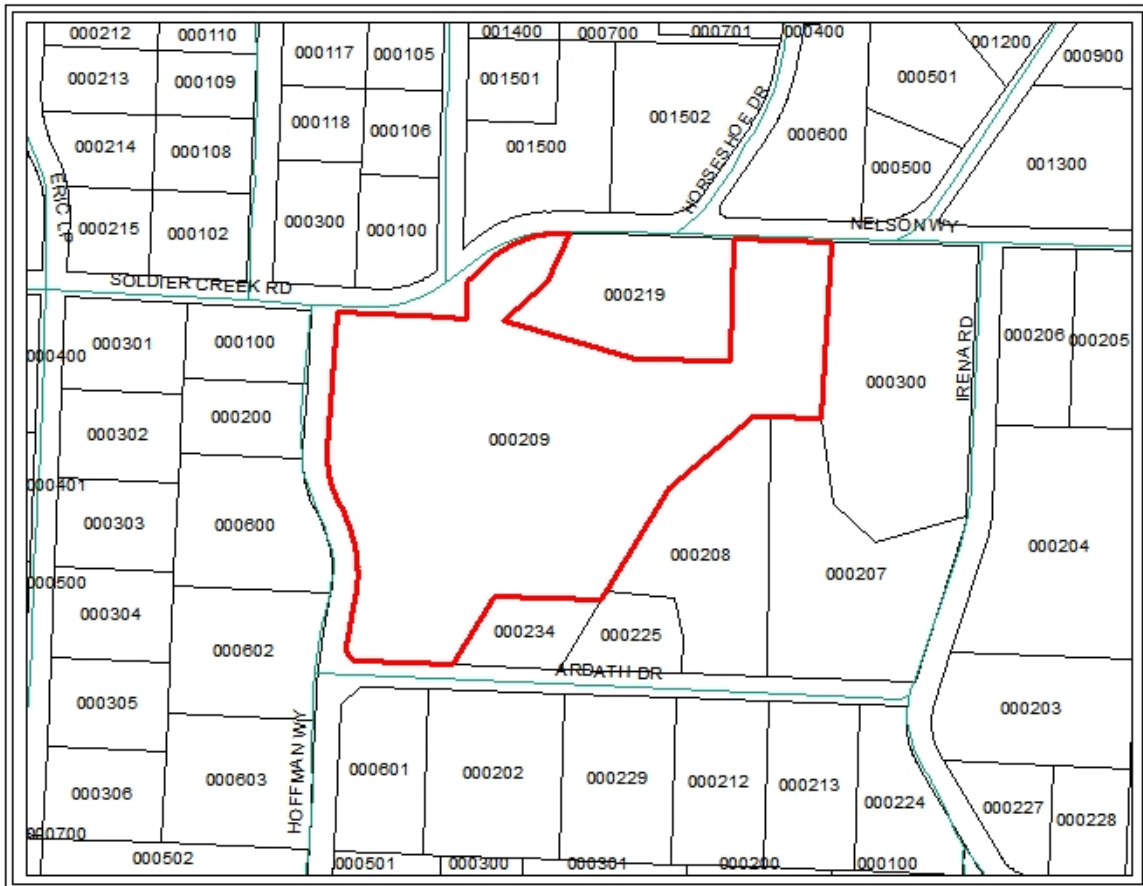
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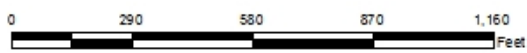
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## PARTITION



**SUBJECT PROPERTY**  
**179 HOFFMAN WAY**



1:4,850

- Streets
- Taxlots



The information on this map is furnished for general interest purposes only. This information is provided without warranty of accuracy or completeness.



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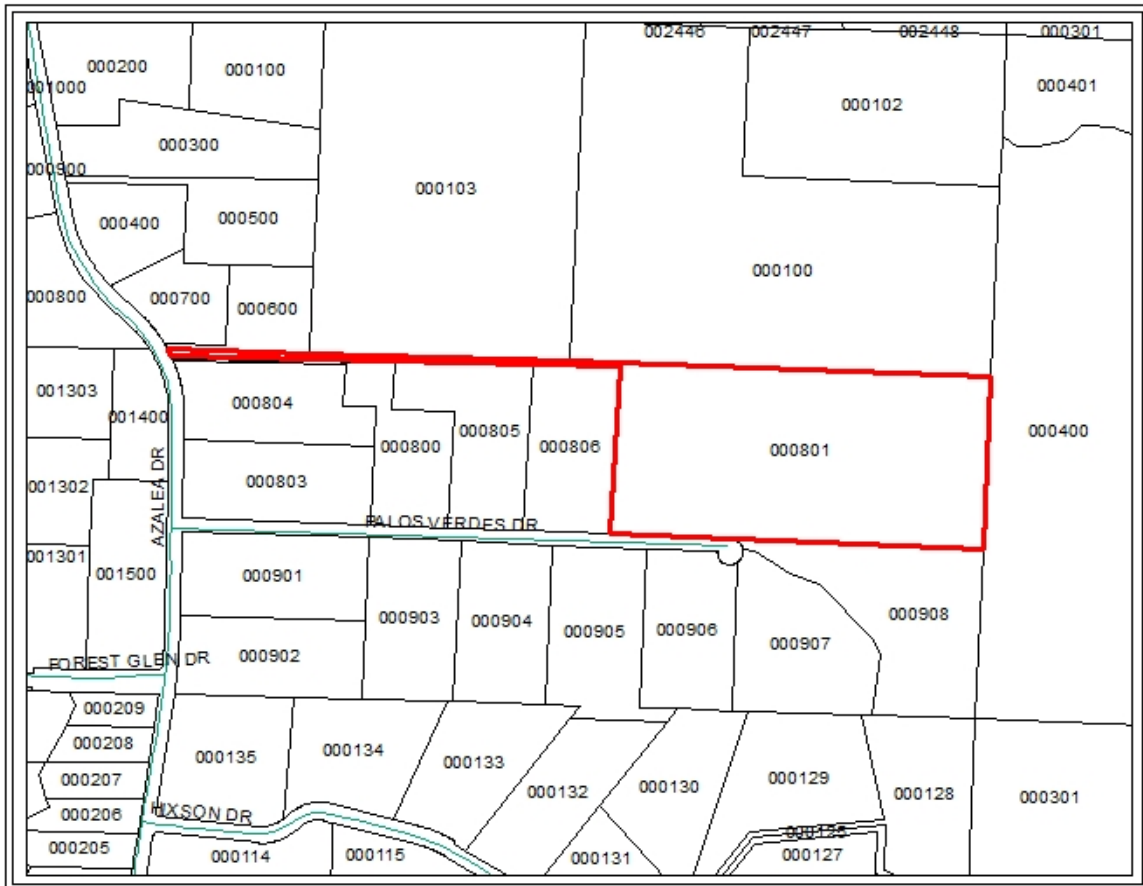
700 NW Dimmick, Suite C / Grants Pass, OR 97526

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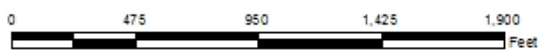
E-mail: [planning@co.josephine.or.us](mailto:planning@co.josephine.or.us)



## PARTITION



**SUBJECT PROPERTY**  
**4889 AZALEA DRIVE**



1:7,760

- Streets
- Taxlots



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