

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Chris Myers	PROJECT NO(S). MISC-21-15	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$1,400	REFUNDABLE DEPOSIT(S)	TOTAL \$1,400

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 checked="" 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: 1236 14TH STREET WEST LINN, OR 97068	Assessor's Map No.: 3-1-02BC Tax Lot(s): 4001 Total Land Area: ±1.5 ac
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Brief Description of Proposal: **A TWO YEAR EXTENSION TO RECORD THE FINAL PLAT FOR MIP-18-01**

Applicant Name: PAT O'BRIEN <small>(please print)</small> Address: 8037 SW 17TH AVENUE City State Zip: PORTLAND, OR 97219	Phone: 503-241-2875 Email: PAT@OBRIEN-CO.COM
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Owner Name (required): JESSE GAMBETTI <small>(please print)</small> Address: 1236 14TH STREET City State Zip: WEST LINN, OR 97068	Phone: Email:
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Consultant Name: CURT FISHER <small>(please print)</small> Address: 3700 RIVER ROAD, SUITE 1 City State Zip: KEIZER, OR 97303	Phone: 503-400-6028 Email: FISHERC@AKS-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	12/14/21 Date	Owner's signature (required)	12/7/21 Date
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December 2021

Chris Myers
City of West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068



RE: MIP-18-01 Final Plat Extension

Chris,

This letter functions as a formal request to extend the deadline to record the Final Plat for partition MIP-18-01. The request complies with the applicable criteria under CDC 99.325 as follows:

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:

Response: The extension request involves a minor partition approval originally approved by the planning director under CDC 99.060(A).

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; and

Response: The Applicant is not aware of any new partition approval criteria enacted since the application was initially approved. This criterion is met.

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: There are no demonstrated material misrepresentations, errors, omissions, or changes in facts that directly impact the project. This criterion is met.

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: City Staff recently made the Applicant aware of the following site plan revisions required prior to recording the plat:

- A conceptual building footprint for Parcel 2
- A revised site plan showing the Water Resource Area Boundary
- A revised site plan showing the Habitat Conservation Area Boundary

These revisions are shown in Exhibit B.

Additionally, Condition 5 requires the existing 60-foot public utility easement to be shown on the plat and an 8-foot utility easement dedicated along the 14th Street frontage. These

items are included on the plat shown in Exhibit C. However, the 60-foot-wide utility easement will be on the City Council's agenda to be vacated on January 10, 2022.

This criterion is met.

If you have any questions, or need anything else, please let me know.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Curt Fisher, Land Use Planner
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028 | fisherc@aks-eng.com

Exhibits

Exhibit A: Development Review Application

Exhibit B: Parcel 2 Future Home Exhibit

Exhibit C: MIP-18-01 Draft Partition Plat

Exhibit A: Development Review Application

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

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NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

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|--|---|--|
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	Tax Lot(s): 4001
	Total Land Area: ±1.5 ac

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Address: 8037 SW 17TH AVENUE	Email: PAT@OBRIEN-CO.COM
City State Zip: PORTLAND, OR 97219	

Owner Name (required): JESSE GAMBETTI <small>(please print)</small>	Phone:
Address: 1236 14TH STREET	Email:
City State Zip: WEST LINN, OR 97068	

Consultant Name: CURT FISHER <small>(please print)</small>	Phone: 503-400-6028
Address: 3700 RIVER ROAD, SUITE 1	Email: FISHERC@AKS-ENG.COM
City State Zip: KEIZER, OR 97303	

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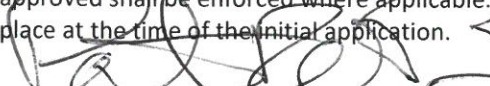

 Applicant's signature	12/14/21 Date	 Owner's signature (required)	12/7/21 Date
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Exhibit B: Parcel 2 Future Home Exhibit



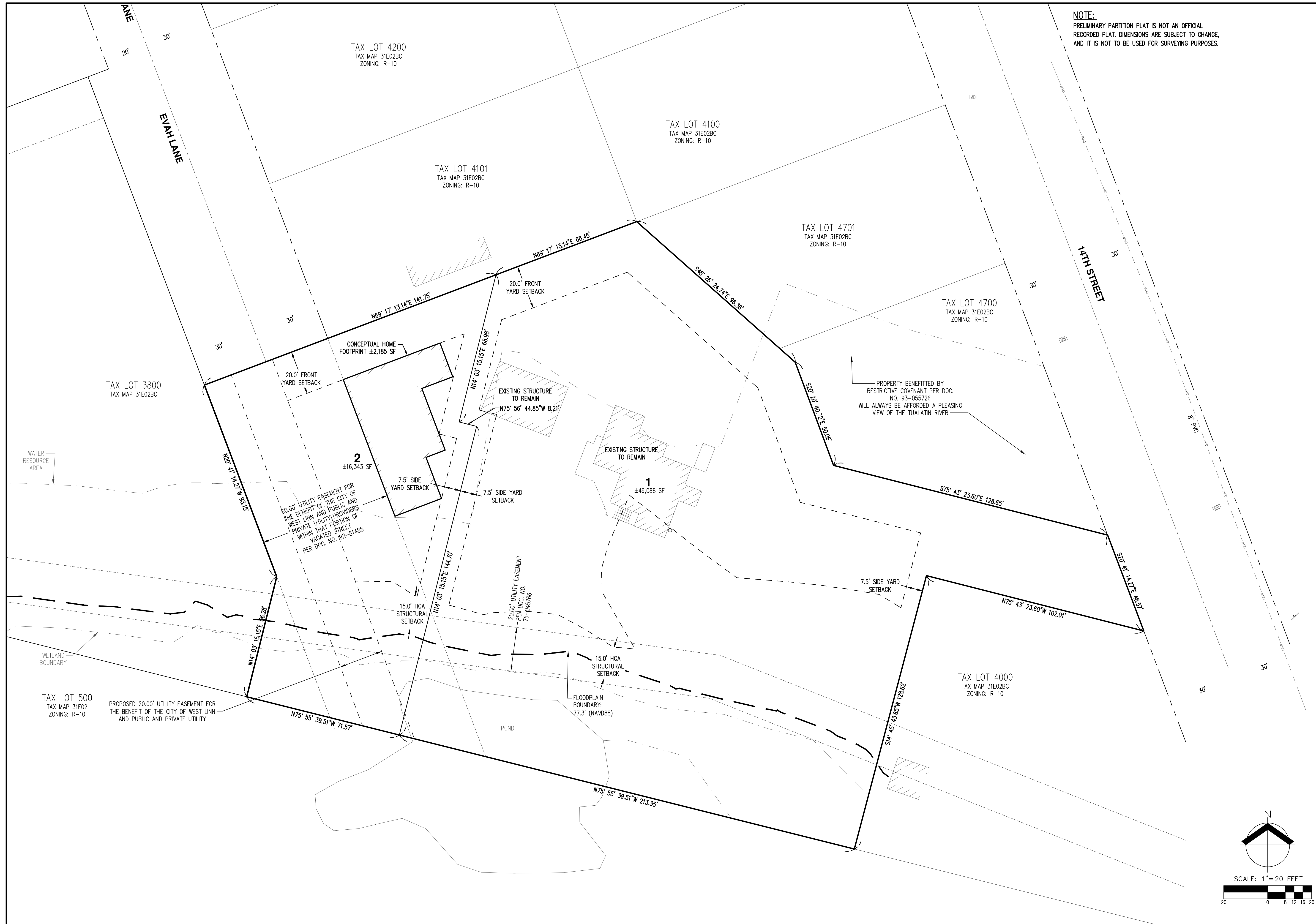
AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD. STE 100
 TUALATIN, OR 97062
 P: 503.563.6151
 F: 503.563.6152
 aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

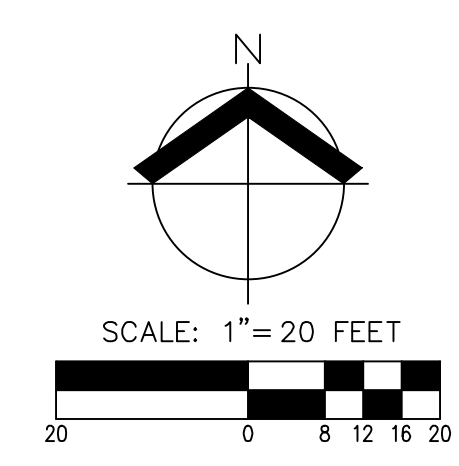
EVAH LANE PARTITION

WEST LINN
 CLACKAMAS COUNTY TAX MAP 31E 02BC
 TAX LOT 3800

NOTE:
 PRELIMINARY PARTITION PLAT IS NOT AN OFFICIAL
 RECORDED PLAT. DIMENSIONS ARE SUBJECT TO CHANGE,
 AND IT IS NOT TO BE USED FOR SURVEYING PURPOSES.



PROPERTY BENEFITTED BY
 RESTRICTIVE COVENANT PER DOC.
 NO. 93-055726
 WILL ALWAYS BE AFFORDED A PLEASING
 VIEW OF THE TUALATIN RIVER



DESIGNED BY:
 DRAWN BY: GSH
 CHECKED BY: JMM
 SCALE: AS NOTED
 DATE: 08/06/2021

RENEWAL DATE: 12/31/2022
 REVISIONS:

JOB NUMBER
5579
 SHEET

Exhibit C: MIP-18-01 Draft Partition Plat

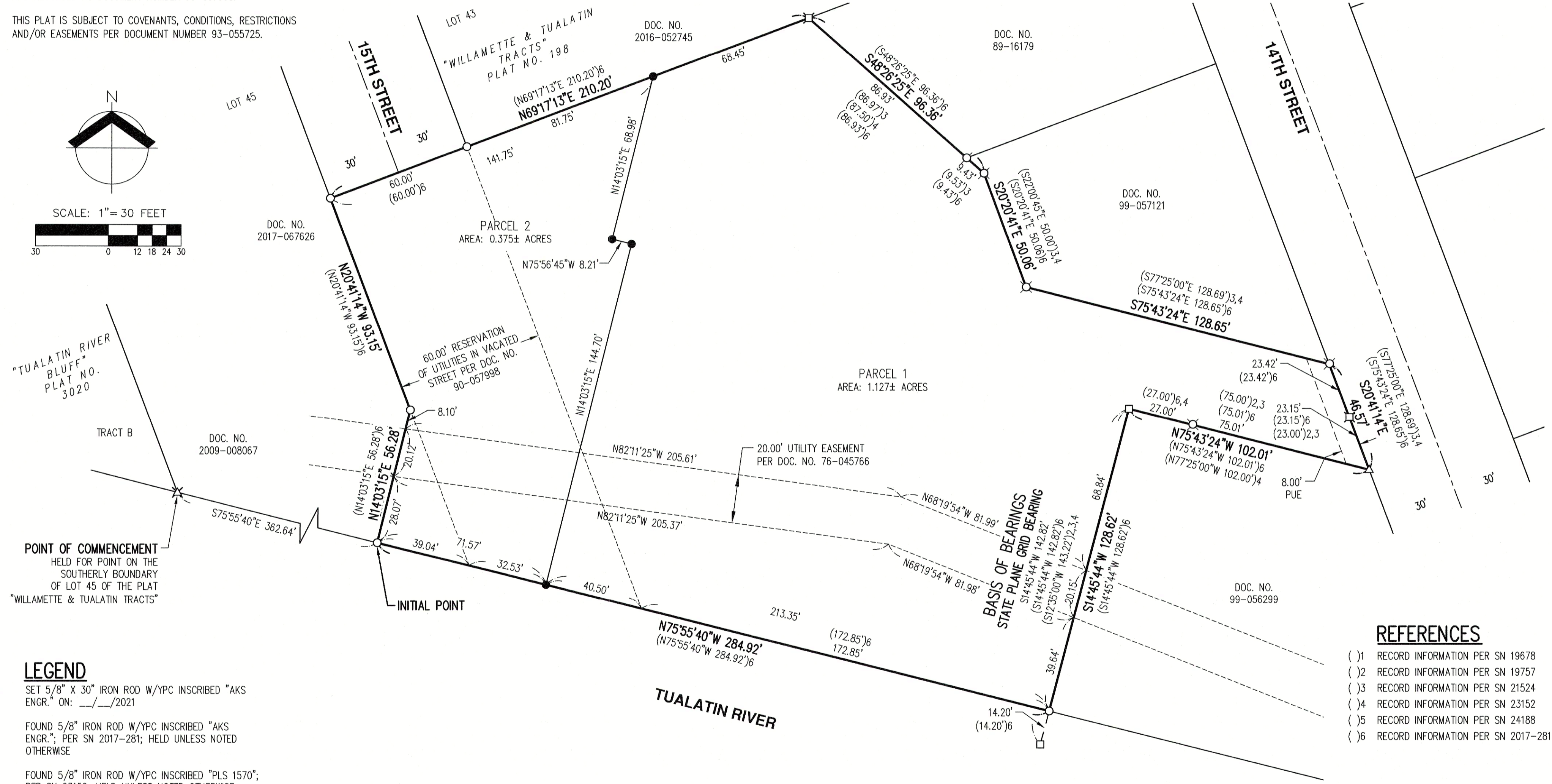
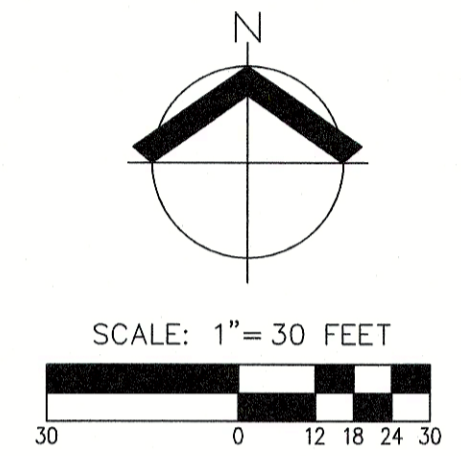
PLAT NOTES & RESTRICTIONS

1. THE PLAT IS SUBJECT TO CITY OF WEST LINN CASE FILE NO. MIP-18-01/WAP-18-01/WRG-18-01.
2. THIS PLAT IS SUBJECT TO AN EXISTING 20.00 FOOT WIDE UTILITY EASEMENT, CONVEYED TO THE CITY OF WEST LINN, PER DOCUMENT NUMBER 76-045766.
3. THIS PLAT IS SUBJECT TO AN EXISTING RESTRICTED COVENANT EASEMENT, CONVEYED TO SHARON L. MITCHELL, PER DOCUMENT NUMBER 93-055725.
4. THIS PLAT IS SUBJECT TO A RESERVATION OF UTILITIES IN VACATED STREET AREA AS SET FORTH IN ORDINANCE NO. 1284 AND RECORDED AS DOCUMENT NUMBER 90-057998.
5. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOCUMENT NUMBER 93-055725.

PARTITION PLAT
 BEING A PORTION OF LOTS 41, 44 AND 45 OF "WILLAMETTE & TUALATIN TRACTS" (PLAT NO. 198),
 TOGETHER WITH A PORTION OF VACATED 15TH STREET,
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 2,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 AUGUST 12, 2021

PREPARED FOR

O'BRIEN & COMPANY
 P.O. BOX 4008
 WILSONVILLE, OR 97070



LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: ___/___/2021
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER SN 2017-281; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "PLS 1570"; PER SN 23152; HELD UNLESS NOTED OTHERWISE
- ⊗ FOUND 5/8" IRON ROD W/YPC INSCRIBED "PLS 1570"; PER SN 21524; HELD UNLESS NOTED OTHERWISE
- ⊞ FOUND 5/8" IRON ROD W/YPC INSCRIBED "PLS 1570"; PER SN 19678; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IRON ROD W/OPC INSCRIBED "PLS 1570"; PER SN 19757; HELD UNLESS NOTED OTHERWISE
- ⊠ FOUND 5/8" IRON ROD W/OPC INSCRIBED "PLS 1570"; PER SN 19757; HELD UNLESS NOTED OTHERWISE

DOC. NO.	DOCUMENT NUMBER PER CLACKAMAS COUNTY DEED RECORDS
IP	IRON PIPE
IR	IRON ROD
W/OPC	WITH AN ORANGE PLASTIC CAP
W/YPC	WITH A YELLOW PLASTIC CAP
SN	SURVEY NUMBER PER CLACKAMAS COUNTY SURVEY RECORDS
PUE	PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS/HORIZONTAL DATUM:

BASIS OF BEARINGS: STATE PLANE GRID BEARING.
 HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001031600 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES OF N 617706.488, E 7647841.518 AND A MERIDIAN CONVERGENCE ANGLE OF -1'31.44". STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

09-27-2021
REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 11, 2005
 ROBERT D. RETTIG
 60124LS
 RENEWS: 12/31/22

JOB NAME:	14TH ST PLAT
JOB NUMBER:	5579
DRAWN BY:	MEB
CHECKED BY:	RDR
DRAWING NO.:	5579PLAT

AKS ENGINEERING AND FORESTRY, LLC
 12965 SW HERMAN RD
 SUITE 100
 TUALATIN, OR 97062
 PHONE: 503.563.6151
 FAX: 503.563.6152

AKS

ENGINEERING · PLANNING · SURVEYING
 FORESTRY · LANDSCAPE ARCHITECTURE

REFERENCES

- (1) RECORD INFORMATION PER SN 19678
- (2) RECORD INFORMATION PER SN 19757
- (3) RECORD INFORMATION PER SN 21524
- (4) RECORD INFORMATION PER SN 23152
- (5) RECORD INFORMATION PER SN 24188
- (6) RECORD INFORMATION PER SN 2017-281

PARTITION PLAT

BEING A PORTION OF LOTS 41, 44 AND 45 OF "WILLAMETTE & TUALATIN TRACTS" (PLAT NO. 198),
TOGETHER WITH A PORTION OF VACATED 15TH STREET,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
AUGUST 12, 2021

PREPARED FOR

O'BRIEN & COMPANY
P.O. BOX 4008
WILSONVILLE, OR 97070

APPROVALS

APPROVED THIS _____ DAY OF _____, 2021
CITY OF WEST LINN.

BY: _____
CITY OF WEST LINN PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 20____
CITY OF WEST LINN.

BY: _____
CITY OF WEST LINN CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS, AND OTHER CHARGES AS
PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH
_____, 20____.
APPROVED THIS _____ DAY OF _____, 20____.

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: _____
DEPUTY

STATE OF OREGON)
COUNTY OF CLACKAMAS) ss
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS
RECEIVED FOR RECORD ON THE _____ DAY OF
_____, 20____.

AT _____ O'CLOCK _____ M

AS PARTITION PLAT NO. _____
DOCUMENT NO. _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY

DECLARATION

KNOWN ALL PERSONS BY THESE PRESENTS:
THAT JESSE H. GAMBETTI AND MIRANDA L. GAMBETTI, ARE THE OWNER OF THE LAND SHOWN ON THE ANNEXED
MAP AND PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE
SAME TO BE REPLATTED INTO PARCELS, AS SHOWN ON SAID MAP, ALL STREETS OF THE WIDTHS THEREON SET
FORTH AND IMPOSES RESTRICTIONS AS SHOWN OR NOTED ALL IN ACCORDANCE WITH ORS 92. THE DECLARANT
MAKES NO CLAIM TO ANY LANDS BEYOND THAT DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

JESSE H. GAMBETTI DATE _____

MIRANDA L. GAMBET DATE _____

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF _____) ss

THIS IS TO CERTIFY THAT ON _____, 20____, BEFORE ME, A NOTARY PUBLIC IN THE
STATE OF OREGON, APPEARED JESSE H. GAMBETTI WHO BEING DULY SWORN DID SAY THAT HE IS THE PERSON
NAMED ON THE FOREGOING INSTRUMENT AND SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON (PRINT NAME)

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

STATE OF OREGON)
COUNTY OF _____) ss

THIS IS TO CERTIFY THAT ON _____, 20____, BEFORE ME, A NOTARY PUBLIC IN THE
STATE OF OREGON, APPEARED MIRANDA L. GAMBETTI WHO BEING DULY SWORN DID SAY THAT SHE IS THE PERSON
NAMED ON THE FOREGOING INSTRUMENT AND SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON (PRINT NAME)

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CITY OF WEST LINN PLANNING
AND DEVELOPMENT FILE NO.
MIP-18-01/WAP-18-01/WRG-18-01

SURVEYOR'S CERTIFICATE

I, ROBERT D. RETTIG A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I
HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THAT LAND REPRESENTED ON THE ATTACHED PARTITION
PLAT MAP.

BEING A REPLAT OF A PORTION OF LOTS 41, 44 AND 45 OF THE PLAT OF "WILLAMETTE & TUALATIN TRACTS" (PLAT NO.
198), TOGETHER WITH A PORTION OF VACATED 15TH STREET, LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 3
SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF TRACT B OF THE PLAT "TUALATIN RIVER BLUFF", PLAT NO. 3020,
CLACKAMAS COUNTY PLAT RECORDS, ALSO BEING ON THE SOUTHERLY LINE OF THE PLAT "WILLAMETTE & TUALATIN
TRACTS", PLAT NO. 198, CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG SAID SOUTHERLY LINE SOUTH 75°55'40" EAST,
362.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP, INSCRIBED "AKS ENGR.", ALSO BEING THE INITIAL POINT;
THENCE LEAVING SAID SOUTHERLY LINE NORTH 14°03'15" EAST 56.28 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY
RIGHT-OF-WAY LINE OF 15TH STREET (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID SOUTHERLY EXTENSION NORTH
20°41'14" WEST 93.15 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF DOCUMENT NUMBER 2016-052745,
CLACKAMAS COUNTY OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE NORTH 69°17'13"
EAST 210.20 FEET TO THE SOUTHWESTERLY LINE OF DOCUMENT NUMBER 89-16179; THENCE ALONG SAID SOUTHWESTERLY
LINE SOUTH 48°26'25" EAST 96.36 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF DOCUMENT NUMBER
99-057121, CLACKAMAS COUNTY OFFICIAL RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 20°20'41" EAST 50.06
FEET TO THE SOUTHERLY LINE OF SAID DEED; THENCE ALONG SAID SOUTHERLY LINE SOUTH 75°43'24" EAST 128.65 FEET TO
THE WESTERLY RIGHT-OF-WAY LINE OF 14TH STREET (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID WESTERLY
RIGHT-OF-WAY LINE SOUTH 20°41'14" EAST 46.57 FEET TO THE NORTHERLY LINE OF DOCUMENT NUMBER 99-056299,
CLACKAMAS COUNTY OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE NORTH 75°43'24" WEST 102.01 FEET TO THE
WESTERLY LINE OF SAID DEED; THENCE ALONG SAID WESTERLY LINE SOUTH 14°45'44" WEST 128.62 FEET TO THE SOUTHERLY
LINE OF THE PLAT "WILLAMETTE & TUALATIN TRACTS"; THENCE ALONG SAID SOUTHERLY LINE NORTH 75°55'40" WEST 284.92
FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 1.502 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS RE-PLAT WAS TO PARTITION PORTIONS OF LOTS 41, 44 AND 45 OF THE PLAT "WILLAMETTE &
TUALATIN TRACTS" (PLAT NUMBER 198), RECORDS OF CLACKAMAS COUNTY, TOGETHER WITH A PORTION OF VACATED 15TH
STREET, PER CITY OF WEST LINN PLANNING AND DEVELOPMENT FILE NO. MIP-18-01/WAP-18-01/WRG-18-01.

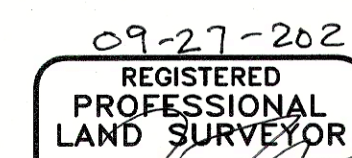
THE OUTER BOUNDARY OF THIS PARTITION PLAT WAS ESTABLISHED BY HOLDING FOUND MONUMENTS, AND RECORD BEARINGS
AND DISTANCES, PER TRACT 2 OF A PROPERTY LINE ADJUSTMENT RECORDED AS SURVEY NUMBER 2017-281, RECORDS OF
CLACKAMAS COUNTY. PARTITION LINES WERE SET AT THE DIRECTION OF THE CLIENT.

CONSENT AFFIDAVIT

A PARTITION PLAT CONSENT AFFIDAVIT BY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A TRUST DEED BENEFICIARY, HAS
BEEN RECORDED AS DOCUMENT NUMBER _____, CLACKAMAS COUNTY DEED RECORDS.

CONSENT AFFIDAVIT

A PARTITION PLAT CONSENT AFFIDAVIT BY FIRST TECHNOLOGY FEDERAL CREDIT UNION, A TRUST DEED BENEFICIARY, HAS BEEN
RECORDED AS DOCUMENT NUMBER _____, CLACKAMAS COUNTY DEED RECORDS.



JOB NAME:	14TH ST PLAT
JOB NUMBER:	5579
DRAWN BY:	MEB
CHECKED BY:	RDR
DRAWING NO.:	5579PPLAT

AKS ENGINEERING AND FORESTRY, LLC
12965 SW HERMAN RD
SUITE 100
TUALATIN, OR 97062
PHONE: 503.563.6151
FAX: 503.563.6152



ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE