



Josephine County, Oregon

PLANNING

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March 24, 2016

NOTICE OF LAND USE REQUEST

The planning office 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.

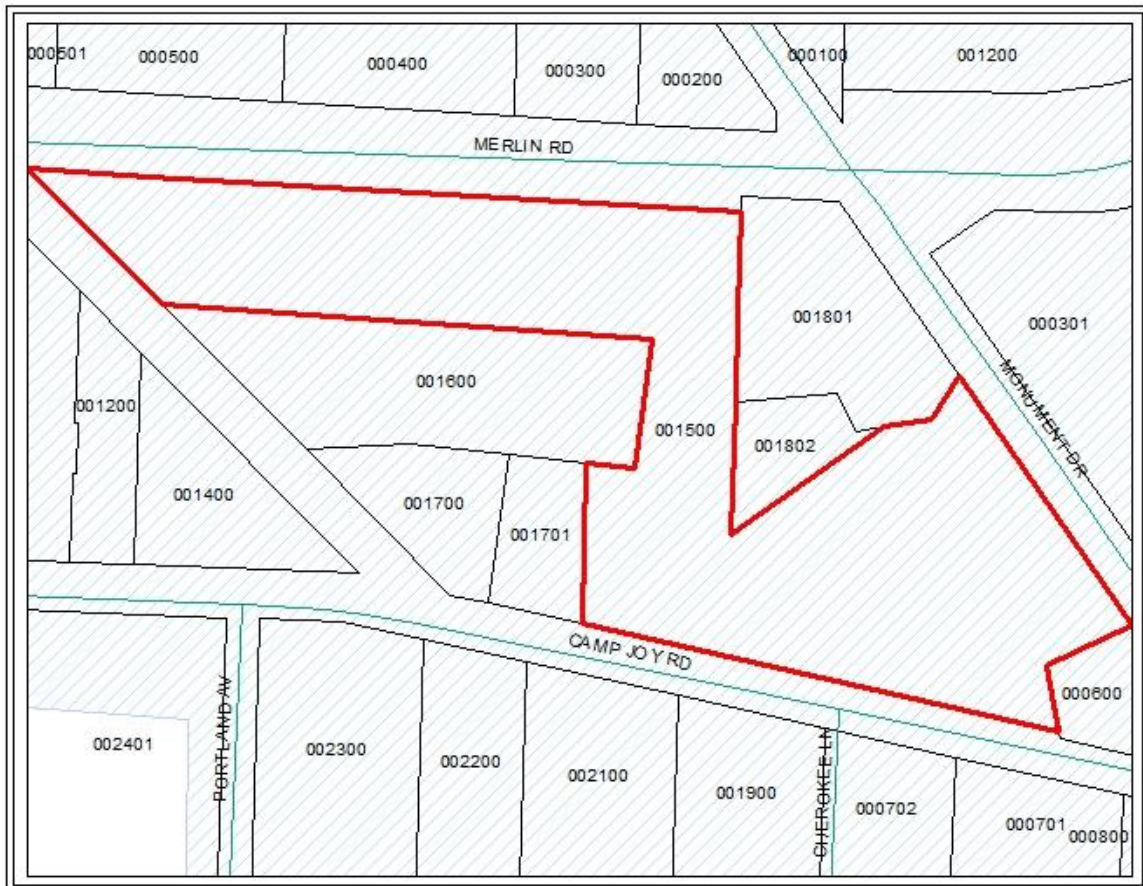
The application materials, as well as the applicable criteria, are available for review at the planning office. You may also talk to the planner listed below. Once the 15 day comment period closes, the planning staff will make a final decision. A decision notice is mailed to affected persons, agencies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

APPLICATION INFORMATION

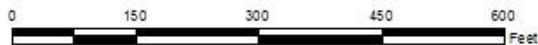
(Map Attached)

- OWNER/APPLICANT:** George Rev Living Trust/Cross Development LLC
- LOCATION:** 5040 Monument Drive
- LEGAL:** 35-06-26-D0, Tax Lot (TL) 1500
- ZONE:** Community Commercial (CC)
- REQUEST:** If approved, this request will allow, with conditions, (1) Site Plan Review for New 9,100 square foot Dollar General Mercantile Store to include a 30 space parking lot and loading dock. A new septic and water system will be constructed to serve the store. Site takes access from Merlin and Monument Drive and (2) Divide Tax Lot (TL) 1500 to create three (3) Parcels.
- CRITERIA:** The criteria *(listed by citation and caption only)* applicable to the request: **Rural Land Development Code:** Section 42.050 ~ Site Review Standards & Criteria; Section 74.020 ~ Sign Standards; Article 75 ~ Off Street Parking Article 76 ~ Wildfire and Emergency Safety Standards. Section 101.220 – Community Commercial Permitted Uses; Section 50.050 ~ Tentative Plan Review Standards & Criteria; Section 53.040 ~ Application, Review, Mapping, Survey, Modification and Extension Requirements; Section 81.020 ~ Access Standards; Section 101.250 ~ Property Development Standards. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>
- PLANNER:** Eric Porter (541) 474-5421, Ext 5420; Email: eporter@co.josephine.or.us
- DEADLINE:** Comments are due no later than **5PM April 8, 2016, on the 15th day from the postmark date. If the deadline falls on a weekend, the deadline shall be extended to the following Monday.**




SITE PLAN REVIEW



SUBJECT PROPERTY
5040 MONUMENT DRIVE



1:2,447

-  Streets
-  Taxlots
-  MRMPO_FinalBoundary, Nov 2012

This map is provided for general information only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Neither Josephine County, Cave Junction, nor Grants Pass will accept responsibility for any errors or inaccuracies in the depicted information.



Date: 3/23/2016

