

DEVELOPMENT REVIEW APPLICATION

| For Office Use Only | | |
|---|------------------------------------|-------------------------|
| STAFF CONTACT | PROJECT NO(S). LLA-24-01 | PRE-APPLICATION No. |
| NON-REFUNDABLE FEE(S) \$1,200 | REFUNDABLE DEPOSIT(S) | TOTAL \$1,200 |

Type of Review (Please check all that apply):

- | | | |
|--|--|---|
| <input type="checkbox"/> Annexation (ANX) <input type="checkbox"/> Appeal (AP) <input type="checkbox"/> CDC Amendment (CDC) <input type="checkbox"/> Code Interpretation (MISC) <input type="checkbox"/> Conditional Use (CUP) <input type="checkbox"/> Design Review (DR) <input type="checkbox"/> Tree Easement Vacation (MISC) <input type="checkbox"/> Expediated Land Division (ELD) <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) <i>Related File # _____</i> <input type="checkbox"/> Flood Management Area (FMA) <input type="checkbox"/> Historic Review (HDR) <input checked="" type="checkbox"/> Lot Line Adjustment (LLA) <input type="checkbox"/> Minor Partition (MIP) <input type="checkbox"/> Modification of Approval (MOD) <input type="checkbox"/> Non-Conforming Lots, Uses & Structures <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB) <input type="checkbox"/> Temporary Uses (MISC) <input type="checkbox"/> Time Extension (EXT) <input type="checkbox"/> Right of Way Vacation (VAC) <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 (ZC) |
|--|--|---|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

| | |
|---|---|
| Site Location/Address: 1970 SYLVAN WAY, WEST LINN, OREGON 97068 | Assessor's Map No.: 2 1E 23BA <hr/> Tax Lot(s): 2400 <hr/> Total Land Area: 27,447 SF |
|---|---|

Brief Description of Proposal:
 TO ADJUST THE PROPERTYLINE BETWEEN TAX LOTS 2400 AND 2500, 2 1E 23BA IN ACCORDANCE WITH A MUTUAL RELEASE AND SETTLEMENT AGREEMENT BETWEEN THE PARTIES (DONACIANO J. RAMOS AND KELLI A. RAMOS AND PHILIP K. POTKOWSKI AND SYDNEY R. POTKOWSKI).

| | |
|--|---|
| Applicant Name*: COMPASS LAND SURVEYORS Address: ATTN: DON DEVLAE MINCK City State Zip: 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKIE, OREGON 97222 | Phone: Email: 503-939-5191 dond@compass-landsurveyors.com |
|--|---|

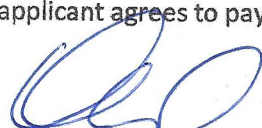
| | |
|---|---|
| Owner Name (required): DONACIANO JULIAN RAMOS Address: City State Zip: | Phone: Email: 503-740-7473 djramos3@yahoo.com |
|---|---|

| | |
|--|---|
| Consultant Name: COMPASS LAND SURVEYORS Address: ATTN: DON DEVLAE MINCK City State Zip: 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKIE, OREGON 97222 | Phone: Email: 503-939-5191 dond@compass-landsurveyors.com |
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1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF 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 authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.


Applicant's signature

5/1/24
Date


Owner's signature (required)

04.26.2024
Date

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

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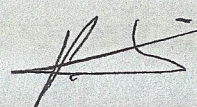
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| Applicant Name*: COMPASS LAND SURVEYORS Address: ATTN: DON DEVLAE MINCK City State Zip: 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKIE, OREGON 97222 | Phone: _____ Email: 503-939-5191 dond@compass-landsurveyors.com |
|--|---|

| | |
|--|---|
| Owner Name (required): Address: SP & FAMILY, LLC City State Zip: 1694 MARYLHURST DRIVE WEST LINN, OREGON 97068 | Phone: _____ Email: 503-810-0850 david@amanlawpdx.com |
|--|---|

| | |
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| | | | |
|---|----------------|---|--------------------|
|  Applicant's signature | 5/1/24 Date |  Owner's signature (required) | 04/28/2024 Date |
|---|----------------|---|--------------------|

MUTUAL RELEASE AND SETTLEMENT AGREEMENT-POTKOWSKI/RAMOS-PROPERTY LINE ADJUSTMENT APPLICATION

PROJECT NARRATIVE

This project proposes a property line adjustment between Tax Lot 2400 2 1E 23BA and Tax Lot 2500 2 1E 23BA. Approval of the property line adjustment by the City of West Linn is being sought as it is in conformance with a Mutual Release and Settlement Agreement in October, 2023, between the property owners, Donaciano J. Ramos and Kelli A. Ramos (Plaintiffs and owner of Tax Lot 2400 2 1E 23BA) and Philip K. Potkowski and Sydney R. Potkowski (Defendants and owners of Tax Lots 2300, 2500 and 2600 2 1E 23BA). Current ownership of Tax Lots 2300, 2500 and 2600 2 1E 23BA is in the name of SP & Family, LLC per Bargain and Sale deed recorded as Document Number 2022-009439, Clackamas County deed records. Current ownership of Tax lot 2400 2 1E 23BA is in the name of Donaciano Julian Ramos per Quitclaim deed recorded as Document Number 2023-029200, Clackamas County deed records. (Current ownership entities are connected to the original plaintiffs and defendants in the Mutual Release and Settlement Agreement.) No new development will take place as a result of the adjustment; only a change of ownership will result.

RESPONSES TO APPROVAL CRITERIA IN COMMUNITY DEVELOPMENT CODE 85.21

A (1): This standard has been met as no additional lot or parcel is being created by the proposed property line adjustment.

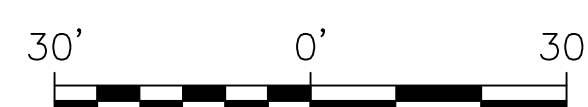
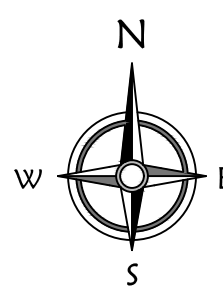
A (2): This standard has been met as the proposed property line adjustment will not reduce the size of either property below the minimum lot size of 15000 square feet which is the approved amount for the R-15 zoning. No non-conforming lots exist or will result as a result of the proposed adjustment.

A (3): This standard has been met as the proposed property line adjustment has only two lines with a 90 degree turn between them.

A (4): This standard has been met as the proposed property line adjustment does not create a lot which violates applicable site development regulations.

A (5): This standard has been met as the proposed property line adjustment will not adversely affect any existing easements or existing utilities.

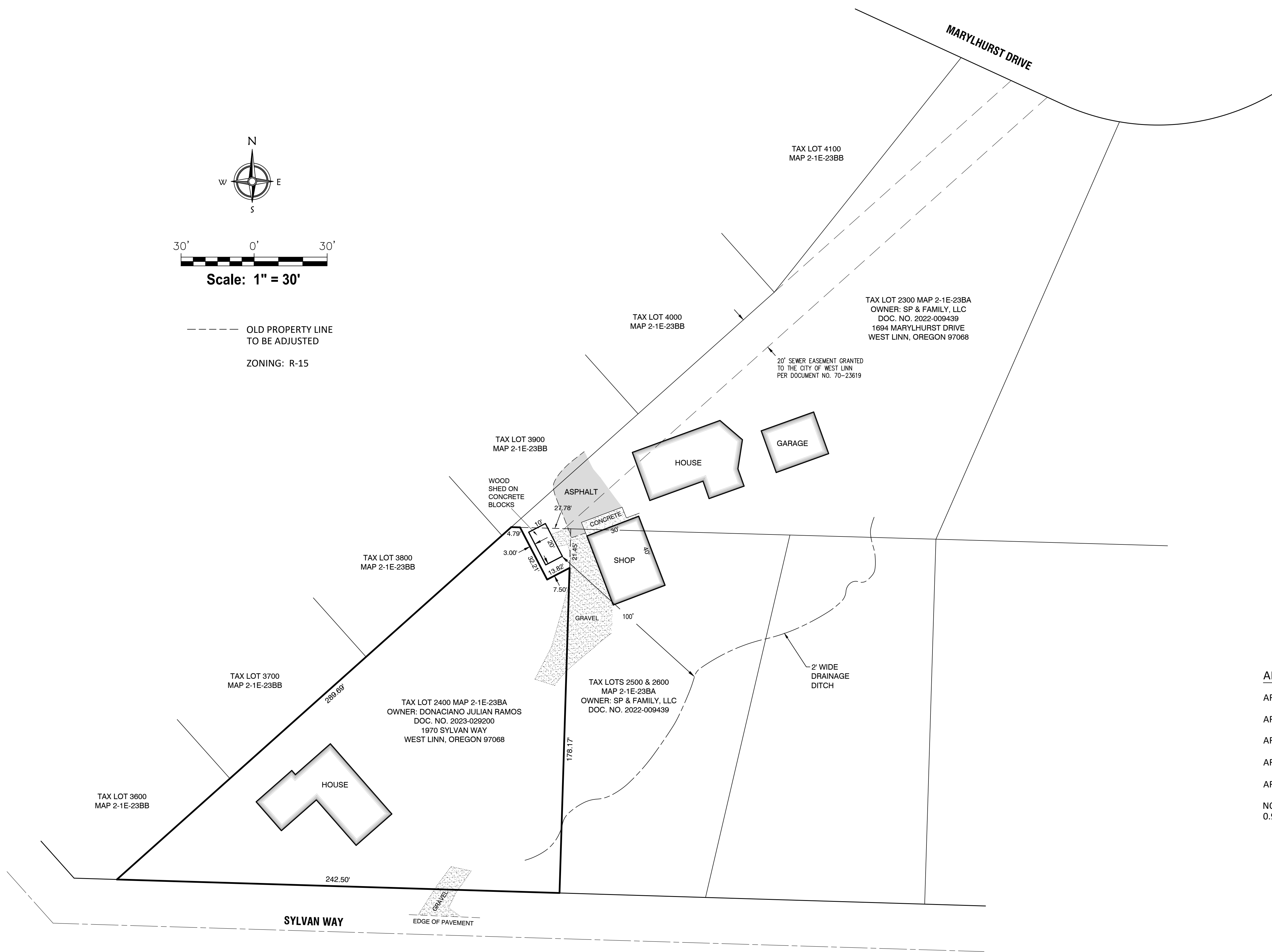
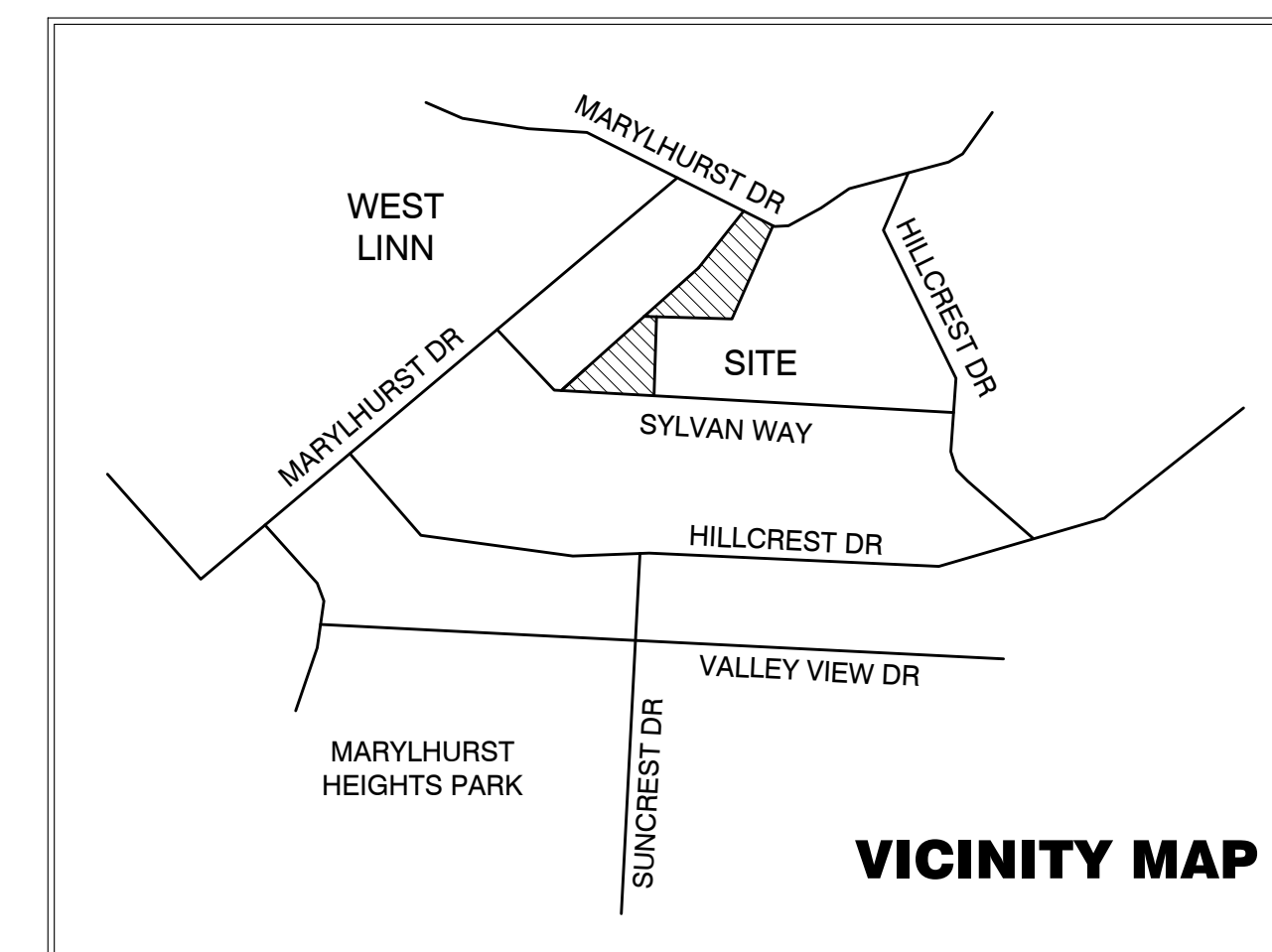




Scale: 1" = 30'

--- OLD PROPERTY LINE TO BE ADJUSTED

ZONING: R-15



AREA SUMMARY

AREA TO BE ADJUSTED (FROM TAX LOT 2400 TO TAX LOT 2500/2600): 520 SQUARE FEET

AREA OF TAX LOT 2400 ORIGINALLY (BEFORE ADJUSTMENT): 27,447 SQUARE FEET

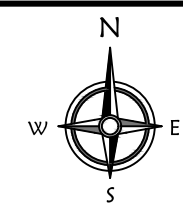
AREA OF TAX LOT 2400 AFTER ADJUSTMENT: 26,927 SQUARE FEET

AREA OF TAX LOT 2500/2600 ORIGINALLY (BEFORE ADJUSTMENT): 19,979 SQUARE FEET

AREA OF TAX LOT 2500/2600 AFTER ADJUSTMENT: 20,499 SQUARE FEET

NO CHANGE IN THE AREA OF TAX LOT 2300. THE AREA OF THIS TAX LOT IS APPROXIMATELY 0.909 ACRES

| | | | | |
|-------|-----|----------|-------|------------------|
| DATE | NO. | REVISION | PLAN | 8189 Pre PLA.dwg |
| DRAWN | | MMM | CHECK | DD |
| SCALE | | 1" = 30' | DATE | 04/2024 |



COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

PHILIP K. AND SYDNEY R. POTKOWSKI
1970 SYLVAN WAY
WEST LINN, OREGON 97068

SITE MAP FOR A PROPERTY LINE ADJUSTMENT
1970 SYLVAN WAY
WEST LINN, OREGON 97068