



Josephine County, Oregon

Board of Commissioners: Jim Riddle, Dwight Ellis & Jim Raffenburg

PLANNING OFFICE

Michael Snider, Director

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December 16, 2005

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 can also talk to the planner listed below and ask questions. A copy of the application (to include all documents and evidence submitted by or on behalf of the applicant), as well as the applicable criteria, are available for inspection without cost at the planning office. Copies can 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: Jim Weaver and Lori Worden

LOCATION: 9450 Redwood Highway & 192 Firview Lane

LEGAL: 37-07-00, Tax Lot 100 & 37-07-02-B0, TL 300

ZONE: Woodlot Resource

REQUEST: Approval of this request will allow, with conditions, a variance to the property line adjustment standards prohibiting non-conforming parcels to be reduced to a size smaller than the smallest non-conforming parcel (*Josephine County Rural Land Development Code* Section 54.050.C.2). Tax Lot 100 is approximately 40 acres in size and Tax Lot 300 is approximately 28 acres in size. The property line adjustment would add approximately 8 acres to Tax Lot 100, reducing the size of Tax Lot 300 by that amount. The request for this property line adjustment and variance is due to topography and fire safety concerns.

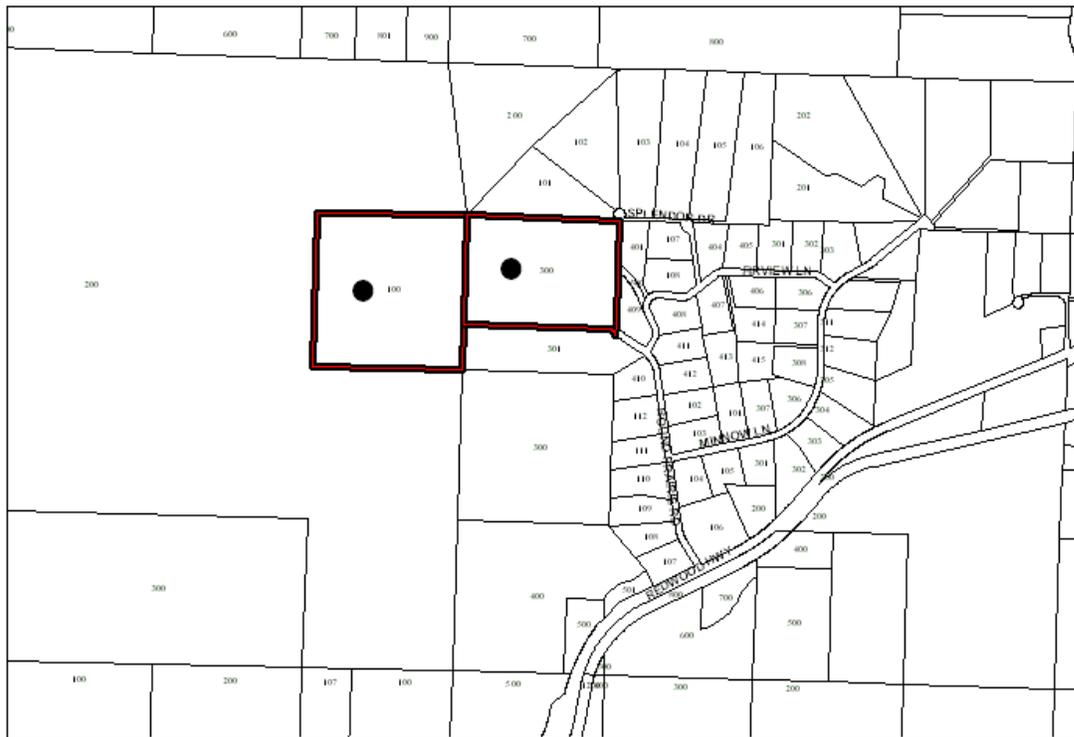
CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: Rural Land Development Code - Section 44.030 - Variance Review Criteria.

PLANNER: The planner handling the application is Javonna Marroquin (541) 474-5421, Extension 5275.

DEADLINE: Comments must be submitted no later than January 3, 2006.

OFFICE HOURS 8-12 & 1-3 (Mon, Tue, Thur & Fri) 8-12 (Wed Only)

VARIANCE



● SUBJECT PROPERTY
9450 REDWOOD HWY &
192 FIRVIEW LANE

