

GRANT COUNTY PLANNING DEPARTMENT
201 S. Humbolt Street, Suite 170
Canyon City, OR 97820
Phone: (541) 575-1519
Fax: (541) 575-2276
E-mail: gcplan@grantcounty-or.gov

RECEIVED
JUN 19 2017
CITY OF JOHN DAY

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215
REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE
FORWARDED TO THE PURCHASER.**

NOTICE OF ADMINISTRATIVE REVIEW

June 17, 2017

Dear Property Owner,

Notice is hereby given that the Grant County Planning Department is considering the following request:

ADMINISTRATIVE REVIEW TYPE II REQUEST

Application Number:	PAR-17-03
Applicant:	Iron Triangle, LC
Owner:	Same
Subject Property:	Tax lot 305, at T13S, R31E, Section 22D (see attached map)
Requested Action	Partition to create 1.34 and 2.44 acre parcels within the City Limits and 17.2 acre parcel that is partially in the County and partially in the City jurisdiction.

Requested Land Use Action:

The request is to partition an existing 20.97 acre tract into three parcels: one to contain approximately 1.34 acres, one to contain 2.44 acres and one to contain approximately 17.2 acres (Please see included map for configuration of the proposed parcels). The existing tract of 20.97 acres is located in the County General Industrial Zone and the City General Commercial Zone. The request submitted is to partition only.

Applicable Criteria:

A request to partition is evaluated under criteria found in the following sections of the Grant County Land Development Code: Section 50.040 – Application Requirements, Article 52 – Land Partition and Article 62.1 General Industrial Zone.

Notice Requirements:

A notice and a map of the request area will be mailed to the applicant, all property owners within 100-feet of the exterior boundary of the property for which the application

has been made and other appropriate agencies at least 10 days prior to the Planning Department rendering a decision on this request.

If you would like to respond:

Written comments received by the Planning Department or presented in person prior to June 27, 2017, by 5:00 p.m. will be considered in rendering a decision. Issues must be addressed with *sufficient specificity* based on criteria within the Grant County Land Development Code, upon which the Planning Department must base its decision. Failure to raise an issue in writing precludes a local or Land Use Board of Appeals (LUBA) appeal based on that issue.

Available Resources:

The Grant County Land Development Code, a copy of the application, a map of the request area and other information is available for inspection in the Planning Department located in the Grant County Courthouse, 201 S. Humbolt Street, Suite 170, Canyon City, Oregon. Copies will be provided upon request at a reasonable cost. Copies of the Grant County Land Development Code are also available for public review at the Grant County Clerk's Office, and the Grant County Public Library. The Grant County Land Development Code and Comprehensive Plan are available on the County's website at www.gcOregonlive2.com.

If you have any questions about this application, please call the Grant County Planning Department at (541) 575-1519.

Respectfully submitted this the 17th day of June 2017,



Shannon Springer
Grant County Planning Department

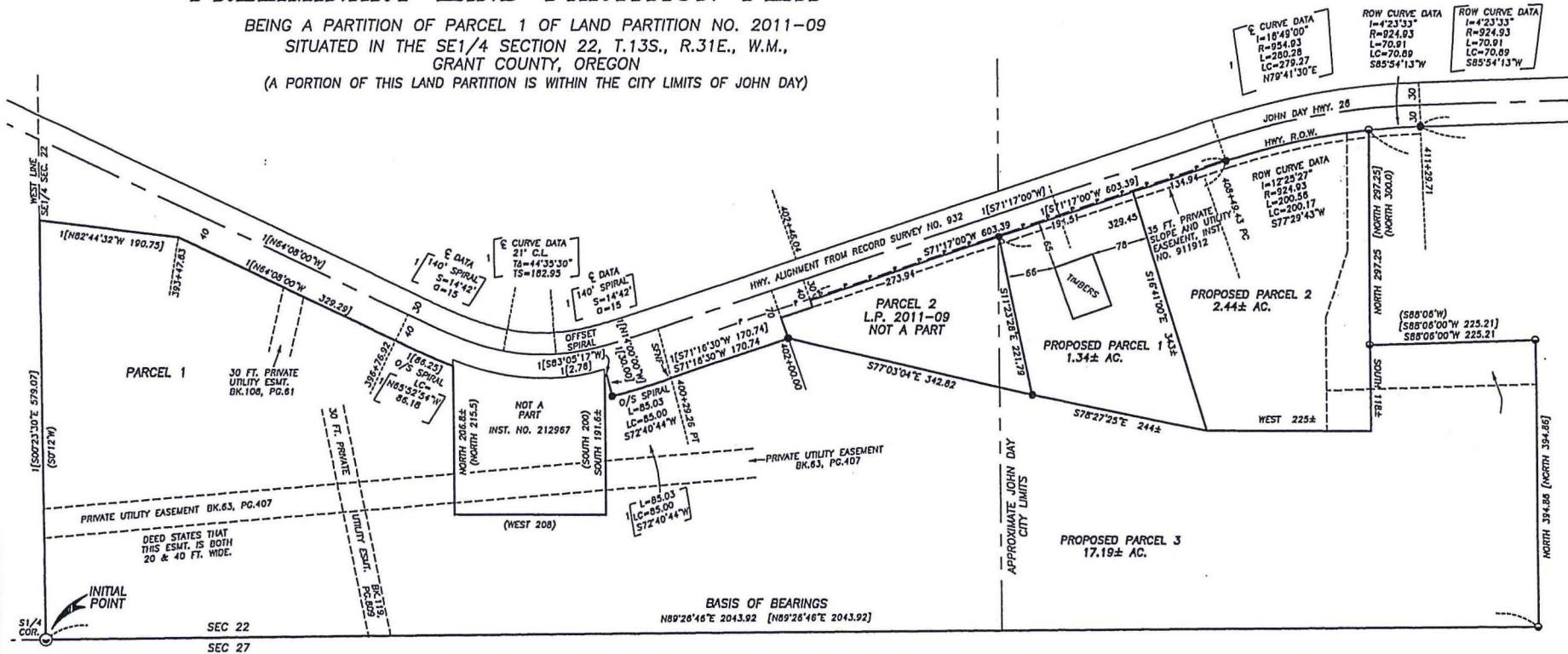
Enc: Request area maps

cc: Iron Triangle, LC, owner and applicant
Property owners within 100-feet of exterior boundary
ODOT Planning, Cheryl Jarvis-Smith
ODOT, District 14 Manager
ODOT, District 12 Manager
Oregon Department of Forestry
O.T.E.C.
Grant County Road Department
Watermaster
City of John Day

xc: File copy

PRELIMINARY LAND PARTITION PLAT

BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.M.,
GRANT COUNTY, OREGON
(A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY)



LEGEND

- FOUND 2" GALV. IRON PIPE WITH ATTACHED BRASS
 CAP SHOWN ON 1935 WALL ACRES SUB'D PLAT
- RECORD SURVEY MONUMENTS
- () DEED RECORD BEARING AND DISTANCE
 [] RECORD BEARING AND DISTANCE FROM LAND PARTITION
 PLAT NO. 2011-04
 1[] RECORD BEARING AND DISTANCE FROM SURVEY NO. 932
- HIGHWAY CENTERLINE
 --- EASEMENT
 ---P--- EXISTING OVERHEAD POWER LINE
- [] EASEMENT CREATED ON PARTITION PLAT
 [] PROPOSED PRIVATE ACCESS EASEMENT



LEGAL DESCRIPTION

Land situated in the SE1/4 Section 22, T.13S., R.31E., W.M., City of John Day, Grant County, Oregon described as follows:

Parcel 1 of Land Partition No. 2011-09, As shown on the plat thereof, on file and of record in the office of the Grant County Clerk.

TAX MAP AND LOT

13531E 5220 305

APPLICANT

IRON TRIANGLE, LLC
433 PATTERSON BRIDGE RD.
JOHN DAY, OR, 97845
541-575-2102

BENCHMARK LAND SURVEYING

217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 - 800-699-0516

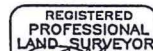
BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.4M.,
GRANT COUNTY, OREGON
(A PORTION OF THIS LAND PARTITION IS WITHIN THE CITY LIMITS OF JOHN DAY)

SURVEYED FOR	IRON TRIANGLE, LLC
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PREPARED BY	MCS
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Scale: 1"=100'

6/9/2017



OREGON
JULY 8, 2002
MICHAEL C. SPRINGER
#70918

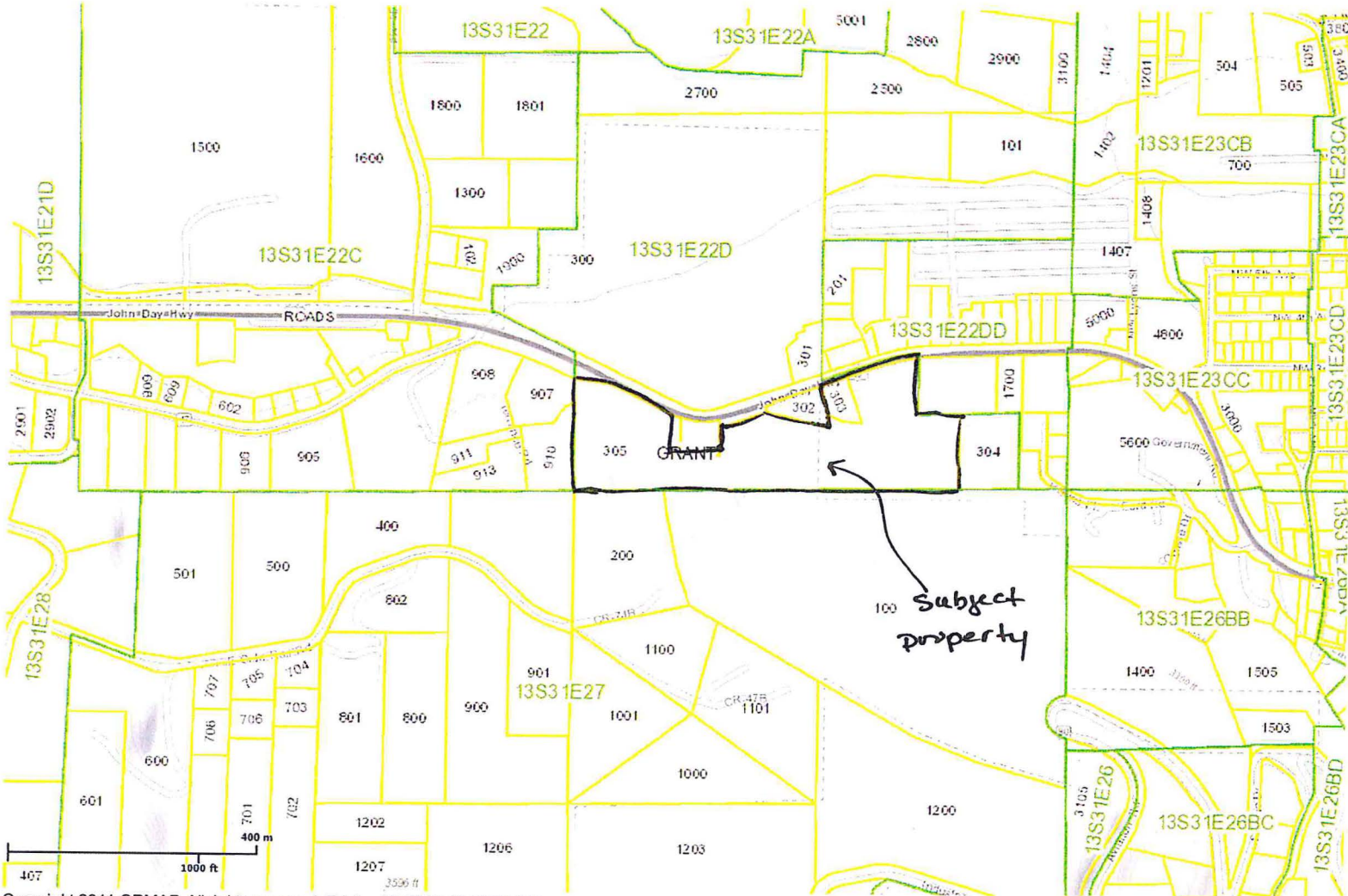
EXPIRES: 6/30/2018



BEING A PARTITION OF PARCEL 1 OF LAND PARTITION NO. 2011-09
SITUATED IN THE SE1/4 SECTION 22, T.13S., R.31E., W.4N.,
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The Oregon Map

New Directions



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