



CITY OF
West Linn

NOTICE OF
PLANNING DIRECTOR DECISION

LA-10-02

FILE NO.: **LA-10-02**

DESCRIPTION: **LOT LINE ADJUSTMENT**

LOCATION: **1936 HILLHOUSE DR-Map:21E36CC, tax lot 2920**

1928 HILLHOUSE DR-Map:21E36CC, tax lot 2926

APPLICANT/OWNER: **RON REE / TOMAS PUDIL**

ZONE: **R10**

PLAN DESIGNATION: **LOW DENSITY**

Based upon the approval criteria of the applicable Development Code Section 85.210, the Planning Director:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED this application

Conditions of approval (if applicable):

1. **Lot line is approved as illustrated in Exhibit 'A'**
2. **Final lot line adjustment map shall be submitted to the city for approval prior to recording with Clackamas County.**
3. **The existing 5' public utility easements (see Exhibit 'B') must remain in place until such time as an application to vacate said easement is made and approved.**

I hereby declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of Community Development Code Chapter 99 have been met.


JOHN SONNEN, PLANNING DIRECTOR


DATE

LA-10-02



City of
West
Linn

DEVELOPMENT REVIEW APPLICATION RECEIVED

TYPE OF REVIEW (Please check all boxes that apply):

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> One-Year Extension * |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> <u>Pre-Application Meeting</u> |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> <u>Quasi-Judicial Plan or Zone Change</u> |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Hillside Protection and Erosion Control | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Historic District Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input checked="" type="checkbox"/> Lot Line Adjustment * / ** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc |

AUG 13
PLANNING & BUILDING
CITY OF WEST LINN
DATE TIME

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$800.00 * No CD required / ** Only one copy needed
RON REG 1936 HILLHOUSE DR, WEST LINN OR 97068 (503) 793-5060
TOMAS PUDIL 1928 HILLHOUSE DR, WEST LINN OR 97068 (503) 680-4410

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res. & bus.)
TOMAS PUDIL	1928 HILLHOUSE DR	WEST LINN	OR 97068	(503) 680-4410

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res. & bus.)
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CONSULTANT	ADDRESS	CITY	ZIP	PHONE
	1928 HILLHOUSE DR			

SITE LOCATION _____
Assessor's Map No.: 21 E 35 CC Tax Lot(s): 02920 ← 02928 ← 1936 HILLHOUSE DR Total Land Area: 30,300 SF

1. All application fees are non-refundable (excluding deposit).
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or grant may be reversed on appeal.. No permit will be in effect until the appeal period has expired.

4. **Four (4) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)

x [Signature]

Date 8-11-2010

SIGNATURE OF APPLICANT(S)

x [Signature]

Date 8-11-2010

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY.
ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL.
COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

**PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068;
PHONE: 656-4211 FAX: 656-4106**

CITY OF WEST LINN
22500 Salamo Rd.
West Linn, OR. 97068
(503) 656-4211

PLANNING RECEIPT
Receipt: # 935945
Date : 08/12/2010
Project: #LA-10-02
BY: SR

NAME : TOMAS PUDIL

ADDRESS : 1928 HILLHOUSE DR

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 503-680-4410

SITE ADD. : 1928 & 1936 HILLHOUSE DR

TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I (), Level II ()	DR	\$
HISTORIC REVIEW	Residential Major (), Minor (), New ()	DR	\$
	Commercial Major (), Minor (), New ()		
SIGN PERMIT	Face (), Temporary (), Permanent ()	DR	\$
SIDEWALK USE PERMIT		DR	\$
APPEALS	Plan. Dir. Dec. (), Subdivsion (),	DR	\$
	Plan Comm./City Coun. (), Nbhd ()		
LOT LINE ADJUSTMENT		LA	\$ 800.00
CITY/METRO BUSINESS LICENSE		BL	\$

The following items are paid by billing against the up-front deposit estimate.
If the amount of time billed to your project exceeds the amount covered by the
deposit, additional payment may be required.

DESIGN REVIEW	Class I (), Class II ()	RD	\$
VARIANCE	Class I (), Class II ()	RD	\$
SUBDIVISION	Standard (), Expedited ()	RD	\$
ANNEXATION	"Does Not Include Election Cost"	RD	\$
CONDITIONAL USE		RD	\$
ZONE CHANGE		RD	\$
MINOR PARTITION		RD	\$
MISCELLANEOUS PLANNING		RD	\$
Boundry Adjustments	()		
Modification to approval	()		
Code Amendments	()		
Comp. Plan Amendments	()		
Temporary Permit Admin.	()		
Temporary Permit Council	()		
Flood Management	()		
Inter-Gov. Agreements N/C	()		
Alter Non-Conforming Res.	()		
Alter Non-Conforming Comm.	()		
Measure 37 Claims	()		
TOTAL REFUNDABLE DEPOSIT		RD	\$ 0.00
GENERAL MISCELLANEOUS Type:		PM	\$

TOTAL	Check #	Credit Card (X)	Cash ()	\$	800.00
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EXHIBIT B



City of West Linn GIS (Geographic Information System), SnapMap Date: 8/26/2010
MAP DISCLAIMER:
This product is for informational purposes and may not have been prepared
for, or be suitable for legal, engineering, or surveying purposes.
Users of this information should review or consult the primary data
and information sources to ascertain the usability of the information.

Scale: 0.74 Feet

AUGUST 11th 2010

LOT 4 - PRESENT SIZE 10,332 SF
- SUBTRACTING RECORDED
ACCESS EASEMENT - 479 SF
ADDING SMALL PORTION
FROM LOT #5 + 174.09 SF

LOT 4 AFTER THE LOT LINE
ADJUSTMENT 10,027.09 SF

PRESENT LOT
LINES

LOT 5 PRESENT 19,968 SF
ADDING EASEMENT + 479 SF
SUBTRACTING SMALL
PORTION - 174.09 SF

LOT 5 FUTURE
SIZE 20,272.91 SF

EXHIBIT A

