



# CITY OF JUNCTION CITY LAND USE APPLICATION

1171 Elm Street/PO Box 250 Junction City OR 97448  
Ph 541-998-3125 ■ [jcplanning@ci.junction-city.or.us](mailto:jcplanning@ci.junction-city.or.us) ■ [www.junctioncityoregon.gov](http://www.junctioncityoregon.gov)

<b>Date Submitted:</b>	<b>Received By:</b>	<b>Fee Paid: \$</b>	<b>Supplemental Application:</b>
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### Section 1

<b>LAND USE ACTION (SEE TABLE 1):</b>	Type I -- Subdivision: Final Plat
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### Section 2

<b>Site Address:</b> None assigned	<b>Location Description:</b> Property at east end of West 3rd Avenue.
<b>Property Size:</b> 4.30± Acres	<b>Assessor's Map &amp; Tax Lot #:</b> 15-04-31-43-09100
<b>Present Use:</b> Undeveloped	<b>Proposed Use:</b> Single-Family Residential
<b>Brief Summary of Action Requested:</b> Approval of 3 Parcel Final Partition Plat.	
<b>Are there other permit applications associated with this application?</b> If yes, list: Preliminary Major Partition MP-21-19 approved April 20, 2022.	

### Section 3

<b>I have the following legal interest in the property (Circle one):</b> <input checked="" type="checkbox"/> Owner of Record <input type="checkbox"/> Lessee <input type="checkbox"/> Contract Purchase <input type="checkbox"/> Holder of an exclusive Option to Purchase <i>Written authorization from the owner to act as his/her agent must be provided if not the owner of record</i>
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### Section 4

<b>Applicant:</b> Mark Bess	
<b>Address:</b> 3470 Cabernet Lane, Eugene, OR 97404	
<b>Phone:</b> (402) 216-8534	<b>E-Mail:</b> mopac1978@gmail.com
<b>Property Owner:</b> Mark Bess	
<b>Address:</b> 3470 Cabernet Lane, Eugene, OR 97404	
<b>Phone:</b> (402) 216-8534	<b>E-Mail:</b> mopac1978@gmail.com
<b>Contact:</b> (if different than Applicant) Rex Betz, PLS -- EGR & Associates, Inc.	
<b>Address:</b> 2535B Prairie Road, Eugene, OR 97402	
<b>Phone:</b> (541) 688-8322	<b>E-Mail:</b> rbetz@egrassoc.com

**City of Junction City**  
**LAND USE APPLICATION**

Section 5	
Required Information	
✓	Written statement describing proposal in detail
✓	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
✓	Three (3) paper copies of application packet including any plan sets
✓	Digital copy of application packet including any plan sets
✓	Non-refundable Application Fee      \$1,760.00

Section 6		
<b>Supplemental Application:</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Attachment(S):</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Section 7	
<p><b>Your signature below acknowledges the following:</b></p> <p><b>1. Payment of the base fee may not cover the City's costs associated with processing the Application.</b>  <i>Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &amp;/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</i></p> <p>2. <i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i></p> <p>3. <i>Signer agrees to pay all direct costs associated with processing this land use application.</i></p> <p><b>Applicant Signature:</b> <i>Mark A. Bess</i></p> <p><b>Date:</b> <i>5/14/2022</i></p>	