

DEVELOPMENT REVIEW APPLICATION		
For Office Use Only		
STAFF CONTACT Floyd	PROJECT No.(s) LLA-22-03	PRE-APPLICATION No. n/a
NON-REFUNDABLE FEE(S) \$1,000	REFUNDABLE DEPOSIT(S)	TOTAL \$1,000

RECEIVED  
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**Type of Review (Please check all that apply):**

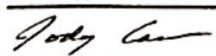
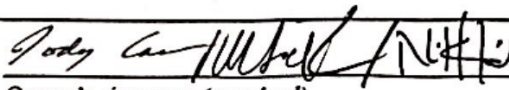
- |                                       |   |   |
|---------------------------------------|---|---|
| Annexation (ANX)                      | Historic Review   | Subdivision (SUB)                               |
| Appeal and Review (AP)                | Legislative Plan or Change                                    | Temporary Uses                                  |
| Conditional Use (CUP)                 | <input checked="" type="checkbox"/> 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.

<b>Site Location/Address:</b> 1296 12 <sup>TH</sup> STREET WEST LINN, OR	<b>Assessor's Map No.:</b>
	<b>Tax Lot(s):</b> TL 31E02BD 2900 & TL 31E02BD 02700
	<b>Total Land Area:</b>
<b>Brief Description of Proposal:</b> MOVE LOT LINE 43.14 FEET DECREASING PARCEL 1 -TL 31E02BD 2900 (SEE SURVEY) AND INCREASING PARCEL 2- TL 31E02BD 02700	
<b>Applicant Name:</b> JODY CARSON <b>Address:</b> 1296 12TH STREET <b>City State Zip:</b> WEST LINN OR 97068	<b>Phone:</b> 503 6570523 <b>Email:</b> jodycarson@comcast.net
<b>Owner Name (required):</b> JODY CARSON / NICK & WHITNEY HARVICK <b>Address:</b> 1296 12 <sup>TH</sup> STREET / 1819 4 <sup>TH</sup> AVE <b>City State Zip:</b> WEST LINN OR 97068	<b>Phone:</b> 503657-0523 & 503-269-4924 <b>Email:</b> jodycarson@comcast.net nickharvick@gmail.com
<b>Consultant Name:</b> <b>Address:</b> <b>City State Zip:</b>	<b>Phone:</b> <b>Email:</b>

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
- 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.

	8/4/2022		8/4/2022
Applicant's signature	Date	Owner's signature (required)	Date

This application is for a lot line adjustment to the property line between 1296<sup>th</sup> Street and 1819 4<sup>th</sup> Ave and has been negotiated between the two property owners. The intent is to increase 1819 4<sup>th</sup> Ave to 20,388 square feet and decrease 1296<sup>th</sup> Street by 5,901 square feet by moving the property line between the two properties 42.15 feet to the west. See attached survey.

## 85.210 Property Line adjustments– APPROVAL STANDARDS

A. The Director shall approve or deny a request for a property line adjustment based on the criteria stated below:

1. An additional lot or parcel shall not be created by the property line adjustment.

The intent of the lot line adjustment is to increase the size of the lot at 1819 4<sup>th</sup> Street and decrease the size of the lot of 1296 12<sup>th</sup> Street.

This criteria is met.

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 both properties will be larger than the required 10,000 square feet in R-10 zone after the lot line adjustment. Neither lot is non-conforming.

This criteria is met.

3. Property line adjustments shall be either:

The lot line adjustment is a straight line.

This criteria is met.

- a. A straight line (see Figure 1 example);
- b. A line with maximum of two 45- to 90-degree turns (see Figure 2 example); or
- c. A maximum of three turns less than 45 degrees (see Figure 3 example).

**PROPOSED PARTITION PLAT**

FOR: JODY CARSON









BEING PART OF PARCEL 1, PARTITION PLAT 1994-94, AND  
PART OF TRACT 31, "WILLAMETTE & TUALATIN TRACTS"  
IN THE NW 1/4 SEC. 2,  
T.3S., R.1E., W.M.  
CITY OF WEST LINN,  
CLACKAMAS COUNTY, OREGON  
JULY 14, 2022

TAX MAP 3S1E02BD

**NOTES**

UTILITIES WERE LOCATED BY BOTH FIELD SURVEY AND CITY GIS MAP.

**LEGEND**

-  UTILITY POLE
-  POWER BOX
-  CLEANOUT
-  OVERHEAD UTILITY LINE
-  UNDERGROUND WATER LINE
-  FENCE LINE AS NOTED
-  DECIDUOUS TREE
-  EVERGREEN TREE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Brian Leggs*

OREGON  
SEPTEMBER 10, 2019  
BRIAN LEGGS  
77667PLS  
RENEWS: DEC. 31, 2022

**ANDY PARIS AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
16057 BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
PH: 503-636-3341

DRAFTED: BL 7/14/22 | PROJECT: 22104 | DRAWING: 22104C

