

# Josephine County, Oregon



Community Development – Planning Division

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December 15, 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.

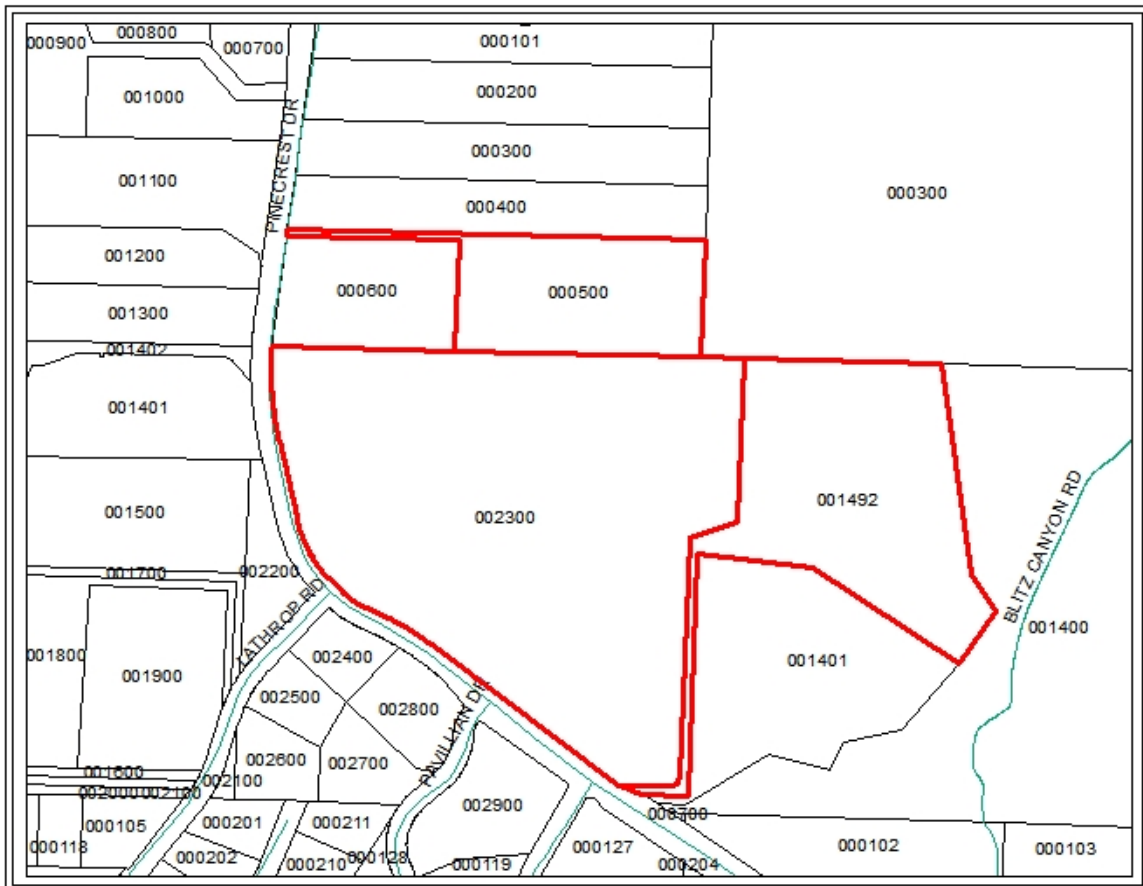
The application materials, as well as the applicable criteria, are available for review at the planning division. You may also talk to the planner listed below. Once the 15 day comment period closes, the planning staff will make a final decision. A decision notice is mailed to affected persons, agencies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

### APPLICATION INFORMATION

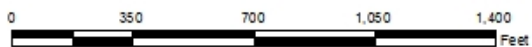
(Map Attached)

- APPLICANT:** Tim & Ellen Hart
- LOCATION:** 887, 891, & 1255 Pinecrest Drive
- LEGAL:** 36-06-11-B0, Tax Lot (TL) 500 & 2300; 36-06-11, Tax Lot (TL) 1492
- ZONE:** Rural Residential (RR-5)
- REQUEST:** If approved, this request will allow, combination partition (Replat) and property line adjustment to create three (3) new parcels for residential development with access off Pinecrest Drive.
- 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 53 ~ Replats; Article 54. ~ Property Line Adjustments; Article 71 ~ Lot Size & Shape. 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 January 2, 2018, 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.**

# PROPERTY LINE ADJUSTMENT REPLAT



**SUBJECT PROPERTY**  
**887, 891, & 1255 PINECREST DRIVE**



1:5,820

- Streets
- Taxlots

The information on this map is furnished for general interest purposes 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: 12/12/2017

