



Planning Department

(541) 535-2050 Fax (541) 535-5769
112 W 2nd Street/PO Box 330, Phoenix, OR 97535

MODIFICATION APPLICATION

File No. MA23-02 Fee \$ 350.00

NOTICE TO APPLICANT: Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees. Failure to provide complete and/or accurate information may result in delay or denial of your request.

Original case file number MP22-05 Date of approval 2/14/23
Minor Modification (Type II) Major Modification (Type III)

APPLICANT Pariani Land Surveying

Mailing address PO BOX 551 Shady Cove OR. 97539 Phone 541-531-8696

Fax N/A Email Mason@ParianiLS.com Applicant's interest in property Contracted Surveyor

Signature Date

PROPERTY OWNER

Mailing address

Phone Fax Email

Signature Date 2/23/2023

If same as applicant, mark SAME. If there is more than one property owner, please attach additional sheets as necessary.

SITE LOCATION AND DESCRIPTION

Address N Phoenix RD Tax Map #(s) 38-1W-10 Tax Lot #(s) 202

Address Tax Map #(s) Tax Lot #(s) Adjacent property under same ownership (list tax lot ID) N/A

Frontage street or address Grove RD Nearest cross street N Phoenix Site size (acres or square feet) 4.04 Acres Dimensions See revised tentative plat

Describe proposed modification(s) to original approval Change from a 3 lot partition to a 2 lot partition, Removing previously described Lot 5 and adjusting the common line between previously described lots 3 and 4 east, approximately 41'. Also, with this modification we are re-numbering the lots. See revised tentative plat for numbering

SUBMITTAL REQUIREMENTS

The following items must be received in order to deem an application complete and schedule it for a hearing before the Planning Commission. If you need assistance completing the forms, please contact the Planning Department.

- 1. Original, signed Application form. This information is public record and must be reproduced so please type or write clearly using dark ink.
2. All information required above and below, unless specifically waived by the Planning Director.
3. The appropriate fee.
4. 1 copy of all submittal materials is sufficient for all Type II Minor Modifications.
5. 7 copies of all submittal materials for all Type III Major Modifications.
6. Please submit a PDF of all supplemental materials.

OFFICE USE ONLY.

This institution is an equal opportunity provider and employer.

120 day time limit Accepted as complete Final decision by
DLCD 45-day notice required Y/N Date mailed Date of first hearing
Planning Commission hearing date Notice mailed
Notice to media Publication date Emailed
Notice of Decision Date mailed Appeal deadline
Associated applications

Tentative Partition Plat

AmeriTitle Report for Land Partition number 572554AM and dated, December 5, 2022.

Exceptions:

1. City liens fbo City of Phoenix
2. Property within the boundaries of RVSS and subject to assessments, levies and easements.
3. Property within the boundaries of MID and subject to assessments, levies water & irrigation rights and easements
4. Property incorporated into Urban Renewal Project and subject to terms per Inst. #2005-065966 & 2005-074803
5. Electrical easement fbo COPCO per Book 423, Page 443-Ambiguous location, not drafted
6. Access control per Book 534, Page 059, Book 504, Page 255, and Book 516, Page 297-Not drafted
7. All existing access easements to Interstate 5 per Volume 160, Page 561 Circuit Court Journal of Jackson County
8. Easement fbo CP National Corporation per Inst. #68-09634, re-assigned to WWPC per Inst. #91-23655-not drafted
9. Electrical easement (20' wide) fbo Pacific Power and Light Co. per Inst. #70-05700-Ambiguous location, not drafted
10. Cross Access Non-Exclusive easement per Inst #2006-020690 & #2006-020820-Ambiguous location, not drafted
11. Development Agreement per Inst. #2006-021141-Not drafted
12. Covenants & Restrictions per Inst. #2006-021558-Not drafted
13. Deferred Improvement Agreement per Inst. #2019-001834-Not drafted
14. Slope & Utility easement (5' wide) fbo ODOT per Inst. #2014-023512 & per Partition Plat P-03-2019-Drafted hereon
15. Slope & utility easement (variable width) fbo ODOT per Inst. #2014-023512 & per Partition Plat P-03-2019-Drafted hereon
16. Public utility Easement per Partition Plat P-03-2019-drafted hereon
17. Cross access , Parking & utility easement per Partition Plat P-03-2019-drafted hereon
18. Declaration for Covenants for Stormwater Facilities per Inst. 2022-007442

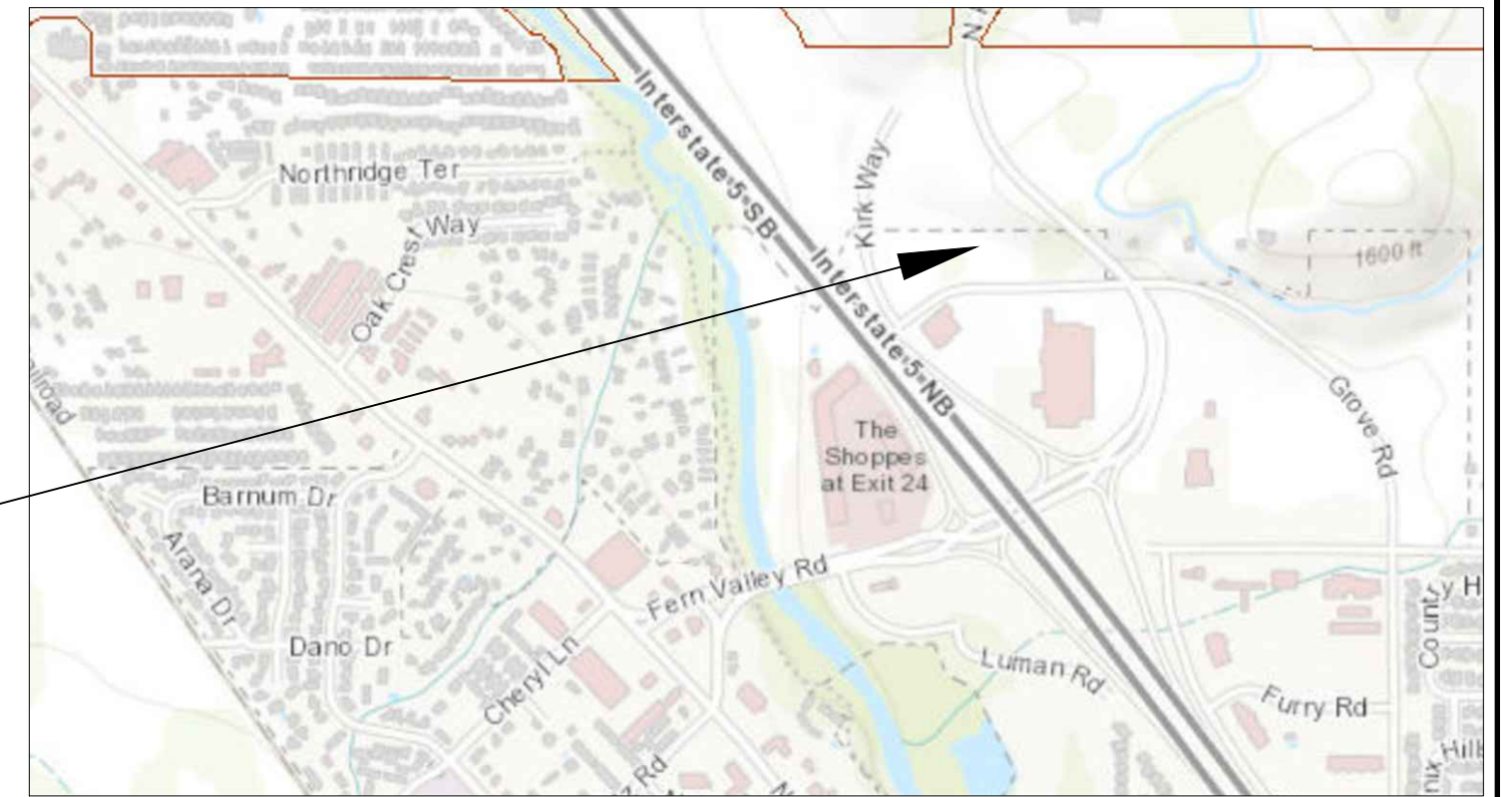
Located at:
North Phoenix Road
 Section 10, Township 38 South, Range 1 West, W. M., the City
 of Phoenix, Jackson County, Oregon

Survey For/Owner:
 Medford Acres, LLC
 25355 NE Glass Road
 Aurora, OR 97002

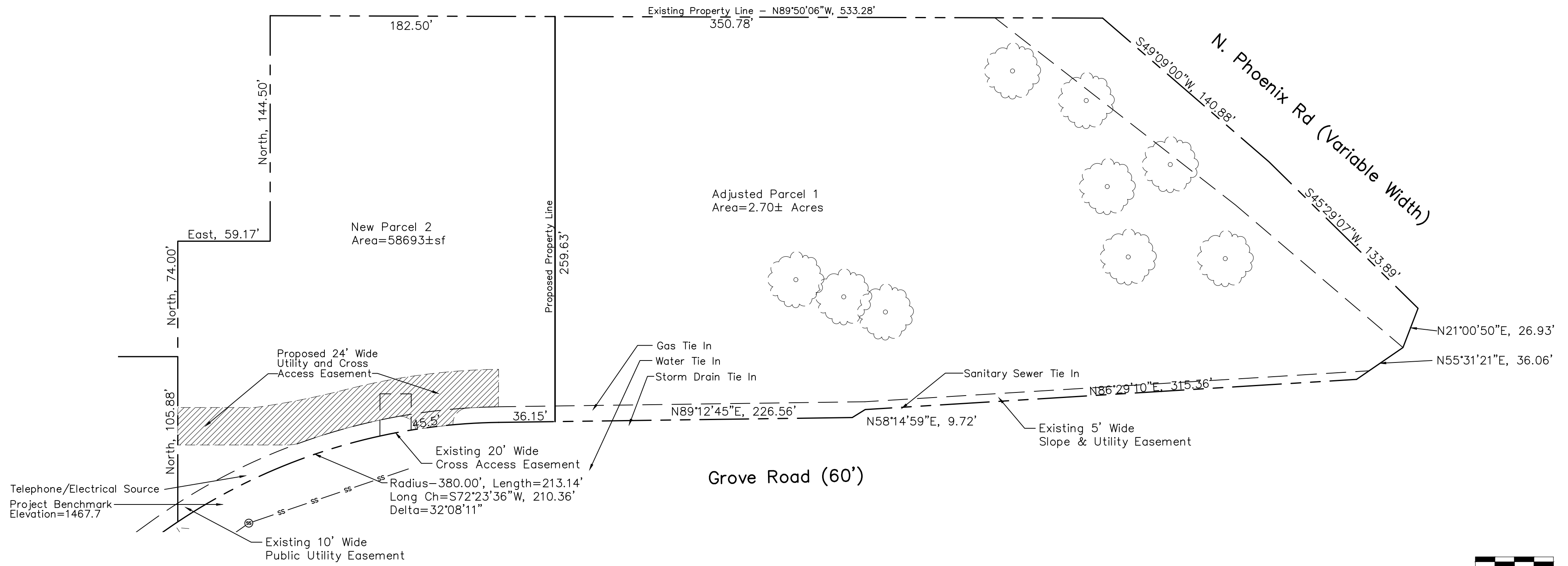
**PROJECT
 LOCATION**

Survey By:
 Pariani Land Surveying
 17 South Platt Avenue, Suite C
 Eagle Point, Oregon 97524

Site Data:
 Topographic survey shown hereon performed by others.
 Elevations referenced to NAVD88 datum via GPS
 Property falls within the Medford Irrigation District
 Property falls within the Phoenix-Talent School District
 There are no existing structures or improvements to this property.



VICINITY MAP
 NO SCALE



381W10, Tax Lot 202



Pariani Land Surveying
 PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOHN R. PARIANI
 July 13, 1999
 #51382
 Renews: December 31, 2024

381W10
 Tax Lot 202

**Tentative
 Partition Plat**

Medford Acres, LLC
 25355 NE Glass Road
 Aurora, OR 97002

PROJECT NO.	2022-648	SHEET	1 of 1
DATE:	February 22, 2023	DRAWING NO.	PP-1
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MB/TJA		
APPROVED BY:	JRP		
HORZ SCALE: 1" = 50'	VERT SCALE: n/a		



Step 1: Select Payments

Step 2: Review and Submit

Step 3: Confirmation and Receipt

Step 3: Confirmation and Receipt

Result: Payment Authorized

Confirmation Number: 130127617

Your payment has been authorized successfully and payment will be processed.

The City of Phoenix Thanks You for your payment. Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Amount Due
Building/Planning payment of \$350.00 on Account Number mp22-05	\$350.00

Subtotal: \$350.00

Convenience Fee: \$0.00

Total Payment: **\$350.00**

Customer Information

Print

First Name: Mason
Last Name: Brannen
Address Line 1: po box 551
Address Line 2:
City: Shady Cove
State: Oregon
Zip Code: 97539
Phone Number: 5418901131
Email Address: John@parianiLS.com

Payment Information

Payment Date: 02/23/2023
Card Type: Visa
Card Number: *****7692