

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT <i>CARLIS MYERS</i>	PROJECT NO(S). <i>LLA-20-03</i>
NON-REFUNDABLE FEE(S) <i>\$1000</i>	REFUNDABLE DEPOSIT(S) TOTAL <i>\$1000</i>

Type of Review (Please check all that apply):

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

*2578 CANCASTER
WEST LINN 97068*

Assessor's Map No.: *21E36AB*

Tax Lot(s): *6400*

Total Land Area: *10,002*

Brief Description of Proposal:

LOT LINE ADJUSTMENT

Applicant Name: *FRANK HARTNER*

Address: *14590 SE MEGAN WAY*

City State Zip: *CLACKAMAS ORE 97015*

Phone: *503-505-0269*

Email: *FRANK.FHARTNER@COMCAST
NET*

Owner Name (required): *SHATTUCK PROPERTIES II*

Address: *14590 SE MEGAN WAY*

City State Zip: *CLACKAMAS ORE - 97015*

Phone:

Email:

Consultant Name: *STEVE BUCKLES*

Address: *18730 SE STARK ST.*

City State Zip: *PORTLAND ORE 97233*

Phone: *503-408-1507*

Email: *WWW.REPPEO
SURVEYING.COM*

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.

	6-19-2020		6-19-2020
Applicant's signature	Date	Owner's signature (required)	Date

2528 Lancaster lot line application

Per Community Development Code [Chapter 85.210](#)

1. An additional lot or parcel shall not be created by the property line adjustment.
No additional lots have been created as a result of this lot line adjustment application. Two lots of record are pre-existing.

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 size of either lot is unaffected. The adjustment transfers equal square footage from one lot to the other maintaining a minimum of 5000 sf per lot.**

3. Property line adjustments shall be either:
 - c. A maximum of three turns less than 45 degrees (see Figure 3 example).

New lot line follow guideline C. See proposed line as prepared by surveyor.

4. The property line adjustment shall not create a lot or parcel that violates applicable site development regulations. **Parcels are in compliance.**

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. **Proposed lot line adjustment will not affect any existing easements or utilities.**

With the above criteria Items 6 and 7 of CDC Chapter 85.210 are assumed not applicable.

PROPOSED PROPERTY LINE ADJUSTMENT EXISTING CONDITIONS SURVEY

LOTS 1 AND 2, BLOCK 13, WINDSOR, SITUATED IN
THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP
2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF WESTLINN, CLACKAMAS COUNTY, OREGON
FOR: FRANK HARTNER

AREA TABLE:
LOT 1 BEFORE ADJUSTMENT 5,001 SF
AFTER ADJUSTMENT 5,001 SF
EXCHANGE TRACT 205 SF

LOT 2 BEFORE ADJUSTMENT 5,001 SF
AFTER ADJUSTMENT 5,001 SF
EXCHANGE TRACT 205 SF

NOTES

- BOUNDARY AND BASIS OF BEARINGS FOR THIS SURVEY ARE FROM FOUND MONUMENTS OF RECORD AND THE PLAT OF SURVEY, CLACKAMAS COUNTY PLAT RECORDS.
- THERE ARE NO ELEVATIONS OR TREES SHOWN ON THIS MAP.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ALL UNDERGROUND UTILITY LINES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- THIS MAP AND SURVEY IT IS BASED ON ARE REPRESENTATIVE OF THE CONDITIONS FOUND ON THE GROUND ON MAY 13, 2020, THE DATE THE FIELD WORK WAS COMPLETED.
- THERE ARE NO RECORD EASEMENTS, IF ANY, SHOWN ON THIS MAP. THE DEED OF THE SUBJECT PROPERTY DOES NOT DISCLOSE ANY RECORD EASEMENTS IN EXHIBIT A.
- ZONING OF THE SUBJECT PROPERTY IS R5, RESIDENTIAL 5,000.
- THE OWNERSHIP OF THE 6' HIGH WOOD FENCE ALONG THE WEST AND SOUTH LINES OF LOT 2 WAS NOT DETERMINED.
- THE RAIN GUTTER DOWNSPOUTS DRAIN INTO AN UNDERGROUND STORM SYSTEM WITH THE DIRECTION AND OUTFALL NOT DETERMINED.
- THE LOCATION OF THE SANITARY SERVICE LATERAL TO THE EXISTING HOUSE COULD NOT BE DETERMINED.

LEGEND

- = MONUMENT FOUND AS NOTED.
- BL = CONCRETE FOUNDATION LINE
- C.C.D.R. = CLACKAMAS COUNTY DEED RECORDS
- DOC NO. = DEED DOCUMENT NUMBER (XXXX-XXXX)
- EP = EDGE OF ROAD PAVEMENT
- FH = FIRE HYDRANT
- GM = GAS METER
- G = GAS LINE
- IP = IRON PIPE
- IR = IRON ROD
- NPL = NEW PROPOSED PROPERTY LINE
- OU = ORIGIN UNKNOWN
- OPL = OLD PROPERTY LINE
- P = PLAT OF WINDSOR
- PL = PROPERTY LINE
- R1 = SN 16157
- R2 = SN 24272
- R3 = SN 9415
- R/W LINE = ROAD RIGHT OF WAY LINE
- SF = SQUARE FEET
- T = UNDERGROUND TELEPHONE LINE
- TR = TELEPHONE RISER
- UP = UTILITY POLE
- WM = WATER METER
- WF = WOOD FENCE
- WV = WATER VALVE
- () = RECORD INFORMATION
- SN = SURVEY RECORD NUMBER PER CLACKAMAS COUNTY SURVEY RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steve Buck

OREGON
JULY 17, 1988
STEVEN P. BUCKLES
2231

RENEWAL DATE: 12/31/21

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

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12730 SE Stark Street
Portland, Oregon 97233
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www.reppetosurveying.com

DATE: MAY 19, 2020 FILE: H20019.DWG

DRAWN BY: RL JOB NO. 20019

