# Staff Report

**Josephine County Planning Office**

**TO:** Josephine County Planning Commission  
**PREPARED BY:** James Black, CDDD  
**AGENDA ITEM:** Jumpoff Joe Creek Subdivision  
**DATE:** May 23, 2019  
**GENERAL INFORMATION**

<table>
<thead>
<tr>
<th>Applicant/Owner:</th>
<th>Three Rivers Housing/Haitham &amp; Sheila Haddad, PO Box 5744, Grants Pass, OR 97527</th>
</tr>
</thead>
<tbody>
<tr>
<td>Representative:</td>
<td>Gerlitz Engineering Consultants, 223 NE B Street, Grants Pass, OR 97526</td>
</tr>
<tr>
<td>Engineer (Flood):</td>
<td>The Galli Group, 612 NW 3rd Street, Grants Pass, OR 97526</td>
</tr>
<tr>
<td>Requested Action:</td>
<td>Tentative Plan approval of Jumpoff Joe Creek Subdivision</td>
</tr>
<tr>
<td>Purpose:</td>
<td>To subdivide the property into 5 lots ranging in size from 2.39 to 2.70 acres for residential development off Starflower Way via Russell Road. <em>(GEC - Exhibit A).</em></td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>Rural Residential (RR-2.5)</td>
</tr>
<tr>
<td>Comprehensive Plan:</td>
<td>Residential</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>T 35, R 06, Section 09, Quarter DD, Tax Lot 100</td>
</tr>
<tr>
<td>Property Location:</td>
<td>1951 Russell Road</td>
</tr>
<tr>
<td>Property Size:</td>
<td>TL 100 is 13.62 acres per the Assessor’s map</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>Residential</td>
</tr>
<tr>
<td>Surrounding Use:</td>
<td>The subject parcel abuts residential lands on all sides; the property abuts Jumpoff Joe Creek along the southern border; and Bannister Creek traverses the property from northeast corner running south into Jumpoff Joe Creek.</td>
</tr>
</tbody>
</table>

**Statutory 150 day Time Limit Expires:** September 7, 2019
BACKGROUND INFORMATION

Application History: The applicant submitted a pre-application review application in which a letter was completed on March 7, 2018. After pre-application review, Gerlitz submitted a full application for the 5-lot subdivision on March 11, 2019. The applicant submitted the required materials, and the application was deemed complete on April 10, 2019.
ZONING OF SURROUNDING AREA

2005 AERIAL PHOTOGRAPH OF THE PROPERTY
Physical Characteristics: The property is accessed by Starflower Way via Russell Road a County maintained road. It abuts private residential lands on all sides. Jumpoff Joe Creek is along the southern border of the property and Bannister Creek traverses the property from the northwest corner south to Jumpoff Joe Creek. Approximately 56% of the property is located in the regulatory flood zone.

USGS MAP OF THE PROPERTY & DEPICTION OF SLOPES >15%

NRCS Soils: Fochlin gravelly loam (38A), 0-3% slopes. This soil comprises 99% of the property and is formed in alluvium derived from ultramafic or granitic rock. The main limitations are shrinking and swelling of the soil and presence of large rocks.

Hazards: Over 50% of the property is located in a flood zone and is located in a wildfire hazard area.

Public Services: The nearest fire protection is in Merlin – approximately 2 miles from the subject property. The property is protected by the Josephine County Sheriff, and it is located in the Three Rivers School District.
Transportation: Development of the subdivision includes the upgrade and extension of Starflower Way. Starflower Way will be upgraded to a Limited Residential Road standard. All of the new lots will receive access from the extended road.

Sewage Disposal: Individual subsurface sewage disposal systems

Water: Shared and/or individual wells

Irrigation: Not indicated in application materials.

Wetlands: Both Jumpoff Joe Creek and Bannister Creek are delineated wetlands per Oregon Department of State Lands (DSL) wetland inventory.

Wildlife Habitat: The property is NOT located within the Deer Winter Range Overlay. Both Jumpoff Joe Creek and Bannister Creek are Class 1 streams.

**REVIEW PROCEDURE**

Per Josephine County Code (JCC) Section (§) 19.51.020.A.2 – Tentative Plan Review Authority & Procedures, the “Planning Commission shall review and approve or deny...tentative plans for subdivisions using quasi-judicial review procedures as set forth in Chapters 19.22 and 19.24 JCC,” when more than 50% of the lots have building sites within flood zones (re: JCC §19.51.020.A.1.e).

**ORDINANCE REVIEW**

§19.50.050 – TENTATIVE PLAN REVIEW STANDARDS & CRITERIA

A. **Standards.** The following shall be reviewed for compliance:

1. All lots or parcels affected by the land division are authorized.

   Staff Comment: TL 100 is a legal authorized lot per county records.

2. The tract or tracts of land included in the tentative plan must be in one ownership or control, or subject to a joint application by all persons possessing recorded interest in the title to the tract.
Staff Comment: TL 100 is owned by Haitham & Sheila Haddad per County records (one ownership).

3. Any development that includes lands that are subject to flooding, wildfire or erosion hazards shall present a plan or plans that satisfy the requirements of Chapters 19.69.1 (Flood Hazard Overlay), 19.76 (Wildfire Safety Standards) and 19.83 (Erosion Control & Storm Drain Facilities). The approved provisions of the mitigation plan or plans shall become conditions for the development of the land division, and individual lots with the land division, as applicable.

Staff Comment: The applicant has provided erosion control and wildfire safety plans (GEC – Exhibit A) that have been reviewed by Planning staff. Staff is satisfied with the submitted plans and has made recommended conditions as such.

4. Other development standards contained within this code and all other applicable master plans, rules, resolutions, ordinances, codes, technical manuals and policies of the county or the state or federal governments.

Staff Comment: The application was sent to the following agencies for comment: County Public Works, DEQ, State Fire Marshal, OWRD, ODF&W, DSL-Wetlands, Rural Metro Fire, County Fire, Three Rivers SWCD, County Building Safety, County Assessor, County Surveyor, County Airports, and County Legal. Comments received by responding agencies have been provided in this report. Staff has proposed conditions of approval to address development standards as applicable.

5. The proposed development conforms with the official street map and/or any potential street extensions, and will not prohibit the extension of streets or roads.

Staff Comment: Public Works has reviewed the application and finds the development will conform to the official street map and will not prohibit the extension of streets or roads.

6. At a minimum, all lots or parcels shall meet the lot or parcel size requirements for the zone in which they are located and the design requirements found in Chapter 19.71, unless a reduction or variance is granted pursuant to this code.

Staff Comment: Lots 1-3, and 5 in the subdivision will meet or exceed the minimum lot size and width requirements as proposed. Lot 4 is subject to Section 19.71.010.A.1-3. JCC given it is less than 2.50 acres in size; the PC must find the undersized lot meets this code section. In addition, the PC must find that Lot 3 meets the flag lot standards under Section 19.71.020, JCC.
7. The proposed development does not conflict with legally established easements or access within or adjacent to the parcel configuration resulting from the subject property.

Staff Comment: Per the tentative plan, the applicant indicates the development will not conflict with legally established easements or access. However, staff received a letter from abutting property owner (Doss – Exhibit B) who indicates a conflict does exist if not mitigated.

B. Criteria. The following criteria shall be reviewed for compliance

1. Existing and planned infrastructure and public facilities and services are adequate to serve the proposed development (pursuant to a requirement contained in the county’s Transportation Systems Plan, or any other official document containing county road standards, the review body may control the location and number of vehicular access points, establish new streets, increase right-of-way and road width, require curbs, sidewalks and traffic circulation features).

Staff Comment: The application does include road improvements to serve the proposed lots in the subdivision. Public Works has reviewed the road designs and access points to the lots and finds them adequate. As such, Public Works has provided conditions to be considered by the Planning Commission (PW-Exhibit C).

2. The carrying capacity of the subject property, as defined in Section 19.11.030, is adequate for the proposed density of development.

Staff Comment: The applicant has submitted evidence to address carrying capacity in the Gerlitz report (Exhibit A). Staff finds the evidence supports the proposed density.

3. The land division is designed so that it coordinates efficiently with surrounding development patterns and existing and planned utilities, facilities and streets.

Staff Comment: The land division is located in an area dominated by residential development. Staff finds this development coordinates efficiently with the surrounding development pattern in the area.

4. The land division is designed to adequately mitigate special environmental or social conditions (watershed, wetland, wildlife or plant habitat, or historic or archeology sites, etc.).

Staff Comment: As mentioned above, the property is NOT located in Deer Winter Range area. Jumpoff Joe Creek (Class I) and Bannister Creek (Class I) streams are delineated as protected streams and wetland. Staff received comments from Oregon Department of State Lands (DSL) regarding wetland concerns (Exhibit
D). Oregon Department of Fish & Wildlife also responded regarding the protected riparian areas (Exhibit E).

PUBLIC/AGENCY COMMENTS

Staff received comments from neighbor during public comment period (Exhibit B). Several agencies commented on the application to include Josephine County Public Works, Department of State Lands, Oregon Department of Fish & Wildlife, and the Oregon Department of Transportation (ODOT – Exhibit F). Neighbor’s stress concerns over increased flooding over existing properties and use of easement road for emergency purposes. Agency comments suggest no concerns given the proposed conditions of approval.

STAFF RECOMMENDATION

Planning staff recommends the Jumpoff Joe Creek Subdivision be APPROVED with the proposed conditions listed in Exhibit G and Public Works conditions in Exhibit C.

ACTION (for reference)

At the conclusion of the presentations, the Planning Commission may take any one of the following actions on the request:

1. At the specific request of any participant to present additional evidence, arguments or testimony made prior to closing of the record; take one of the following actions:
   a. Continue the hearing for at least 7 days to a date, time and place certain to allow participants to present and rebut new evidence and testimony at the continued hearing; or
   b. Determine to leave the record open for at least 7 days to receive additional written evidence and testimony only, and also set a date, time and place certain for deliberations and final decision; or

2. At the specific request of the applicant, hold the record open for at least 7 days after the record closes for all other participants, to allow the applicant to submit final written arguments only (no new evidence may be submitted or argued), and also set a date, time and place certain for deliberations and final decision; or

3. Apart from any action made pursuant to items 1 and 2 above, the Planning Commission may grant any other continuance, or leave the record open, subject to whatever reasonable guidelines and time limits it deems necessary or helpful to accomplish its fact finding and deliberations; or
4. In the event continuances are not made or the time for continuances has expired and the record is officially closed, the hearing body shall deliberate and make its final decision. The final decision may be approval of the request with or without conditions or it may deny the request. As a part of the deliberations and the motion for decision, the Planning Commission shall briefly state the facts relied upon, the criteria and standards considered, and explain how the decision is justified.

**EXHIBITS**

SUBDIVISION APPLICATION MATERIALS - BINDER (Gerlitz)  
Exhibit “A”

NEIGHBOR COMMENTS – Doss dated 5/19/2019  
Exhibit “B”

JO. CO. PUBLIC WORKS CONDITIONS dated 5/2/2019  
Exhibit “C”

DEPARTMENT OF STATE LANDS dated 9/1/2016  
Exhibit “D”

OREGON DEPARTMENT OF FISH & WILDLIFE dated 3/12/2019  
Exhibit “E”

OREGON DEPARTMENT OF TRANSPORTATION e-mail dated 3/12/2019  
Exhibit “F”

PLANNING CONDITIONS OF APPROVAL  
Exhibit “G”
EXHIBIT "A"

SUBDIVISION APPLICATION
MATERIALS - BINDER (Gerlitz)
EXHIBIT "B"

NEIGHBOR COMMENTS – Doss dated 5/19/2019
May 19, 2019

Mr. James Black
Josephine County
Community Development-Planning Division
700 N. W. Dimmick, Suite C
Grants Pass, OR 97526

Dear Mr. Black:

This letter is written in response to a notice, dated May 8, 2019, from the Josephine County Planning Commission announcing a hearing to consider a request to subdivide tax lot 5 at 1951 Russell Road (35-06-09-DD Tax Lot 100). As our home at 177 Starflower Way (Tax Act ID R311790) adjoins this property, we want to make sure that its subdivision will not adversely affect our property.

Specifically, we fear that, unless the development of Tax Lot 1 is properly engineered, the proposed project will result in worse flooding of our property during the rainy season. We hope that the Planning Commission will approve the request for the subdivision only after sufficient measures are taken to assure that such a project will not increase flooding of surrounding properties.

Thank you for your consideration of our concern.

Sincerely,

Robert P. Doss
EXHIBIT "C"

JO. CO. PUBLIC WORKS CONDITIONS
dated 5/2/2019
May 2, 2019

TO:  JAMES BLACK: PLANNING

FROM:  ERIC HEESACKER: PUBLIC WORKS

RE:  JUMP OFF JOE CREEK SUBDIVISION COMMENTS: 35-06-09.DD/100

1) All proposed and/or existing driveways abutting Starflower Way shall meet access spacing requirements per Chapter 206.2 of the Josephine County Public Works Design and Construction Standards and Specifications. Accesses shall be constructed simultaneously with new road construction.

2) All public improvements shall be designed and constructed per the current Josephine County Public Works Design and Construction Standards and Specifications (DCSS).

3) Prior to commencing construction, the applicant’s engineer shall verify that intersection sight distance at all driveways is present or shall indicate what improvements are necessary to meet required distances.

4) Prior to commencing construction, the applicant shall provide Base Flood Elevations (BFEs) and extents of floodplain and floodway using detailed methodologies per FEMA Managing Floodplain Development in Approximate Zone A Areas prepared by an Oregon Registered Professional Engineer [44 CFR 60.3(b)].

5) Prior to commencing construction, the applicant shall submit construction plans to Public Works showing all driveway locations.

6) Prior to commencing construction, road construction drawings and specifications shall be submitted to Public Works for review and approval.

7) Prior to approval of the road construction drawings or Final Plat, the developer shall enter into a General Project Agreement with Public Works.

8) Prior to commencing construction, the applicant shall submit final storm drainage drawings and calculations by an Oregon registered professional engineer for Public Works approval. The calculations portion shall include a narrative addressing applicable code. Also included shall be copies of any materials, such as charts or graphs, which were used or referenced in calculations. The submittal must show adequate capacity of the proposed and existing system during the 25-year/24-hour storm event. The “proposed and existing system” is defined as extending through the first offsite drainage facility and shall then continue either: (1) one-quarter mile downstream from the project site, or (2) until the new contribution is less than 10% of the total flow, whichever is less. All submittals, including calculations, shall be stamped and signed by an Oregon registered professional engineer.

9) Prior to commencing construction, the applicant shall submit plans prepared by respective utility companies showing the location of all proposed electricity, gas, water, telephone, cable television, electronic
communications, or any other service or commodity. All utilities shall be placed within easements, not within the public right-of-way. All utilities shall be placed underground to the lot line of each lot during the construction of the new roads. Utilities shall be placed underground at the developer's expense.

10) Prior to commencing construction, the applicant shall submit an Erosion and Sediment Control Plan for review by Public Works. The plan shall be prepared by an Oregon Registered Engineer and contain the required elements listed in Section 19.83.030. The plan shall be approved by Public Works prior to any grading or filling on slopes.

11) Starflower Way shall be reconstructed to Rural Limited Residential (RRL) standards. This shall include relocation of the existing cul-de-sac on Starflower Way to the proposed new street terminus, which shall be constructed with a standard 50’ cul-de-sac radius.

12) Prior to commencing construction, the applicant shall submit plans and cross sections showing locations of fill widening of subgrade [DCSS 205.1].

13) Prior to Final Plat approval, the applicant shall provide documentation that the requirements of the National Pollutant Discharge Elimination System have been met [19.50.050].

14) Prior to Final Plat approval, the Applicant shall be required to remove all private improvements (fences, structures, signs, etc.) from all abutting county road rights-of-way.

15) Prior to Final Plat approval, the Final Plat shall show all easements of record, a 10-foot PUE dedicated along all existing and proposed public road frontages, as well as any slope easements required for public improvements [19.81.070; 19.81.020; 19.85.010].

16) Prior to Final Plat approval, as-built Mylar and electronic road construction plans shall be submitted to Public Works for approval [19.56.040].

17) Prior to Final Plat approval, an approved Road Approach Permit shall be obtained from Public Works for each lot. As the application involves a land division, property corners along the road shall be staked concurrently. If an approach is to be shared, a reciprocal access easement benefiting all parcels shall be shown on the Final Plat [19.50.050A.4].

18) The Final Plat shall show BFEs and show extents of floodplain and floodway.

19) The Final Plat shall substantially conform to the approved Tentative Plan.

20) All property corners adjacent to public right-of-way shall be marked with Carsonite markers indicating right-of-way width. All survey monuments located in paved areas shall be located within a monument box.

21) The developer shall make arrangements with Public Works to install all required signs and pavement markings, with all costs of materials and labor paid by the developer. The developer shall provide standard street name and stop signs at new intersections. The developer shall also provide other signs as required [19.82.030].
EXHIBIT "D"

DEPARTMENT OF STATE LANDS dated
9/1/2016
Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. James Black from county of Josephine submitted a WLUN pertaining to local case file # 35-06-09-DD, TL 100.

Activity location:

<table>
<thead>
<tr>
<th>township</th>
<th>range</th>
<th>section</th>
<th>quarter-quarter section</th>
</tr>
</thead>
<tbody>
<tr>
<td>35S</td>
<td>06W</td>
<td>09</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>tax lot(s)</th>
<th>100</th>
</tr>
</thead>
</table>

street address: 1951 Russell Rd

city: |
county: Josephine

latitude: 42.537351
longitude: -123.407292

Mapped wetland/waterway features:
☒ The national wetlands inventory shows a waterway on the property
☒ The property includes designated essential salmonid habitat.

Oregon Removal-Fill requirement(s):
☒ A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.
☒ A state permit is required for any amount of fill, removal, and/or other ground alteration in essential salmonid habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

Your activity:
☒ It appears that the proposed project impacts essential salmonid habitat and therefore may require a permit.

An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the proposed project may impact wetlands or waters. If wetlands are present, a wetland delineation is needed to determine precise wetland boundaries. The wetland delineation report should be submitted to DSL for review and approval.

Contacts:
☒ For permit information and requirements contact DSL Resource Coordinator (see website for current list)
http://www.oregonstatelands.us/DSL/contact-us/directory.shtml#Wetlands Waterways
☒ For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list)
http://www.oregonstatelands.us/DSL/contact-us/directory.shtml#Wetlands Waterways

Exhibit D - 1
For removal-fill permit and/or wetland delineation report fees go to http://www.oregon.gov/DSL/PERMITS/docs/wetland_fees.pdf

A permit may be required by the U.S. Army Corps of Engineers (503-808-4373).

This is a preliminary jurisdictional determination and is advisory only.

Comments: Jump Off Joe and Barnister Creek are both designated as Essential Salmonid Habitat Streams. Any amount of fill or removal below the ordinary high water line may require a state permit. Please contact Melody Rudenko at 503 508 4035 for more information, she is Resource Coordinator for Josephine County.

Response by: [Signature] date: 09/01/2016

Exhibit D - 2
Hi James,

I wanted to comment on the sub division proposed on 1951 Russel Road: If the proposed lots need access by way of crossing Bannister Creek then the crossings will have to meet ODFW fish passage as Bannister Creek is a fish bearing stream. Also, be sure the applicant is aware of and abides the Josephine County Riparian Ordinance on both Jump off Joe and Bannister Creek, both of which are Class I streams and no development or removal of riparian vegetation should take place within 50 feet of either creek.

Cheers,

Laura Street
Assistant District Fisheries Biologist
Rogue Watershed District
1495 E Gregory Road
Central Point, OR 97502
541-826-8774 x 224
James Black

From: MCDONALD John <John.MCDONALD@odot.state.or.us>
Sent: Tuesday, March 12, 2019 10:32 AM
To: James Black
Subject: RE: Agency Transmittal (30 day completeness) - SUB/Haddad/1951 Russell Road/35-06-09-DD, TL 100

EXTERNAL EMAIL: Please verify links by hovering over them!

James,

We have no comments on the application.

Sincerely,

John McDonald
Development Review Planner
ODOT Southwestern Region
541-957-3688

From: James Black <JBlack@co.josephine.or.us>
Sent: Monday, March 11, 2019 2:44 PM
To: Eric Heesacker <EHeesacker@co.josephine.or.us>; Mark Stevenson <MStevenson@co.josephine.or.us>; easter.terri@deg.state.or.us; SHAW Mike <mike.shaw@state.or.us>; ODOT Reg 3 Planning Manager <ODOTR3PLANMGR@odot.state.or.us>; CECILIANI Scott C * WRD <Scott.C.Cecilian@oregon.gov>; Holloway, Richard <Richard.Holloway@ruralmetrofire.com>; STREET Laura E <Laura.E.Street@state.or.us>; Peter Allen <allensurvey@qwestoffice.net>; countyfiredept@gmail.com; Connie Roach <CRoach@co.josephine.or.us>; Larry Graves <LGraves@co.josephine.or.us>; lynne.mcallister@d.sl.state.or.us
Cc: easter.marty@deg.state.or.us
Subject: Agency Transmittal (30 day completeness) - SUB/Haddad/1951 Russell Road/35-06-09-DD, TL 100

Hello,

Attached you will find an agency transmittal (30-day completeness review; ORS 215.427) for a Subdivision (Jump Off Joe Creek Subdivision) to include Gerlitz Engineering report and Galli Flood Study. I have also attached the pre-application letter for reference.

Please submit any comments by 5pm Monday, March 25, 2019. Once the application is deemed complete, we will schedule a Planning Commission Hearing and send out Public Notice.

NOTE: In an effort to save time and cut costs, Josephine County Planning will send all agency transmittals via e-mail for review and comment.

James Black, CFM
Senior Planner
Josephine County Community Development - Planning Division
700 NW Dimmick Street, Suite C

1

Exhibit F - 1
EXHIBIT "G"

PLANNING CONDITIONS OF APPROVAL
EXHIBIT G

Planning Commission: Planning Division proposed conditions of approval for the Jumpoff Joe Creek subdivision:

1. The property owner shall prepare covenants, conditions and restrictions (CC&Rs) to be reviewed and approved by the Josephine County Planning Division and then recorded in the Josephine County deed records. As a condition of final plat approval the developer shall submit a copy of the approved CC&Rs to the planning office. The CC&Rs shall include, at a minimum, the following conditions A through E:

A. Prior to the issuance of a development permit, all lots in the subdivision and prior to any soil or vegetation disturbance on the land, an erosion control/drainage plan prepared by a registered engineer shall be reviewed and approved by the Josephine County Planning Division. This condition does not prohibit septic site evaluation test holes. (Chapter 19.83, JCC)

B. Prior to the issuance of a development permit for any lot within the subdivision, and prior to any driveway development or homesite clearing, a wildfire and emergency safety plan must be reviewed and approved by the Josephine County Planning Division. (Chapter 19.76, JCC)

C. Prior to the issuance of a development permit for any lot in the subdivision this is located within the Flood Hazard Areas of either Jumpoff Joe Creek or Bannister Creek, is subject to the review requirements under Chapter 19.69A, JCC. (Chapter 19.69A, JCC)

D. All outdoor lighting shall be shielded from abutting properties. (Section 19.77.010, JCC)

E. The foregoing conditions A-D shall not be modified or removed from the approved and recorded CC&Rs without written authorization from Josephine County.

2. All septic drain fields shall be located within the confines of the property lines for each lot. Pursuant to the requirements of the Department of Environmental Quality (DEQ), a sufficient area shall be maintained (unencumbered by driveways, buildings, pavement, etc.) to ensure the ability to install, repair or replace a sewage disposal system on each parcel. These areas must also meet setbacks to buildings, wells and property lines (Section 19.50.050.B.2 JCC).
3. All new wells drilled shall not be located within five feet of a property line. (Section 19.84.080, JCC)

4. All new wells shall comply with the Water Quality Ordinance (Section 19.50.050.B & Chapter 19.84 JCC).

5. The Final Plat shall show all easements of record (Sections 19.50.060 & 19.56.050.C JCC).

6. The proposed lots shall be surveyed (Section 19.50.070 JCC).

7. The Final Plat Map shall be submitted in compliance with Chapters 19.56 and 19.57 of the JCC.

8. Prior to Final Plat approval, a Subdivision Guarantee shall be issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises (Section 19.56.050.D.1 JCC).

9. The approved tentative plan is valid for two years from the date of the approval. All conditions shall be completed and Final Plat map submitted within 2 years. An extension of this approval may be granted for an additional 2-year period by the Director in accordance with Section 19.41.030, JCC. (Section 19.50.100 JCC).

10. Tentative Plan approval is conditioned upon the applicant, owner and/or developer obtaining all required permits by non-county agencies or jurisdictions as they pertain to the development of the subdivision. Failure to acquire and maintain such permits in good stead throughout development shall constitute a failure of this condition for tentative plan approval. (Section 19.41.040, JCC)

11.

12.

13.

14.