

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT B. Avila	PROJECT NO(S). MISC-21-09	PRE-APPLICATION NO. N/A	
NON-REFUNDABLE FEE(S) \$0	REFUNDABLE DEPOSIT(S) \$1,400	TOTAL	\$1,400

Type of Review (Please check all that apply):

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| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses
<input checked="" type="checkbox"/> Time Extension
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change |
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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: 18902 WALLING CIR, WEST LINN, OR 97068	Assessor's Map No.: 21E23AA <hr/> Tax Lot(s): 2200 <hr/> Total Land Area: 0.62 ACRES
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Brief Description of Proposal: REQUEST 2 YEARS TIME EXTENSION OF FINAL PLAT APPROVAL (FILE NO:MIP-17-06) FOR A 2-PARCEL PARTITION IN THE R-10 ZONE


Applicant Name: TZER EN CHENG <small>(please print)</small> Address: 18902 WALLING CIR City State Zip: WEST LINN, OR, 97068	Phone: 971-777-4816 Email: eric8000tw@yahoo.com
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Owner Name (required): CHIEN JU LEE AND TZER EN CHENG <small>(please print)</small> Address: 18902 WALLING CIR City State Zip: WEST LINN, OR, 97068	Phone: 503-516-5162 Email: ruby3368104@yahoo.com.tw
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Consultant Name: NW ENGINEERS, MATT NEWMAN <small>(please print)</small> Address: 3409 NE JOHN OLSEN AVE City State Zip: HILLSBORO, OR 97124	Phone: 503-601-4401 Email: mattn@nw-eng.com
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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. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

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

07-30-2021

 Date



 Owner's signature **(required)**

07-30-2021

 Date

Tzer En Cheng
18902 Walling Circle
West Linn, OR 97068
eric8000tw@yahoo.com
July 26th 2021

Darren Wyss
City of West Linn Planning and Development
22500 Salamo Road
West Linn, OR 97068
dwyss@westlinnoregon.gov

Subject: Request Approval Extension (expiring in Aug 23rd 2021) for filing Final Plat of a two-parcel minor partition at 18902 Walling Circle

Owner/Applicant: Tzer En Cheng
File No: MIP-17-06
Assessor's Map: 21E23AA Tax(s) Lot : 2200
Site Location: 18902 Walling Circle
West Linn, OR 97068

Approval summary: Two-lot partition of a 27,749 square foot parcel between Walling Circle and Willamette Drive. Parcel 1, the westernmost parcel with the existing house will comprise 10,132 square feet and parcel 2, the easternmost parcel, will comprise 16,248 square feet.

Approved by: Peter Spir, Associate Planner in August 23rd 2018.

Dear Sir or Madam:

On August 23rd 2018, we have received the preliminary approval of the above proposal to split the parcel (Map 21E-23AA Tax Lot 2200) into a two-lot partitions in the R-10 Zone.

The original plan was to get Civil Engineering firms for Design and Planning, as well as confirming contractors and sub-consultants in 2019. While this was arranged, the public improvements and public facilities work per Final Plat was meant to be carried out in 2020.1 was able to arrange all the plans to begin filing the Final Plat and had the construction work started in summer 2020 (construction season). The covid-19 pandemic has hit us hard ever since March'20, the original plan was not able to be executed where identifying available working resources has become impossible.

As we turned into the new year of 2021, the situation of pandemic has gotten much under control, and with the economic recovery underway, we remained interested to pursue the proposed two-lot partition and intent to file the Final Plat.

We are seeking your approval to extend the validity of the proposal, so, we can get the work going again.

Thank you in advance for your kind assistance in this matter.

Sincerely,



Tzer En Cheng
18902 Walling Circle
West Linn, OR 97068
eric8000tw@yahoo.com

RESPONSE TO APPROVAL CRITERIA.

a. CDC 99.325, Extensions of approval.

“A. An extension may be granted by the original decision-making body by an additional two years from the effective date of approval pertaining to applications listed in CDC 99.060 (A), (B), (C), (D) or (E), as applicable, upon finding that:

1. The applicant has demonstrated that the application is in conformance with applicable CDC provisions and relevant approval criteria enacted since the application was initially approved;”

RESPONSE: No changes are proposed to the original approval.

b. “2. There are no demonstrated material misrepresentations, errors, omissions, or changes in facts that directly impact the project, including, but not limited to, existing conditions, traffic, street alignment and drainage; or”

RESPONSE: No code changes have occurred that affects the approval.

c. “3. The applicant has modified the approved plans to conform with current approval criteria and remedied any inconsistency with subsection (A) (2) of this section, in conformance with any applicable limits on modifications to approvals established by the CDC. ”

RESPONSE: This standard is not applicable because the Applicant has satisfied subsections a.A.1 and 2