

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Myers	PROJECT NO(S): LLA-21-01	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$1,000	REFUNDABLE DEPOSIT(S)	TOTAL \$1,000

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: 19065 Nixon Ave West Linn OR 97068	Assessor's Map No.: <hr/> Tax Lot(s): <hr/> Total Land Area:
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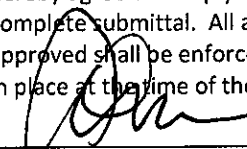
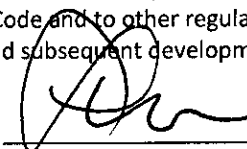
Brief Description of Proposal:

Lot line adjustment

Applicant Name: Lisa + John Parks <small>(please print)</small> Address: 19065 Nixon Ave City State Zip: West Linn OR 97068	Phone: 503.930.4307 Email: john.parks.pdx@live.com
Owner Name (required): Lisa + John Parks <small>(please print)</small> Address: 19065 Nixon Ave City State Zip: West Linn OR 97068	Phone: 503.930.4307 Email: john.parks.pdx@live.com
Consultant Name: <small>(please print)</small> Address: City State Zip:	Phone: Email:

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 decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**
One complete digital set of application materials must also be submitted electronically in PDF format.
If large sets of plans are required in application please submit one set.

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.

	1.21.2021		1.21.2021
Applicant's signature	Date	Owner's signature (required)	Date



19065 Nixon Ave – 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.
 - a. 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.
 - a. The lot at 4256 Terra Vista Court (Parcel 1 per attached map) will be reduced but will remain larger than the required 10,000 square foot lot minimum.
3. Property line adjustments shall be:
 - a. A straight line
4. The property line adjustment shall not create a lot or parcel that violates applicable site development regulations.
 - a. 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.
 - a. Proposed lot line will not affect any existing easements or utilities.

Clackamas County Official Records **2020-078147**
 Sherry Hall, County Clerk
 09/22/2020 02:33:02 PM
 D-D Cnt=1 Str=74 DENIM
 \$15.00 \$16.00 \$10.00 \$62.00 \$103.00

**RECORDING REQUESTED BY
 OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.: 5513010521
 APN: 00371920

WHEN RECORDED MAIL TO
 Robin J. Johnston, Stephen T. Johnston
 4256 Terra Vista Court
 West Linn, OR 97068

MAIL TAX STATEMENT TO
 Robin J. Johnston, Stephen T. Johnston
 4256 Terra Vista Court
 West Linn, OR 97068

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Robin Fedeschi, Grantor, conveys and warrants to Robin J. Johnston and Stephen T. Johnston, as Tenants by the Entirety and John D. Parks, III and Lisa Lipton Parks, as Tenants by the Entirety, Grantee, the following described real property in the County of Clackamas, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$522,500.00.

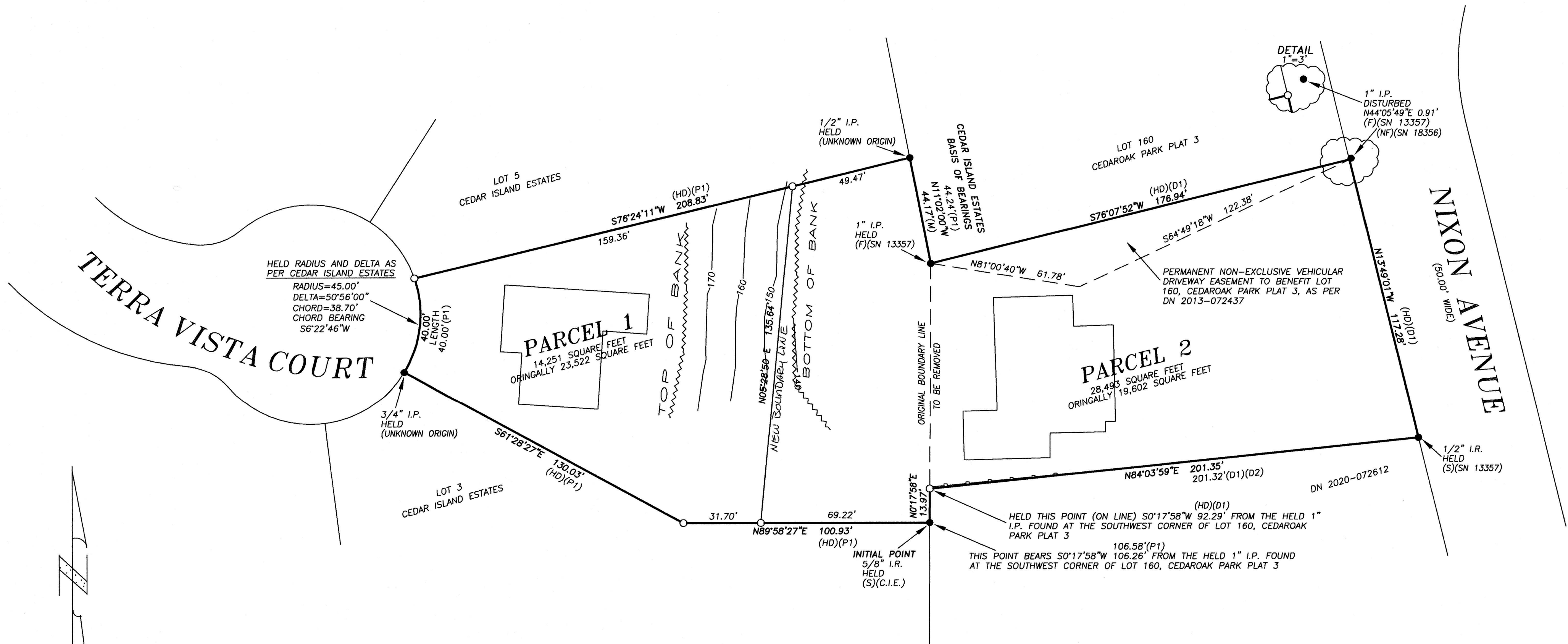
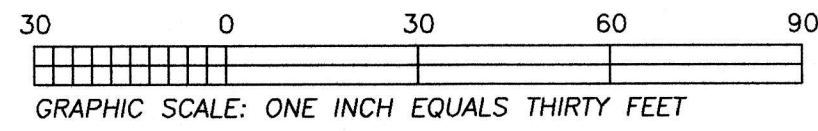
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

OLD REPUBLIC TITLE 5513010521

PARTITION PLAT NO. _____

A REPLAT OF LOT 4, CEDAR ISLAND ESTATES
TOGETHER WITH A PORTION OF LOT 159, CEDAR OAK PARK PLAT 3
SITUATED IN THE NW 1/4 OF SECTION 24, T.2S., R.1E., W.M.
CITY OF WEST LINN, COUNTY OF CLACKAMAS, STATE OF OREGON
CITY OF WEST LINN PLANNING FILE NO. ???-??-??-?
DATE: JANUARY, 2021

SHEET 1 OF 2



SCALE: 1" = 30'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 11, 2006
LEE A. SPURGEON
65603LS
EXPIRES 6/30/22

- LEGEND**
- MONUMENT FOUND AS NOTED
 - 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED 'TOWNSHIP SURVEYS' MONUMENTS SET ????????????????
 - (M) BEARING AND MEASURED DISTANCE BETWEEN FOUND MONUMENTS
 - HELD MONUMENT USED FOR CONTROL AND/OR HELD POSITION
 - (HD) RECORD DISTANCE (HELD) USED
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - (DN XXXX) DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
 - (SN XXXX) SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
 - (NF) NOT FOUND IN (SN XXXX)
 - (F) FOUND IN (SN XXXX)
 - (S) SET IN (SN XXXX), OR (C.I.E.)
 - (C.I.E.) CEDAR ISLAND ESTATES, CLACKAMAS COUNTY PLAT RECORDS
 - (D1) DATA FROM DN 2020-051333
 - (D2) DATA FROM DN 2020-072612
 - (P1) DATA FROM CEDAR ISLAND ESTATES, CLACKAMAS COUNTY PLAT RECORDS

CLACKAMAS COUNTY RECORDS REFERENCED:
SURVEYS: SN 13357, SN 18356
PLATS: CEDAR ISLAND ESTATES, CEDAR OAK PARK PLAT 3
DEED DOCUMENT NO.'S: 2020-051333, 2020-072612, 2013-072437
2020-078147, 92-03551, 2001-085066

CLIENT: JOHN PARKS JOB NUMBER: 20-7424
TOWNSHIP LAND SURVEYS
1415 WASHINGTON STREET, OREGON CITY, OR 97045
(503)-656-4915