

Land Use Review

PERMIT #:

DATE FILED:

FEE \$:

Permit Needed: _____ → Review Type (circle): I, II, III, or IV

The City of Joseph shall conduct Land Use Reviews as described in the City's Land Use Ordinances. The City Planning Official shall be responsible for determining the required review procedure.

Review Type	Review Procedure	Decision-maker
Type I	Proposal reviewed against the applicable criteria	Planning Official
Type II	Criteria review and neighbor notice	Planning Official
Type III	Criteria review, neighbor notice, and public hearing	Planning Commission
Type IV	Criteria review, neighbor notice, and two public hearings	City Council

Applicant/s	Name	_____	
	Address	_____	
	Phone	_____	Email _____

Property Owner/s (REQUIRED if different)	Name	_____	
	Address	_____	
	Phone	_____	Email _____

Property	Information can be found at https://www.cci400web.com:8183/WallowaCo_PropertyInq/		
	Zoning	_____	Ref. # _____
	Map #	_____	Tax Lot # _____
	Size	_____	(acres or square feet)

Short Project Description/ Proposed Use	_____



LAND USE REVIEW APPLICATION
 CITY OF JOSEPH
 201 NORTH MAIN
 P.O. BOX 15
 JOSEPH, OR 97846

541-432-3832
 PLANNER@JOSEPHOREGON.ORG

Land Use Review

PERMIT #:

The information described below is required at the time of application submission (Application Submission Requirements, §156.184). Application processing does not begin until the application is determined to be complete. **An incomplete application will postpone the decision or may result in denial of the request.** Please mark the items below to ensure your submittal is complete.

Application Checklist (attach additional pages as necessary)

Proposal Narrative (For Type II-IV Reviews Only)	<p>With all land use applications, the “burden of proof” is on the applicant. It is important that you clearly describe the nature of the request (who, what, when, where, and why as applicable). You must fully explain how your proposal complies with all of the applicable criteria within city ordinances on a point-by-point basis in order for this application to be deemed complete. A planner will provide the ordinances that pertain to your specific requests.</p> <ul style="list-style-type: none"><input type="checkbox"/> I have attached a letter showing compliance with the applicable approval criteria
Plat Map	<ul style="list-style-type: none"><input type="checkbox"/> from OR Map at https://ormap.net/gis/index.html
Plot Plan	<ul style="list-style-type: none"><input type="checkbox"/> The applicant's entire property and the surrounding properties to a distance sufficient to determine the location of the development in the city, and the relationship between the proposed development site and adjacent properties and development.<input type="checkbox"/> North arrow (compass rose)<input type="checkbox"/> Property boundaries, dimensions, and setbacks<input type="checkbox"/> Existing structures and proposed structures with dimensions<input type="checkbox"/> Services and utility locations (sewer, water, power) [add source to get info]<input type="checkbox"/> Roads and property access<input type="checkbox"/> Easements and right-of-ways<input type="checkbox"/> Topography (2-ft contour intervals for slopes of less than 10% and five-foot intervals for steeper slopes)<input type="checkbox"/> All creeks, streams, ponds, springs, and other drainage ways (see FEMA Flood Map Service Center https://msc.fema.gov/portal/home AND Oregon Wetlands Mapper https://maps.dsl.state.or.us/swi/)
Floor Plans	<ul style="list-style-type: none"><input type="checkbox"/> Building elevations with height and width dimensions (See use zone of §156.02)<input type="checkbox"/> Building floor plans with dimensions and use of rooms<input type="checkbox"/> Roof material (must be non-reflective)



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Certification	<p>The applicant/owner understands and agrees that:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The applicant/owner assumes all legal and financial responsibilities for establishing and clearly marking the location of all necessary property lines as determined necessary by the City for the proposed development; <input type="checkbox"/> Building setbacks shall be measured from an established property line, not from the street, curb, sidewalk, or other improvement that is not based on a recorded survey; <input type="checkbox"/> Any approvals associated with this request may be revoked if found in conflict with information represented in this application or other applicable laws; <input type="checkbox"/> The approval of this request does not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by City of Joseph ordinances, codes or regulations; <input type="checkbox"/> City officials shall enter the subject property to gather information pertinent to this request and inspect activity in conjunction with the development project; and <input type="checkbox"/> I/we am/are aware that there is a twenty-one (21) day appeal period following the date of the Planning Director's decision on this land use action.
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I/We, the undersigned, swear under penalty of perjury that the above responses are complete, accurate, made truthfully and to the best of my/our knowledge.

Applicant/s

Signature	Date	Signature	Date
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**Owner/s
(ALL ARE
REQUIRED)**

Signature	Date	Signature	Date
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DEPARTMENT USE ONLY

Meets Criteria
 Does Not Meet Criteria

Conditions

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Signature	Date	Permit Duration	Expires
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PROPOSED SITE PLAN
 REQUIREMENTS & EXAMPLE
 § 156.184 APPLICATION SUBMISSION REQUIREMENTS.

REQUIRED	WHERE APPLICABLE
<input type="checkbox"/> North arrow (compass rose)	<input type="checkbox"/> Easements and right-of-ways
<input type="checkbox"/> Scale	<input type="checkbox"/> Topography (2-ft contour intervals for slopes of less than 10% and five-foot intervals for steeper slopes)
<input type="checkbox"/> Property boundaries, dimensions, and setbacks	<input type="checkbox"/> All creeks, streams, ponds, springs, and other drainage ways (see FEMA Flood Map Service Center https://msc.fema.gov/portal/home AND Oregon Wetlands Mapper https://maps.dsl.state.or.us/swi/)
<input type="checkbox"/> Existing structures and proposed structures with dimensions	
<input type="checkbox"/> Roads and property access	
<input type="checkbox"/> Services and utility locations (sewer, water, power)	

