

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>LCA-19-02</i>	
NON-REFUNDABLE FEE(S) <i>1000-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>1000-</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input checked="" type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 19915 OLD RIVER ROAD WEST LINN OR 97069	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:
CONSOLIDATE LOTS

Applicant Name: The Marylhurst School <small>(please print)</small> c/o Sheila Walker	Phone: 503.650.0978
Address: 1232 Linn Avenue	Email: sheilaw@themarylhurstschool.org
City State Zip: Oregon City, OR 97045	
Owner Name (required): New Life Church c/o Dale Austen <small>(please print)</small>	Phone: 503.607.0167
Address: 19915 Old River Road	Email: Dale@vanguard-accounting.com
City State Zip: West Linn, OR 97069	
Consultant Name: MIKE RADEMACHER <small>(please print)</small>	Phone: 503.653.9093
Address: 4107 SE International Way, Ste 705	Email: miker@compass-landsurveyors.com
City State Zip: Milwaukie, OR 97222	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) 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. If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

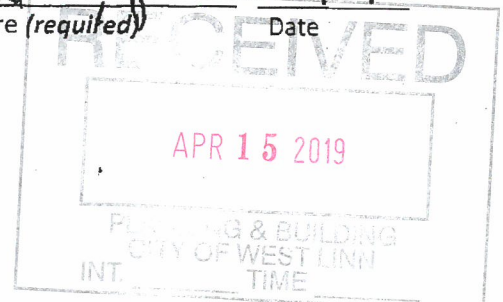
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Sheila Walker
Applicant's signature

4/12/19
Date

Dale Austen
Owner's signature (required)

President 4/12/19
Date



85.210 PROPERTY LINE ADJUSTMENTS – APPROVAL STANDARDS

A. The Director shall approve or deny a request for a property line adjustment based on the criteria stated below:

1. An additional lot or parcel shall not be created by the property line adjustment.

The applicant is consolidating lots.

2. The existing property shall not be reduced in size by the adjustments below the minimum lot or parcel size established by the approved zoning for that district. The property line adjustment shall not enlarge, increase or extend the non-conformity of a non-conforming lot or non-conforming structure.

The applicant is not reducing the size of the parcel nor extending a non-conforming use.

3. Property line adjustments shall be either:
 - a. A straight line (see Figure 1 example);
 - b. A line with maximum of two 45- to 90-degree turns (see Figure 2 example); or
 - c. A maximum of three turns less than 45 degrees (see Figure 3 example).

The final parcel configuration will be a rectangle.

4. The property line adjustment shall not create a lot or parcel that violates applicable site development regulations.

The lot line adjustment will not create a parcel that violates applicable site development regulations.

5. The property line adjustment will not adversely affect existing easements or existing utilities unless an easement vacation is obtained, replacement easements are established, or any required utility relocations are paid for by the applicant.

The property line adjustment will not adversely affect existing easements or existing utilities.

6. Proposed property line adjustments that cannot meet these standards are subject to review under CDC [99.060\(B\)\(2\)\(e\)](#).
7. Any appeal must be filed in accordance with CDC [99.240](#).