



DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT NO(S). <i>MISC-19-09</i>	
NON-REFUNDABLE FEE(S) <i>-</i>	REFUNDABLE DEPOSIT(S) <i>6,000</i>	TOTAL <i>6,000</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 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 checked="" 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: <i>22995 Bland Circle West Linn, OR 97068</i>	Assessor's Map No.: <i>21E26C 01400</i>
<i>"Bland Acres" Plat No. 304 Lot 7</i>	Tax Lot(s): <i>1</i>
	Total Land Area: <i>45,437 sqft</i>

Brief Description of Proposal: *Vacate 25' Public Street right of way dedication per Deed recorded in Book 228, Page 431*

Applicant Name: <i>Julianne I. Babcock</i> <small>(please print)</small>	Phone: <i>541-525-1811</i>
Address: <i>22995 Bland Circle</i>	Email: <i>tothefullest@gmail.com</i>
City State Zip: <i>West Linn, OR 97068</i>	

Owner Name (required): <i>Brian and Inger Babcock</i> <small>(please print)</small>	Phone: <i>541-525-1811</i>
Address: <i>22995 Bland Circle</i>	Email: <i>tothefullest@gmail.com</i>
City State Zip: <i>West Linn, OR 97068</i>	

Consultant Name: <i>Rick Givens</i> <small>(please print)</small>	Phone: <i>503-351-8204</i>
Address: <i>18680 Sunblaze Dr</i>	Email: <i>rickgivens@gmail.com</i>
City State Zip: <i>Oregon City OR 97045</i>	

- 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.

<i>Julianne I Babcock</i> Applicant's signature	<i>6/6/19</i> Date	<i>Julianne I Babcock</i> Owner's signature (required)	<i>6/6/19</i> Date
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CENTERLINE CONCEPTS
LAND SURVEYING, INC.

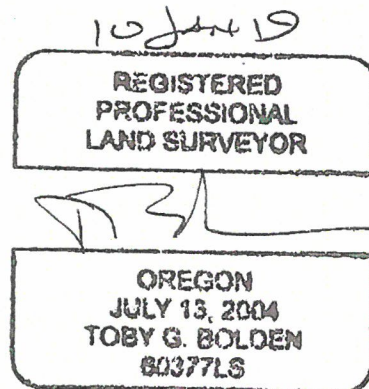
19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "A"
Right of Way Vacation
Legal Description

A portion of that tract of land dedicated for right of way purposes in Deed Recorded in Book 228, Page 431, Clackamas County Deed Records, being the south 25.00 feet of Lot 7, "Bland Acres", Plat No. 304, Clackamas County Plat Records. Located in the Northwest one-quarter of Section 35, Township 2 South, Range 1 East, of the Willamette Meridian, City of West Linn, County of Clackamas, State of Oregon, being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 7, being on the west right of way line of Bland Circle (a 30.00' wide right of way), 15.00 feet west of the center line thereof, measured at right angles, also being on the easterly extension of the north line of Tract "K", "Ridge View Estates Phase 2", Plat No. 3449, Clackamas County Plat Records; thence, along said easterly extension and the north line thereof, South 83°09'30" West, 157.14 feet, to the east right of way line of Alpine Drive (a 56.00 foot wide right of way), 28.00 feet east of the center line thereof, measured at right angles; thence, along the arc of a non-tangent 78.00 foot radius curve to the left (radial line which bears North 43°17'24" East), through a central angle of 34°11'21", an arc length of 46.54 feet (chord of which bears North 63°48'17" West, 45.86 feet), to the south line of that tract of land as described by Deed Document No. 2017-036366, Clackamas County Deed Records; thence, along said south line, being 25.00 feet north of and parallel with the north line of said Tract "K", North 83°09'30" East, 199.96 feet, to the west right of way line of said Bland Circle; thence, along said west right of way line, South 30°06'18" West, 25.38 feet, to the **POINT OF BEGINNING**.

Contains 4,358 square feet.





VACATION AREA
= 4,358 SQUARE FEET

DOCUMENT NO.
2017-036366

"BLAND ACRES"
PLAT NO. 304

LOT 7

25' PUBLIC RIGHT OF WAY DEDICATION PER
DEED RECORDED IN BOOK 228, PAGE 431

N 83°09'30" E 199.96'

S 83°09'30" W 157.14'

TRACK "K"

LOT 46

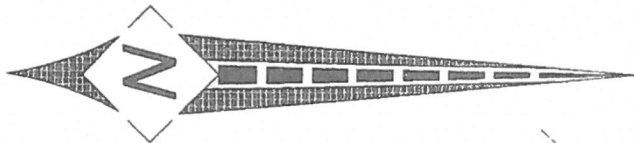
"RIDGEVIEW ESTATES PHASE 2"
PLAT NO. 3499

POINT OF
BEGINNING

S 03°06'18" W
25.38'

15.00'

BLAND CIRCLE



L=46.54'
R=78.00'
A=34°11'21"
CH=N63°48'17"W
45.86

RADIAL N 43°17'24" E
28.00'

ALPINE DRIVE

SIGNED ON: 10 Jan 19

REGISTERED
PROFESSIONAL
LAND SURVEYOR

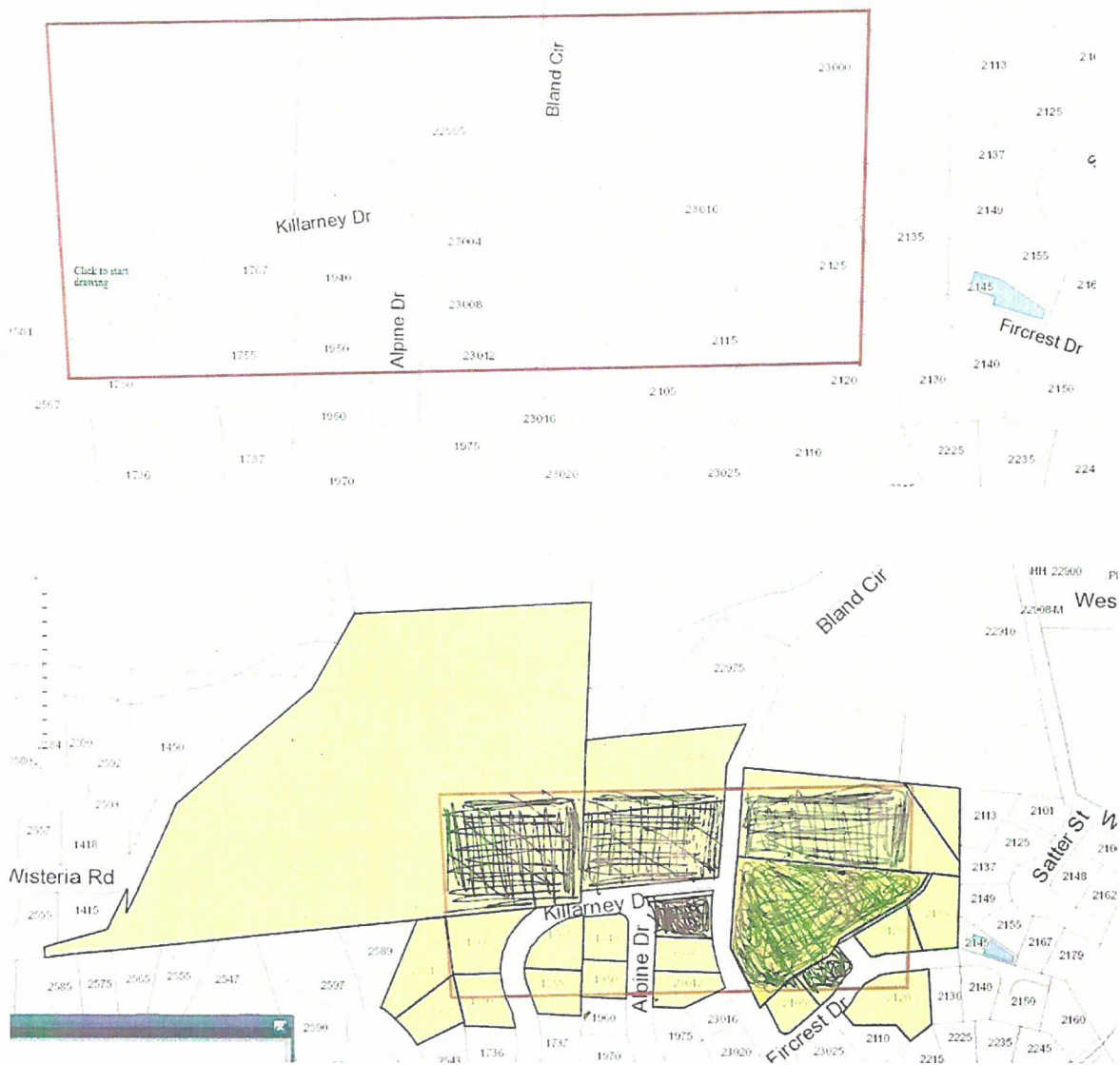
OREGON
JULY 13, 2004
TOBY G. BOLDEN
603777LS

RENEWS: DECEMBER 31, 2019

CLIENT: ELITE HOMES
ORIG. DATE: 1-10-19
DRAWN BY: AAD
SHEET No. 1 OF 1

EXHIBIT "B"
22995 BLAND CIRCLE
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
SCALE: 1"=30'


CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189



21.11 acres total area (919,551.60 square feet)

ORS 271.080 (<https://www.oregonlaws.org/ors/271.080>) requires the following: “...the consent of the owners of all abutting property and of not less than two-thirds in area of the real property affected thereby.” The real property affected area is outlined in red and all properties touching that boundary or inside the boundary count towards your petition area. You need 66.6% of the area to support your petition to vacate the right-of-way and 100% of directly abutting property owners. Those property owners are you and the City of West Linn.

KILARNEY DRIVE RIGHT OF WAY VACATION

The applicants, Brian Babcock and Julianne Inger Babcock, propose to vacate a portion of the Kilarney Right of Way (ROW) between Kilarney Drive and Bland Circle, per City of West Linn request. Due to the steepness of the slope, the City of West Linn does not plan to use this street ROW. The applicant proposes to provide the City of West Linn with a public utility easement in the area of the proposed street vacation for the purpose of maintaining existing utilities and installing future utilities. The City owns a public stairway for foot traffic adjacent to this Street ROW between Bland Circle and Kilarney Drive.

[Signature] John Nilsen
Lynn Nilsen, Owner 23010 BLAND CIR. WEST LINN, OR.
West Linn, OR 97068, do hereby support the proposed street vacation of Kilarney between Kilarney Drive and Bland Circle as shown is attached Exhibit A and B.

[Signature] 5/21/19
Property Owner's Signature Date

State of OREGON) On this 21 day of ~~August, 2017~~ ^{May 2019}, personally appeared before
) appeared before me [Signature] John Nilsen who
County of Clatsop) stated that s(he) is the owner of
23010 Bland Cir WL, OR, a home, and that the

instrument signed in behalf of the said corporation by authority of its board of directors and acknowledged said instrument to be its voluntary act and deed. Before me:

[Signature]

Notary Public for Oregon
My Commission Expires: May 05, 2020



KILARNEY DRIVE RIGHT OF WAY VACATION

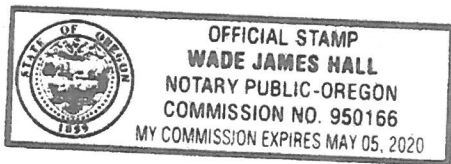
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ROBERT BAUER, Owner 23000 BLAND CIRCLE
West Linn, OR 97068, do hereby support the proposed street vacation of Kilarney
between Kilarney Drive and Bland Circle as shown is attached Exhibit A and B.

[Signature]
Property Owner's Signature

6/06/19
Date

State of OREGON) On this 6 day of June 2019, personally appeared before
) appeared before me ROBERT L. BAUER who
County of Clackamas) stated that s(he) is the 23000 BLAND CIR of
WEST LINN, OR 97068, a home, and that the
instrument signed in behalf of the said corporation by
authority of its board of directors and acknowledged said
instrument to be its voluntary act and deed. Before me:



[Signature]

Notary Public for Oregon

My Commission Expires: MAY 05, 2020

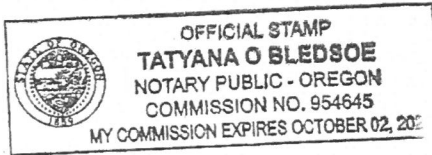
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Brian Ellsworth Babcock
 I, Julianne Inger Babcock Owner 22995 Bland Circle, OR 97068
 West Linn, OR 97068, do hereby support the proposed street vacation of Kilarney between Kilarney Drive and Bland Circle as shown is attached Exhibit A and B.

x Brian Ellsworth Babcock 5/25/19
 x Julianne Inger Babcock 5/25/2019
 Property Owner's Signature Date

State of OREGON) On this 25th BB day of ~~August~~ May 2019 BB, personally appeared before
) appeared before me Tatyana Bledsoe who
 County of Clackamas stated that s(he) is the Brian Ellsworth Babcock of
22995 Bland Circle, a home, and that the
 instrument signed in behalf of the said corporation by
 authority of its board of directors and acknowledged said
 instrument to be its voluntary act and deed. Before me:



Tatyana Bledsoe
 Notary Public for Oregon

My Commission Expires: 10/02/2020

KILARNEY DRIVE RIGHT OF WAY VACATION

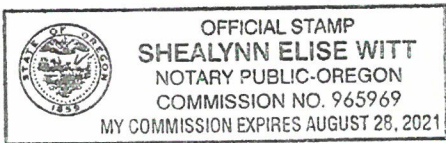
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I, Ronald E. Babcock, Owner 22985 Bland Circle
West Linn, OR 97068, do hereby support the proposed street vacation of Kilarney
between Kilarney Drive and Bland Circle as shown is attached Exhibit A and B.

Ronald E. Babcock
Property Owner's Signature

March 29, 2019
Date

State of OREGON) On this 29th day of March 2019, personally appeared before
) appeared before me Ronald Babcock who
County of Lane) stated that s(he) is the Owner of
22985 Bland Circle, a home, and that the
instrument signed in behalf of the said corporation by
authority of its board of directors and acknowledged said
instrument to be its voluntary act and deed. Before me:



Shealynn Witt
Notary Public for Oregon

My Commission Expires: August 28, 2021

KILARNEY DRIVE RIGHT OF WAY VACATION

The applicants, Brian Babcock and Julianne Inger Babcock, propose to vacate a portion of the Kilarney Right of Way (ROW) between Kilarney Drive and Bland Circle, per City of West Linn request. Due to the steepness of the slope, the City of West Linn does not plan to use this street ROW. The applicant proposes to provide the City of West Linn with a public utility easement in the area of the proposed street vacation for the purpose of maintaining existing utilities and installing future utilities. The City owns a public stairway for foot traffic adjacent to this Street ROW between Bland Circle and Kilarney Drive.

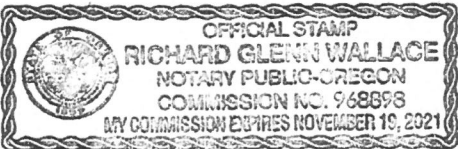
MARK STEVENS, MEMBER MANAGER

I ROSEMONT SEVEN LLC, Owner LOTS 400, 401, 600, 700, 900, 901, ROSEMONT ACRES, West Linn, OR 97068, do hereby support the proposed street vacation of Kilarney between Kilarney Drive and Bland Circle as shown is attached Exhibit A and B.

[Signature]
Property Owner's Signature

3/7/19
Date

State of OREGON) On this 7th day of March, 2019, personally appeared before
) appeared before me Mark Stevens who
County of Clackamas) stated that s(he) is the Owner of
the West Linn property described above and that the
instrument signed in behalf of the said corporation by
authority of its board of directors and acknowledged said
instrument to be its voluntary act and deed. Before me:



Richard G. Wallace
Notary Public for Oregon

My Commission Expires: 11/19/2021

KILARNEY DRIVE RIGHT OF WAY VACATION

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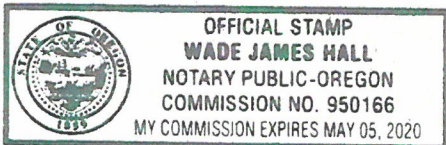
I, Andrew McMurray, Owner 23004 S. Bland Cir. West Linn
West Linn, OR 97068, do hereby support the proposed street vacation of Kilarney
between Kilarney Drive and Bland Circle as shown is attached Exhibit A and B.

Andrew McMurray
Property Owner's Signature

5-4-19
Date

State of OREGON) On this 3 day of ~~August, 2017~~ ^{May 2019}, personally appeared before
e) appeared before me Andrew McMurray who
County of Clackamas) stated that s(he) is the 23004 S. Bland Cir of
West Linn, OR 97068
_____ , a home, and that the

instrument signed in behalf of the said corporation by
authority of its board of directors and acknowledged said
instrument to be its voluntary act and deed. Before me:



Wade James Hall
Notary Public for Oregon

My Commission Expires: 5/05/2020

KILARNEY DRIVE RIGHT OF WAY VACATION

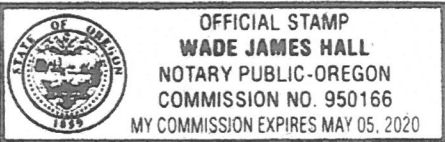
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I Ana McMURRAY, Owner 23004 S-Bland Circle West Linn.
West Linn, OR 97068, do hereby support the proposed street vacation of Kilarney
between Kilarney Drive and Bland Circle as shown is attached Exhibit A and B. 97068

Ana McMurray
Property Owner's Signature

5-4-19
Date

State of OREGON) On this 5 day of ^{May 2019}~~August, 2017~~, personally appeared before
) appeared before me Ana McMurray who
County of Clackamas stated that s(he) is the 23004 S. Bland of
West Linn, OR 97068 a home, and that the
instrument signed in behalf of the said corporation by
authority of its board of directors and acknowledged said
instrument to be its voluntary act and deed. Before me:



Wade James Hall

Notary Public for Oregon

My Commission Expires: May 05, 2020

KILARNEY DRIVE RIGHT OF WAY VACATION

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Kristina Musalo
I, Robert Musalo, Owner of E 2105 Fircrest
2115 Fircrest
West Linn, OR 97068, do hereby support the proposed street vacation of Kilarney between Kilarney Drive and Bland Circle as shown is attached Exhibit A and B.

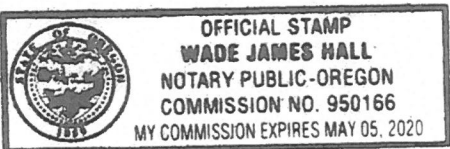
Redacted Signatures

Property Owner's Signature

5/4 /19
5/4/19
Date

State of OREGON) On this 4 day of May 2019, personally appeared before
) Kristina Musalo
) appeared before me Robert Musalo who
County of Clackamas stated that s(he) is the owners of
2105 Fircrest; 2115 Fircrest
West Linn, OR 97068, a home, and that the

instrument signed in behalf of the said corporation by
authority of its board of directors and acknowledged said
instrument to be its voluntary act and deed. Before me:



[Signature]

Notary Public for Oregon

My Commission Expires: May 05, 2020



http://westlinnoregon.gov/building

Transaction Receipt

POS - 40216

Receipt Number: 22777

Receipt Date: 11/13/19

West Linn

22500 Salamo Rd
West Linn, OR 97068
503-742-6055
building@westlinnoregon.gov

Fees Paid						
Transaction date	Units	Description	Account code	Fee amount	Paid amount	
11/13/19	1.00 Ea	Street Vacations	DR	\$6,000.00	\$6,000.00	

Payment Method: Check number: 1103 Payer: Brian Babcock Payment Amount: \$6,000.00
 Transaction Comment: MISC-19-09

Payor: Brian Babcock
 22995 Bland Circle
 West Linn, OR 97068
 541-525-1811

Site: 22995 Bland Circle
 West Linn, OR 97068

Cashier: Jennifer Arnold

Receipt Total: \$6,000.00

PAID
 NOV 12 2019
 BY: *[Signature]*