

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT WYSS	PROJECT NO(S). LLA - 19 - 06	
NON-REFUNDABLE FEE(S) \$ 1000.00	REFUNDABLE DEPOSIT(S)	TOTAL \$ 1000.00

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: 5435 and 5455 Summit Street	Assessor's Map No.: 2-1E-25BA
	Tax Lot(s): 13000
	Total Land Area: 40,330 Sq. Ft.

Brief Description of Proposal:

The property line is being adjusted to increase the size of the property at 5455 Summit Street.

Applicant Name: Kevin Simons <small>(please print)</small>	Phone: 503-367-5071
Address: 5455 Summit Street	Email: kevinlsimons@gmail.com
City State Zip: West Linn, OR 97068	

Owner Name (required): Kevin Simons <small>(please print)</small>	Phone: 503-367-5071
Address: 5455 Summit Street	Email: kevinlsimons@gmail.com
City State Zip: West Linn, OR 97068	



Consultant Name: Clinton Stubbs with Northwest Surveying, Inc <small>(please print)</small>	Phone: 503-848-2127
Address: 1815 NW 169th Place, Suite 2090	Email: clint@nwsrvy.com
City State Zip: Beaverton, OR 97006	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **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.

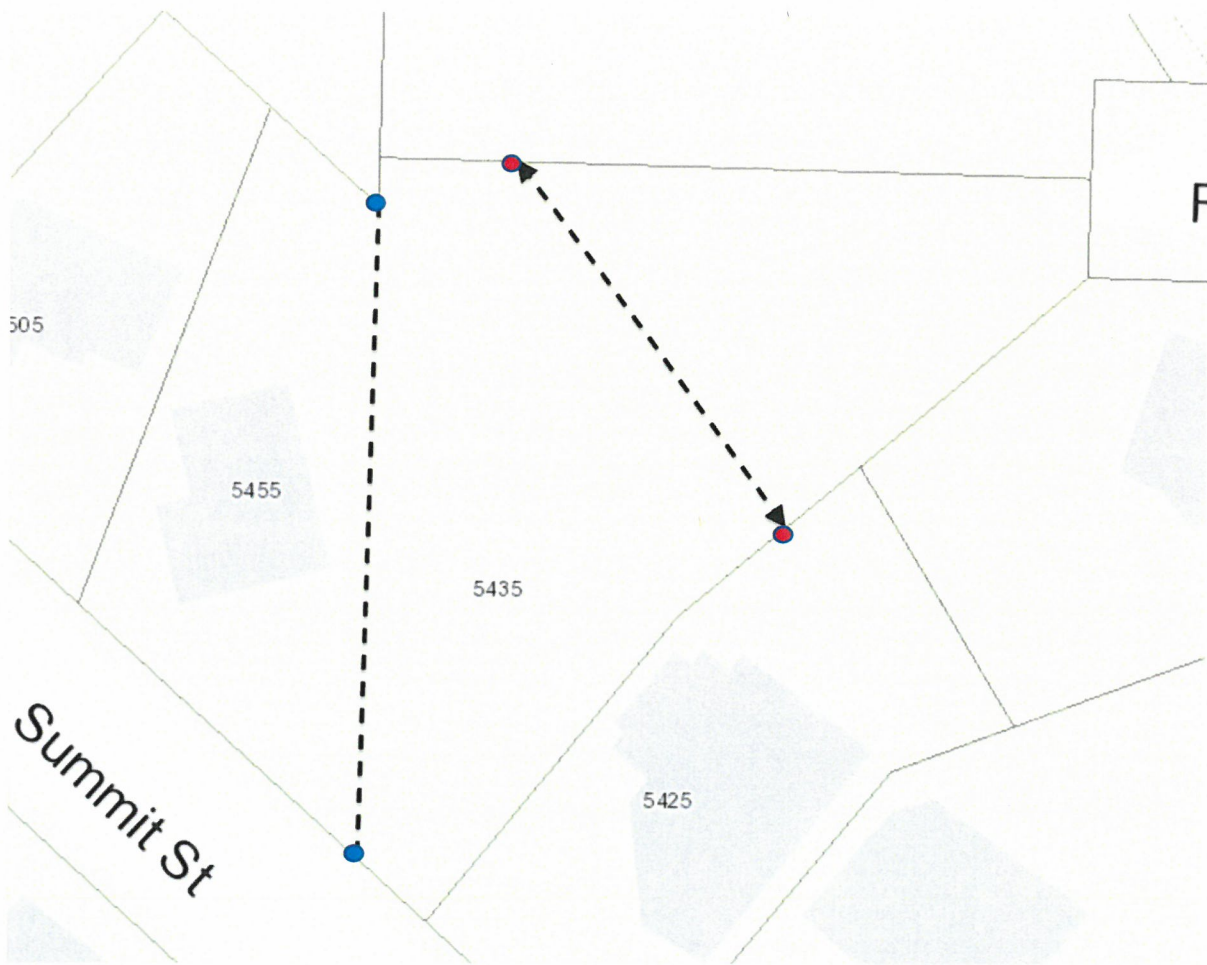
 Applicant's signature	11/10/2019 Date	 Owner's signature (required)	11/10/2019 Date
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A. The Director shall approve or deny a request for a property line adjustment based on the criteria stated below:

1. No new lots are being created
2. The lots will maintain R-10 zoning
3. Current and proposed lot lines

a. Current Lot Line ●-----●

b. Proposed Lot Line ●<----->●



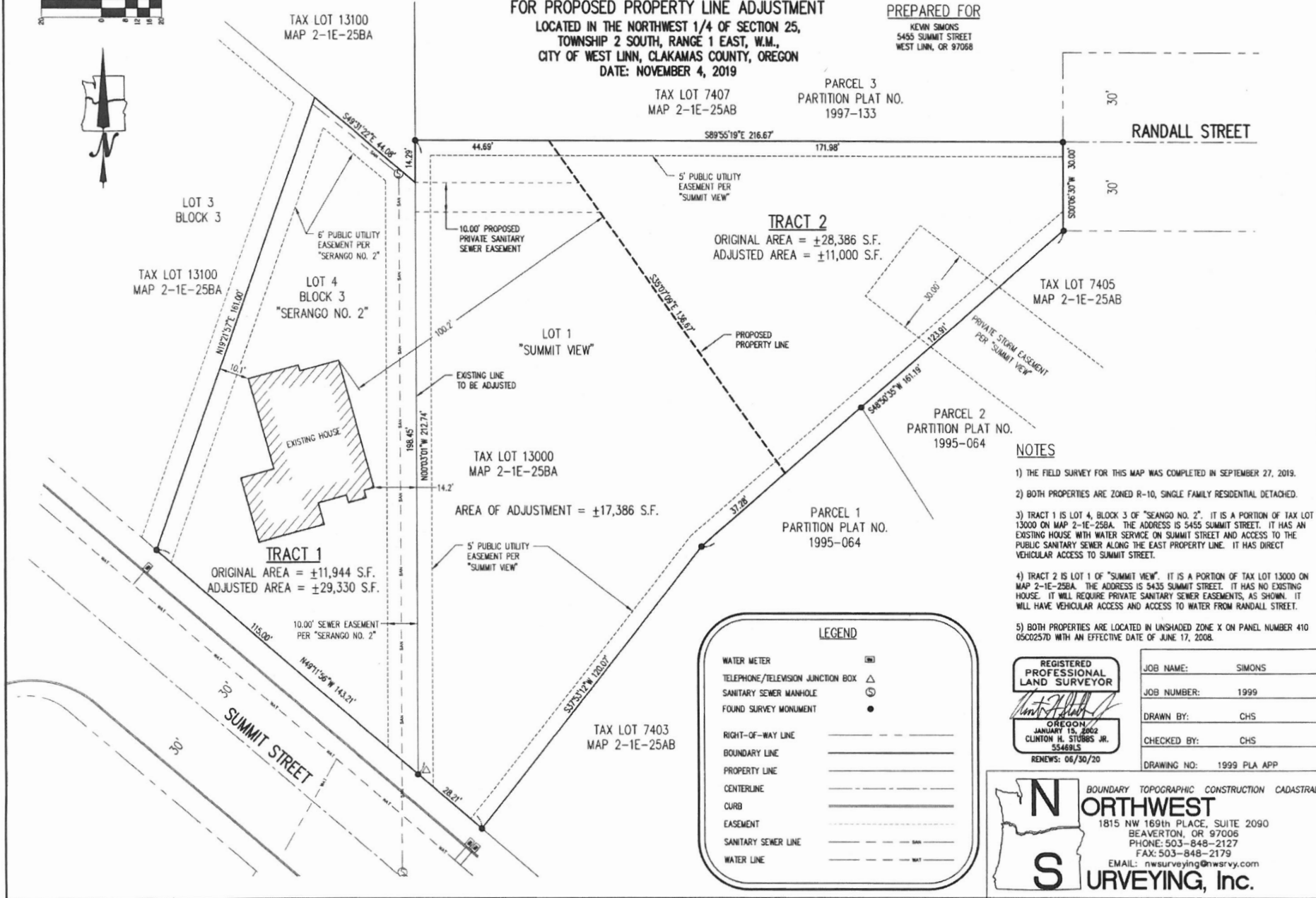
4. The property line adjustment does not create a lot or parcel that violates applicable site development regulations.

5. The proposed property line adjustment does not adversely affect existing easements or existing utilities.

EXHIBIT MAP

FOR PROPOSED PROPERTY LINE ADJUSTMENT
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 25,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.,
 CITY OF WEST LINN, CLAKAMAS COUNTY, OREGON
 DATE: NOVEMBER 4, 2019

PREPARED FOR
 KEVIN SIMONS
 5455 SUMMIT STREET
 WEST LINN, OR 97068



- NOTES**
- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED IN SEPTEMBER 27, 2019.
 - 2) BOTH PROPERTIES ARE ZONED R-10, SINGLE FAMILY RESIDENTIAL DETACHED.
 - 3) TRACT 1 IS LOT 4, BLOCK 3 OF "SERANGO NO. 2". IT IS A PORTION OF TAX LOT 13000 ON MAP 2-1E-25BA. THE ADDRESS IS 5455 SUMMIT STREET. IT HAS AN EXISTING HOUSE WITH WATER SERVICE ON SUMMIT STREET AND ACCESS TO THE PUBLIC SANITARY SEWER ALONG THE EAST PROPERTY LINE. IT HAS DIRECT VEHICULAR ACCESS TO SUMMIT STREET.
 - 4) TRACT 2 IS LOT 1 OF "SUMMIT VIEW". IT IS A PORTION OF TAX LOT 13000 ON MAP 2-1E-25BA. THE ADDRESS IS 5435 SUMMIT STREET. IT HAS NO EXISTING HOUSE. IT WILL REQUIRE PRIVATE SANITARY SEWER EASEMENTS, AS SHOWN. IT WILL HAVE VEHICULAR ACCESS AND ACCESS TO WATER FROM RANDALL STREET.
 - 5) BOTH PROPERTIES ARE LOCATED IN UNSHADED ZONE X ON PANEL NUMBER 410 05C0257D WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

LEGEND

WATER METER	(M)
TELEPHONE/TELEVISION JUNCTION BOX	△
SANITARY SEWER MANHOLE	⊙
FOUND SURVEY MONUMENT	●
RIGHT-OF-WAY LINE	---
BOUNDARY LINE	---
PROPERTY LINE	---
CENTERLINE	---
CURB	---
EASEMENT	---
SANITARY SEWER LINE	---
WATER LINE	---

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kevin Simons

OREGON
 JANUARY 15, 2002
 CLINTON H. STUBBS JR.
 5546815
 RENEWS: 06/30/20

JOB NAME:	SIMONS
JOB NUMBER:	1999
DRAWN BY:	CHS
CHECKED BY:	CHS
DRAWING NO.:	1999 PLA APP

NORTHWEST SURVEYING, Inc.

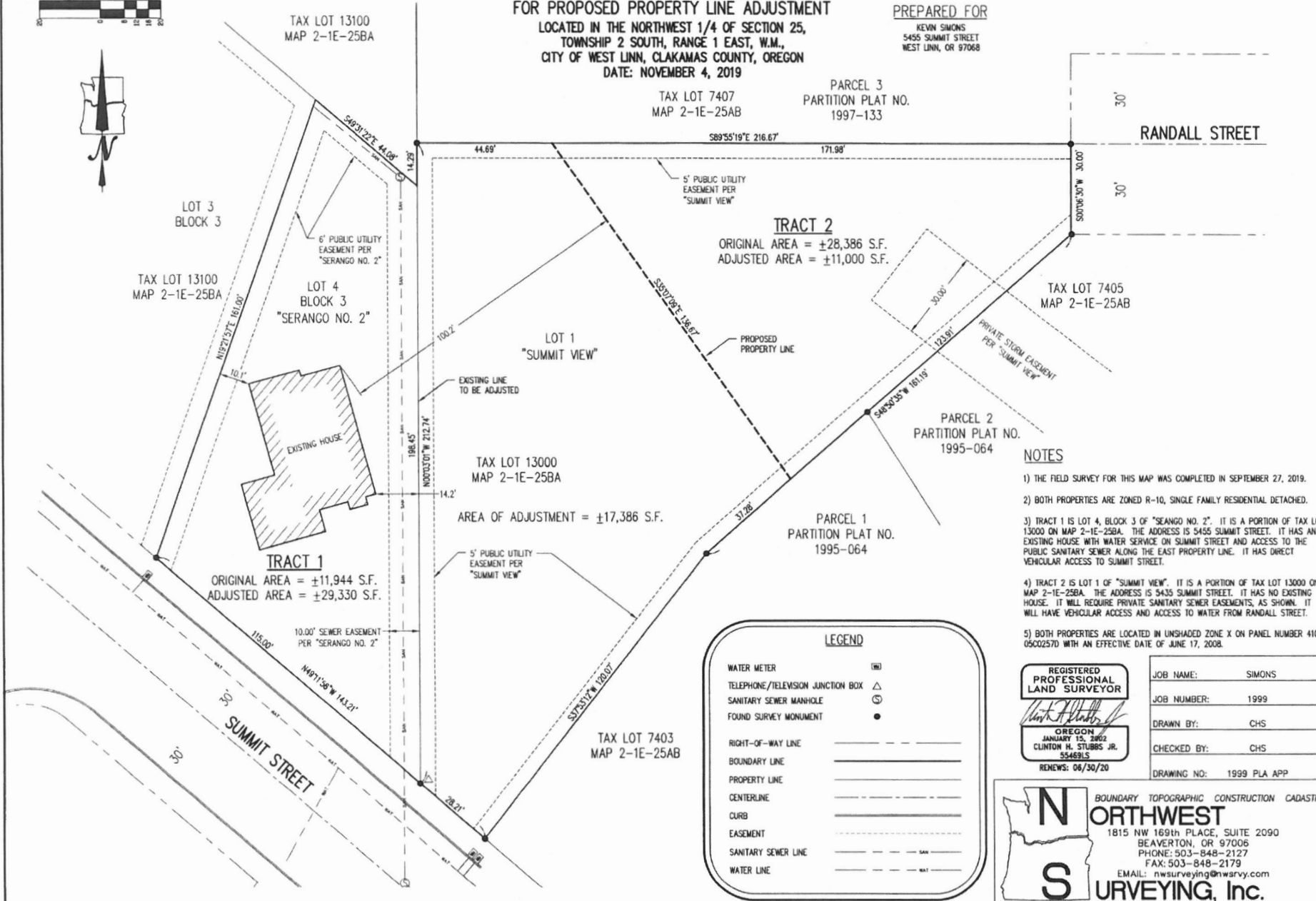
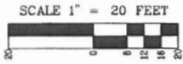
BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL

1815 NW 169th PLACE, SUITE 2090
 BEAVERTON, OR 97006
 PHONE: 503-848-2127
 FAX: 503-848-2179
 EMAIL: nwsurveying@nwsrvy.com

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REGISTERED PROFESSIONAL LAND SURVEYOR <i>Kevin Simons</i>	JOB NAME:	SIMONS
	JOB NUMBER:	1999
OREGON JANUARY 15, 2002 CLINTON H. STUBBS JR. 55469LS	DRAWN BY:	CHS
	CHECKED BY:	CHS
RENEWS: 06/30/20	DRAWING NO.:	1999 PLA APP

NORTHWEST SURVEYING, Inc.
 BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL
 1815 NW 169th PLACE, SUITE 2090
 BEAVERTON, OR 97006
 PHONE: 503-848-2127
 FAX: 503-848-2179
 EMAIL: nwsurveying@nwsurvey.com

Clackamas County Official Records **2019-036405**
Sherry Hall, County Clerk 06/26/2019 09:51:01 AM
D-D Cnt=1 Stn=75 TIFFANY
\$10.00 \$16.00 \$10.00 \$62.00 \$98.00

RECORDING REQUESTED BY:



4800 SW Meadows Rd., Ste 300
Lake Oswego, OR 97035

GRANTOR'S NAME:
Kevin Simons and Michelle Simons

GRANTEE'S NAME:
Kevin Simons and Michelle Simons

AFTER RECORDING RETURN TO:
Kevin Simons and Michelle Simons
5455 Summit Street
West Linn, OR 97068

SEND TAX STATEMENTS TO:
Kevin Simons and Michelle Simons
5455 Summit Street
West Linn, OR 97068

APN: 00383132
5455 Summit Street, West Linn OR 97068

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Kevin Simons and Michelle Simons, who acquired title as Michelle McClenathan, Grantor, conveys to Kevin Simons and Michelle Simons, as tenants by the entirety, Grantee, the following described real property, situated in the County of Clackamas, State of Oregon,

PARCEL I:

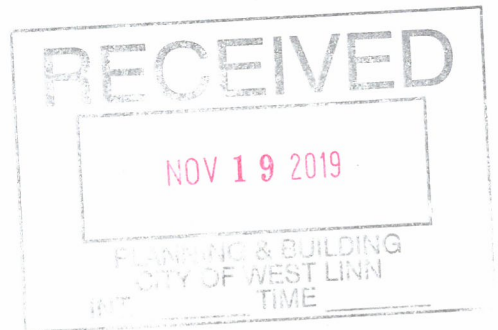
Lot 4, Block 3, SERANGO NO. 2, in the City of West Linn, County of Clackamas and State of Oregon.

PARCEL II:

Lot 1, SUMMIT VIEW, in the City of West Linn, in the County of Clackamas and State of Oregon.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



TICOR TITLE
Courtesy Only-Not Examined
TT ACC 1906-7