



Josephine County, Oregon

PLANNING OFFICE

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November 3, 2011

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.

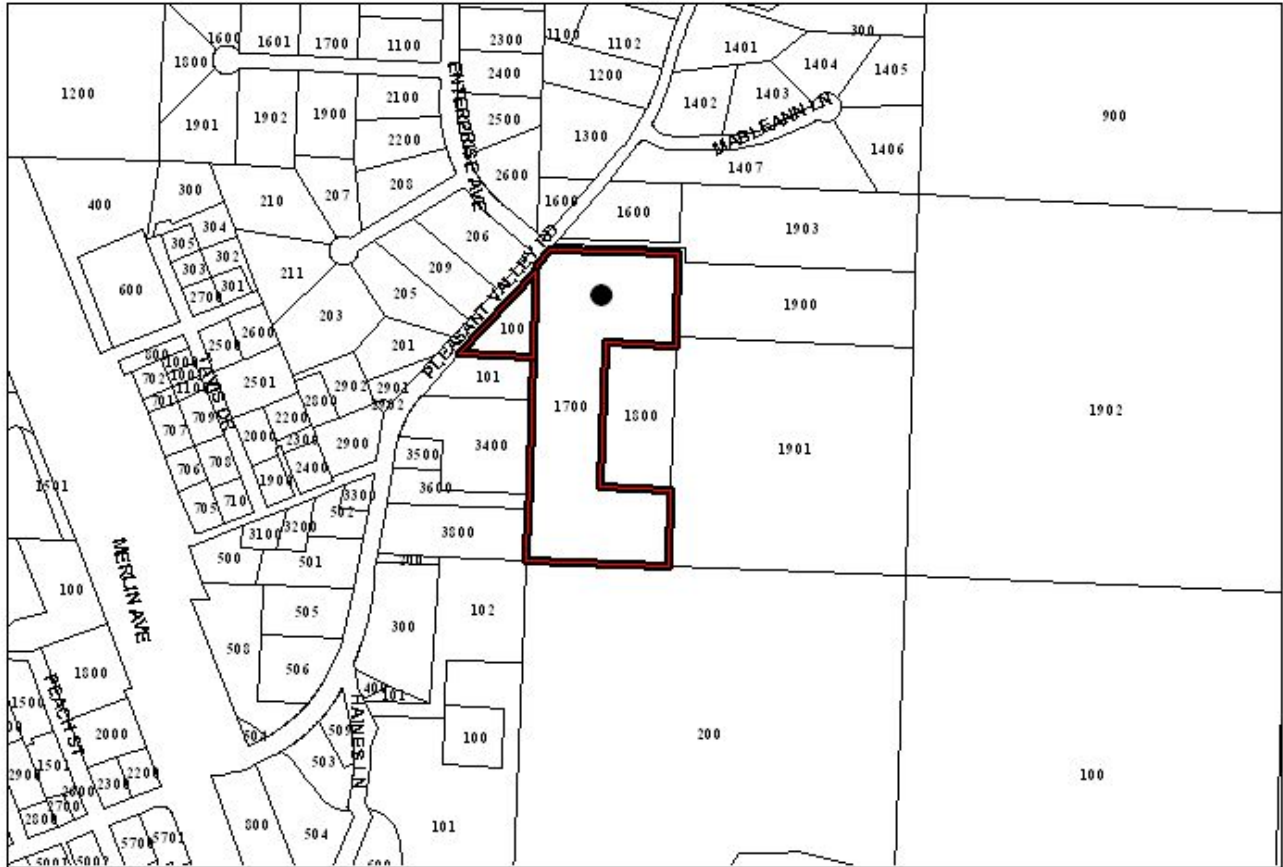
If you are interested in looking into the application, the best starting point is to review the file and obtain copies of the standards and criteria for approval. You may also talk to the planner listed below and ask questions. The application materials, as well as the applicable criteria, are available for review at the planning office. Copies may also be purchased. Once the 15 day comment period closes, planning staff will make a decision. At this time another notice will be mailed to affected persons, agencies and organizations that explains appeal procedures.

APPLICATION INFORMATION

(Map Attached)

- APPLICANT:** Betty McCalister (Elliott)
- LOCATION:** 757/735 Pleasant Valley Road
- LEGAL:** 35-06-16, TL 1700/35-06-16-CD, TL 100 **ZONE:** Rural Residential 1 Acre (RR-1)
- REQUEST:** If approved, this request will allow, with conditions, creation of three (3) parcels from Tax Lot 1700 – Parcel 1 ~ 2.42 acres; Parcel 2 ~ 2.00 acres; and Parcel 3 ~ 4.36 acres in the Rural Residential 1 Acre Zone (RR-1); and a property line adjustment to Tax Lot 100 to extend the existing Public Usage Road to Pleasant Valley Road.
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Section 50.050 ~ Tentative Plan Review Standards and Criteria; Article 52 ~ Land Partitions; Article 54 ~ Property Line Adjustments; Section 61.060 ~ Property Development Standards; Article 69.1 ~ Flood Hazard Overlay; Article 71 ~ Lot Size & Shape; Section 72.040.B ~ Riparian Corridor Setbacks; Article 76 ~ Wildfire & Emergency Safety Standards; and Article 81 ~ Access Standards. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>
- PLANNER:** The planner handling the application is Valerie Montague (541) 474-5421, Ext 5427.
- DEADLINE:** Comments must be submitted no later than **November 18, 2011**.

PARTITION PUBLIC USAGE ROAD



● **SUBJECT PROPERTY**
757/735 PLEASANT VALLEY ROAD

