

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Ben Gardner	PROJECT NO(S)- EXT-23-01	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL \$1,760

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: 18902 WALLING CIR,
WEST LINN, OR 97068

Assessor's Map No.: 21E23AA

Tax Lot(s): 2200

Total Land Area: 0.62 Acres

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
(please print)

Phone: 971-777-4816

Address: 18902 WALLING CIR

Email: eric8000tw@yahoo.com

City State Zip: WEST LINN, OR, 97068

Owner Name (required): CHIEN JU LEE & TZER EN CHENG
(please print)

Phone: 503-516-5162

Address: 18902 WALLING CIR,

Email: ruby3368104@yahoo.com.tw

City State Zip: WEST LINN, OR, 97068

Consultant Name: NW ENGINEERS, MATT NEWMAN
(please print)

Phone: 503-601-4401

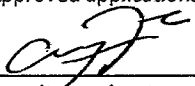
Address: 3409 NE JOHN OLSEN AVE

Email: mattn@nw-eng.com

City State Zip: HILLSBORO, OR 97124

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 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

07-19-2023

Date



Owner's signature (required)

07-19-2023

Date

TZER EN CHENG
18902 Walling Cir,
West Linn, OR 97068
eric8000tw@yahoo.com
July 19th 2023

DARREN WYSS
City Of West Linn Planning and Development
22500 Salamo Rd,
West Linn, OR 9706
dwyss@westlinnoregon.gov

Subject: Request Approval for a 2nd 2year Time Extension (1st Extension Approval Expire in Aug 23rd 2023) for filing Final Plat of a 2 parcel Minor Partition at 18902 Walling Cir, West Linn

Owner/Applicant: TZER EN CHENG
File No: MIP-17-06
Assessor's Map: 21E23AA Tax Lot(s): 2200
Site Location: 18902 Walling Cir, West Linn, OR 97068

Summary:

Two-Lot partition from a 27,749 square ft parcel between Walling Circle and Willamette Drive.
Parcel 1, 10132 square feet on the westernmost parcel with the existing house.
Parcel 2, 16248 square feet on the easternmost parcel

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

Dear Mr. Wyss,

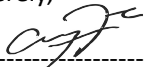
On August 23rd 2018, we received the preliminary approval to split the parcel (Map 21E-23AA Tax Lot 2200) into a two-lot partition in the R-10 Zone. A subsequent extension was approved in August 2021 (Project no: MISC-21-09). This extension is now approaching its expiration on August 23rd 2023.

Our agent (NW Engineering consultant) has taken the time to prepare necessary construction documents to comply with the provisions of the application and to obtain the construction works permit from City's Public Work Department. After several months working

thru the Redline Revision Process, we are still in the loop of processing and preparing the necessary requirements and plans between our consultant and city's Public Work Department. The delay in this process, has further worsen by low availability of work force and contractors in existing hot contractors' market and it looks like we will miss the due date for filing the final plat again. We are hereby requesting another 2years Time Extension.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Cheng', is written over a horizontal dashed line.

TZER EN CHENG

18902 Walling Cir, 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