



Josephine County, Oregon

PLANNING OFFICE

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

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October 10, 2012

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.

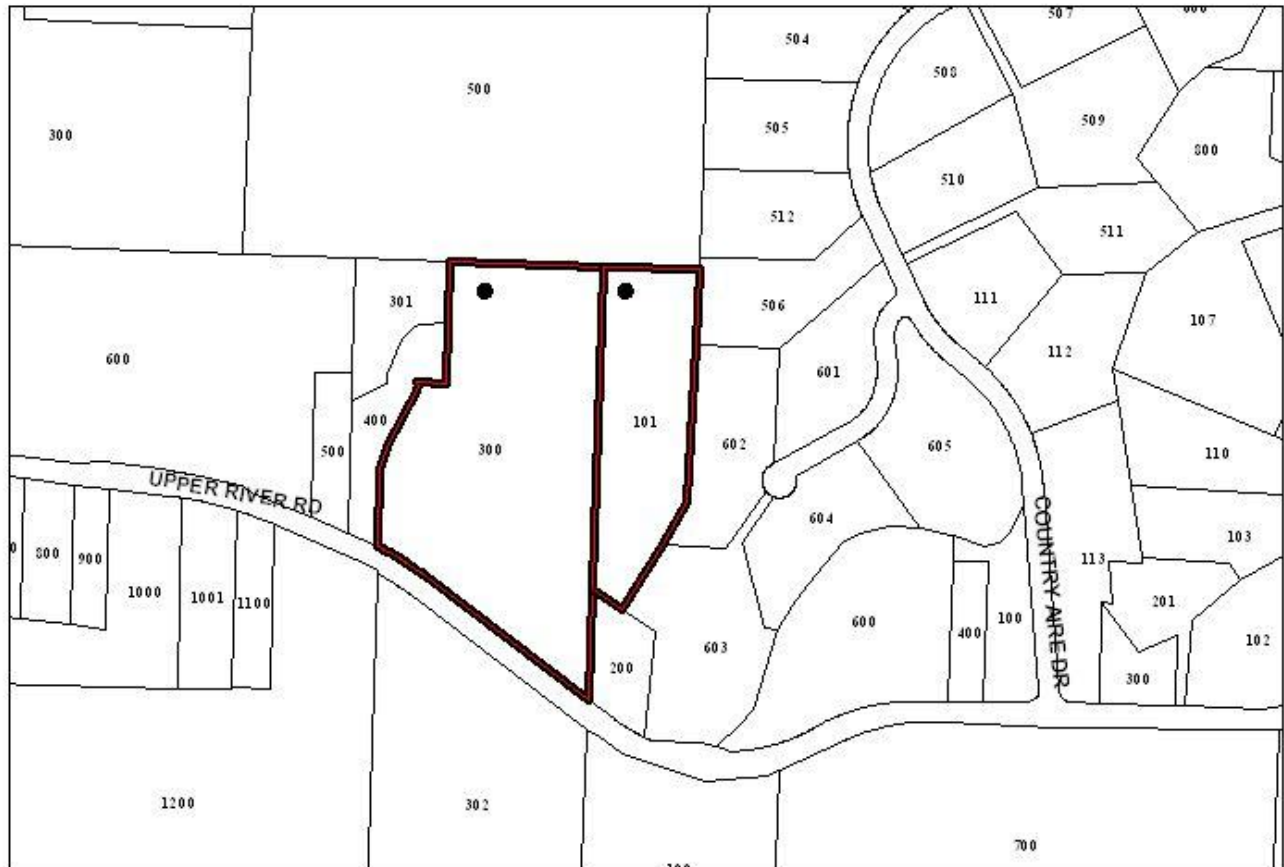
The application materials, as well as the applicable criteria, are available for review at the planning office. You may also talk to the planner listed below. Once the 15 day comment period closes, the planning staff will make a final decision. A decision notice is mailed to affected persons, agencies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

APPLICATION INFORMATION

(Map Attached)

- APPLICANT:** Tony Javoric
- LOCATION:** 3320 Upper River Road
- LEGAL:** 36-06-14-B0, TL 101/300
- ZONE:** Rural Residential 2.5 Acre (RR-2.5)
- REQUEST:** If approved, this request will allow, with conditions, creation of three (3) parcels from Tax lots 101 and 300. The Property Line Adjustment with Tax Lot 101 allows Parcel 3 to meet dimensional standards. All newly created parcels 1, 2, & 3 will have access on Upper River Road.
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: *Rural Land Development Code*: Article 50 ~ Basic Provisions (Land Divisions); Article 53 ~ Replats; Article 54 ~ Property Line Adjustments; Section 61.060 ~ Property Development Standards; Article 71 ~ Lot Size & Shape; Article 76 ~ Wildfire Emergency Safety Standards; Section 81.020 ~ Access Standards; Article 83 ~ Erosion Control & Storm Drain Facilities; and Article 84 ~ Water Standards. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>
- PLANNER:** Valerie Montague (541) 474-5421, Ext 5427.
- DEADLINE:** Comments must be submitted no later than *October 25, 2012*.

REPLAT PROPERTY LINE ADJUSTMENT



● **SUBJECT PROPERTY**
3320 UPPER RIVER ROAD

