

WASCO COUNTY PLANNING AND DEVELOPMENT
Todd R. Cornett, Director
2705 East Second Street
The Dalles, Oregon 97058



Phone: (541) 506-2560
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www.co.wasco.or.us

File Number(s): _____ Fee _____ Receipt _____

PLA ROD-11-02-0001

Associated M37 File # _____

Date Submitted: - / - / Planner Initial: Date complete: Planners Initials:

Applicant/Owner Information:
Applicant(s) Jon & Fred Justesen Property Owner(s) Same as applicant

Mailing Address: P. O. Box 2, Kent, Oregon 97033

Phone (H) 541-333-2228 (W) Phone (H) (W)

Email jajustesen@gorge.net Email

Requested Structure(s)/Use(s): ROAD NAMING REQUEST

Property Information

Map # Tax Lot# Acct # 1 Acreage Zoning P

Property location: v

Property Address: Tax Status:

Water Source: Water source to the parcels is anticipated to be by private wells. Although with extension of mainlines, the property can be served by the Wamic Water and Sewer Authority.

Sewage: Sewage disposal is anticipated to be by private onsite disposal system. As with the water service, the property is capable of being served by the Wamic Water and Sewer Authority with mainline extensions.

Power: Wasco Electric Cooperative

Contiguous Ownership: The applicant also owns properties adjoining to the north and south of the subject property.

Legal Access: The properties abut the public road system via the existing unnamed 50' dedicated public right-of-way running along the south boundary of the property. The north line of the property is also boarded by Emigrant Road, a 50' wide dedicated right-of-way.

Current Use of Property: Agricultural, primarily rangeland Use of Adjacent Properties: Agricultural to south, the Wamic residential area lies to the north and east of the subject property.

Legal Parcel Status:
1st pre-Sept. 4, 1974 Deed No.,
Partition, or Subdivision

Date Filed

Parcel 7 of the Justesen Replat (Document #2010-000551)

February 8, 2010

Current Deed No.

Date Filed

Bargain and Sale Deed per Document #2002-001204

March 5, 2002

The deed, taxcard, and map showing the property described in the deed(s) must accompany this application.

Pre-Application Conference:

Per Section 2.050, a pre-application conference is required for a subdivision, planned unit development, conditional use, farm dwelling or site plan review for a home occupation outside the NSA.

Do you wish to waive the pre-application conference?

Yes No

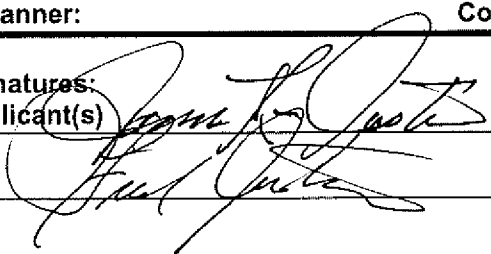
Planner:

Conference Date:

Conference Time:

Signatures:

Applicant(s)



Jonnie L. Justesen

Date

Fred A. Justesen

Date 2-21-2011

Property Owner(s)

Date

Date

Date

PLEASE NOTE: Before this application will be processed, you must supply all the requested information including but not limited to a **site plan, elevation drawings** and responses to **all listed or referenced criteria** pursuant to the attached instructions. Pursuant to ORS 215.428 this office will review the application for completeness and notify the applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

**WASCO COUNTY
ROAD NAMING REQUEST APPLICATION**

APPLICATION REQUIREMENTS

1. Proposed Road Name: Homestead Road

I have consulted with the Wasco County Road Department and the proposed road name meets their requirements?
 NO YES

Road cannot be the same as or similar to an existing road and contains the appropriate nomenclature (road, street, lane, way, etc...).

2. How was the road created?

a. Result of another application(s)? NO YES

If yes indicate the application #(s) _____

b. Result of an old subdivision? NO YES

If yes indicate the subdivision # Partition Plat 2004-0008

c. Other? NO YES

Explain _____

3. Name of Nearest Intersecting Road: Wamic Market Road

4. Status of Road:

a. Publicly dedicated, Private, or easement? Publically dedicated

b. Length & width of Road (existing, platted or proposed): Approximately 2,700' long & dedicated at 50' in width

c. Surface and base of Road: (Dirt, Gravel, etc...) Pit run gravel approximately 12' to 14' wide

d. Complies with current road development standards. I have consulted with the Wasco County Road Department and the road complies with current development standards? NO YES

5. Number of existing properties and potential properties based on zoning density that have frontage along the road:
The current road right-of-way borders four legal lots. The property to the north lies within the Wamic

residential zone with potential for division into properties as small as 2 acres. Full development of the property to this density would lead to approximately 25 properties served by the roadway.

6. Number of properties with existing homes and potential properties with homes that have frontage along the road:
There are no existing homes served by this road. It does provide access to the Wamic sewage lagoons.

Potential properties with homes is the same as in #5 above, being approximately 25.

7. Site Plan: A site plan has been submitted which clearly identifies the items in questions 3 – 6 above? NO YES
8. Petition: If a petition is submitted with the application containing 100% of the land owners who have frontage along the road, notice of the County Court hearing to name the road will not be sent to these landowners. If no petition is submitted or one that contains less than 100% of the landowners who have frontage along the road is submitted notice of the County Court hearing to name the road will be sent.
A petition with 100% of the landowners who have frontage along the road has been submitted with this application? NO YES

PROCESS OVERVIEW:

1. The Planning Office receives complete application and verifies the road can be named.
 - a. Roads that must be named include:
 - New public roads
 - New Access Road Easements (roads given private road status).
 - Roads with greater than 3 active residences or ¼ mile in length.
 - b. Roads that may be named include:
 - Existing public roads
 - Existing private roads if serving 3 parcels or active homes or more than ¼ mile long.
2. The Planning Office determines appropriate house numbers for the road, and recommends approval conditions, based on Road Department review and comments regarding sign standards, installation and maintenance.
3. A Court Hearing is scheduled, and notice is sent to all landowners adjacent to road (unless a petition is submitted demonstrating full concurrence), and appropriate public agencies (Post Office, Fire Department, School District, etc.). Notice of the County Court hearing shall be mailed no less than 10 days prior to the hearing.
4. The County Court makes a decision on the road naming at the hearing.
5. Tentative addresses are amended as necessary and assigned as permanent.
6. Road Department assigns permanent County Road # to approved road as named.
7. The Court signs an Order finalizing the decision.
8. Notice of the final decision is sent to all parties originally notified, plus any additional parties heard by the Court.
9. Sign Installation if Necessary: The applicant shall deposit with the County Roadmaster, an amount determined adequate to cover the costs of construction and installation of the permanent sign.

TO BE COMPLETED BY ROAD DEPARTMENT

Road Name is not same or similar to existing roads and meets all other naming requirements? NO YES

Road Number Assigned _____ Tentative _____ Final _____

Road Development Standards: Road complies with public/private road development standards? NO YES

Sign Standards: Road Department recommendations to become conditions of approval

Size: 9"X _____ Letter Height: 6" Lettering

Color: Green with White Lettering – Public Road
 Gray with White Lettering – Private Road

Location: On right hand side of road

Height: Minimum 7' (as measured from top of road surface to the bottom of sign)

Sign Maker: Must be prepared by qualified sign maker

Installation and Specifications Instructions: _____

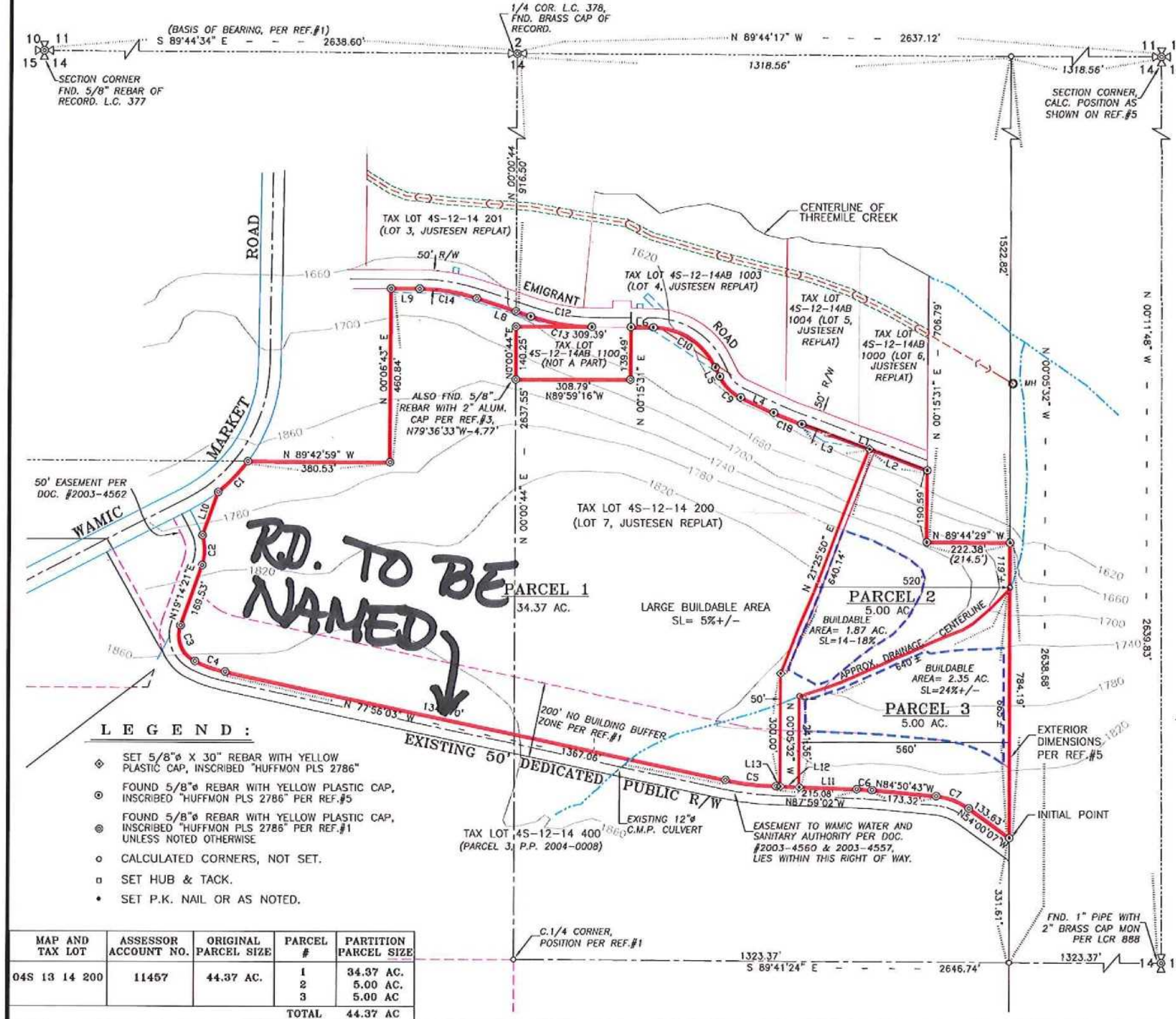
Inspection: Sign shall be inspected by a qualified engineer for compliance with standards

Maintenance Instructions: _____

Additional Requirements: _____

PRELIMINARY PARTITION PLAT

TAX LOT 4S-12-14 200 (ACCT. #11457) A REPLAT OF LOT 7,
JUSTESEN REPLAT IN THE NORTH 1/2 OF SECTION 14,
TOWNSHIP 4 S., RANGE 12 E., W.M., WASCO COUNTY, OREGON
FEBRUARY 17, 2011



- LEGEND:**
- ◆ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON PLS 2786"
 - ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON PLS 2786" PER REF.#5
 - ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "HUFFMON PLS 2786" PER REF.#1 UNLESS NOTED OTHERWISE
 - CALCULATED CORNERS, NOT SET.
 - SET HUB & TACK.
 - SET P.K. NAIL OR AS NOTED.

MAP AND TAX LOT	ASSESSOR ACCOUNT NO.	ORIGINAL PARCEL SIZE	PARCEL #	PARTITION PARCEL SIZE
04S 13 14 200	11457	44.37 AC.	1	34.37 AC.
			2	5.00 AC.
			3	5.00 AC.
TOTAL				44.37 AC

WASCO COUNTY SURVEYOR'S OFFICE
Survey No. _____
Filed _____
By _____

RECORDING INFORMATION

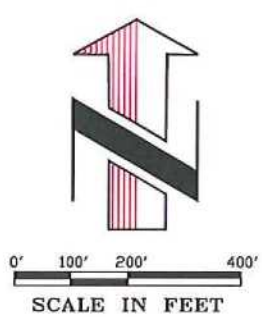
Document Number _____
Plat Number _____
Slide Number _____

DECLARATION:
WE, JONNIE L. AND FRED A. JUSTESEN, THE OWNERS OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT AND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

JONNIE L. JUSTESEN Date

FRED A. JUSTESEN Date

OWNERS:
JONNIE L. JUSTESEN
FRED A. JUSTESEN
P.O. BOX 2
KENT, OREGON 97033
PH. (541) 333-2228



ACKNOWLEDGEMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2011 BY JONNIE L. AND FRED A. JUSTESEN

Notary Signature

NOTARY PUBLIC - OREGON

COMMISSION No. _____

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2011

WASCO COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2011

PLANNING DIRECTOR

PLAPAR-10-0-____

ENGINEER / SURVEYOR:
TENNESON ENGINEERING CORP.
3313 W. 2nd Street, Suite 100
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

REGISTERED PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

OREGON
JANUARY 21, 1997
BRADLEY R. HUFFMON
2786
EXPIRES: 06/30/2011

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS ____ DAY OF _____, 2011

WASCO COUNTY ASSESSOR / TAX COLLECTOR

OFFICE COPY

SHEET 1 OF 3