



Josephine County, Oregon

Board of Commissioners: Jim Raffenburg, Dave Toler, & Dwight Ellis

PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526

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

E-MAIL - planning@co.josephine.or.us

April 11, 2007

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)*, however, requires notice of the request to be mailed to nearby property owners and affected agencies and organizations **15 days** before a decision is made. This is to provide an opportunity for the public and others to review the proposal and to submit comments to the planning office. These comments, along with other pertinent information, will then be considered in making a decision. In order to be considered, the comments must address the standards and criteria that apply to the application and be submitted within **15 days** from the date of this notice.

If you are interested in looking into the application, the best starting point is to review the file and obtain copies of the standards and criteria for approval. You may also talk to the planner listed below and ask questions. A copy of the application documents, to include reports, studies and site development maps, are available in the planning office for inspection. Many of the drawings are oversized and consist of many detail sheets that cannot be copied at the planning office. Copies can also be obtained by contacting the applicant's land use consultant, Mr. Bob Hart, at 582-8890. The applicable review standards and criteria may be viewed at the planning office and copies can be purchased. After the 15 day comment period closes, planning staff will consider input from all sources and prepare a written decision. When the written decision is complete and signed, notice of this decision will be mailed to affected persons, agencies and organizations with further procedural information.

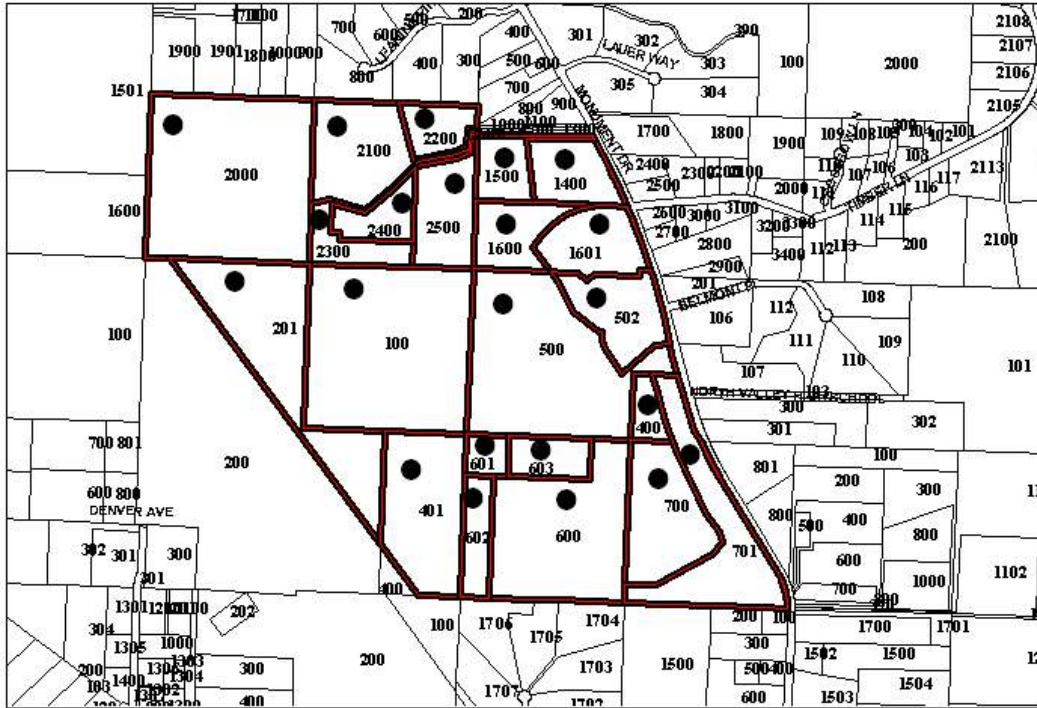
APPLICATION INFORMATION

(Map Attached)

- APPLICANT:** Daniel Charbonneau/Sequoia Partners LLC (Paradise Ranch Resort)
- LOCATION:** 7090 Monument Drive
- LEGAL:** 35-06-14-C0, TL 1400, 1500, 1600, 1601; 35-06-15-D0, TL 2000, 2100, 2200, 2300, 2400, 2500; 35-06-22-A0, TL 100, 201, 401; 35-06-23, TL 400, 500, 502, 600, 601, 602, 603, 700, 701
- ZONE:** Community Residential - 5 (CR-5)
- REQUEST:** If approved, this request will allow, with conditions, the development of a destination resort consisting of overnight lodging, restaurant, conference center, eighteen hole golf course, and privately owned residential lots.
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: *Rural Land Development Code*: Article 42 - Site Plan Review Standards & Criteria; Article 96 - Destination Resorts; Section 55.060 of Article 55 - Tentative Plan Requirements for Planned Unit Subdivisions; and ORS 197.435 - 197.467 - Destination Resorts.
- PLANNER:** The principal planner handling the application is Dick Converse (541) 423-1373.
- DEADLINE:** Comments must be submitted no later than **April 26, 2007**.

☎ OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues & Thurs) Closed Wed 📠

SITE REVIEW



● SUBJECT PROPERTY
7090 MONUMENT DRIVE

