



6030 NE William R. Carr Ave  
Adair Village, OR 97330  
Voice - 541 745-5507  
Fax - 541 230-5219

## APPLICATION FORM

DATE January 5, 2018 FILE NUMBER \_\_\_\_\_

APPLICANT NAME Brian Donne

CONTACT ADDRESS 6079 NW Mountain View Drive, Corvallis, Oregon 97330

CONTACT PHONE 541-926-4883 / Brian Cell 541-207-5993

APPLICATION FOR: (Check Appropriate Box)

- |   |  |
|---|--|
| <input type="checkbox"/> SITE PLAN REVIEW               | <input type="checkbox"/> PROPERT LINE ADJUSTMENT |
| <input checked="" type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> PARTITION               |
| <input checked="" type="checkbox"/> VARIANCE PETITION   | <input checked="" type="checkbox"/> SUBDIVISION  |
| <input type="checkbox"/> APPEALS PETITION               | <input type="checkbox"/> ANNEXATIONS             |
| <input type="checkbox"/> AMENDMENT                      | <input type="checkbox"/> VACATIONS               |

**LOCATION:**

PROPERTY ADDRESS William R. Carr Avenue south of Laurel Drive

ASSESSOR MAP & TL NO. 10S-4W-30AC TL4900

TOTAL AREA OF PROPERTY 1.02 Ac (Acres or Square Feet)

EXISTING ZONING OF PROPERTY R-1

EXISTING COMP PLAN DESIGNATION R-1

EXISTING USE OF THE PROPERTY Vacant

**REQUESTED ACTION AND PROPOSED USE OF PROPERTY:**

A Planned Development and Residential Subdivision for zero-lot line single family homes on smaller lots with a variance for the driveway location serving lot 2.

**USE THE BACK OF THIS FORM FOR ADDITIONAL INFORMATION**

The applicant shall state specifically what is being requested and the ordinance provisions that apply to the request. Furnish all necessary drawings, evidence and statements supporting the requested action.

APPLICANT SIGNATURE Brian Donne  
Print Name & Sign

OWNER SIGNATURES Brian Donne

## APPLICATION FOR A PROPERTY LINE ADJUSTMENT

Fee: \$600

### APPLICANT

Name: Brian Donne Bus Phone: 541-757-0899

Address: 6079 NW Mountain View Drive, Corvallis, Oregon 97330 Home Phone: 541-926-4883

Property Interest (Owner, Purchaser, Agent, etc./attach documentation): Owner

Other individuals you would like to be notified concerning this application:

<u>Name</u>	<u>Address</u>	<u>Telephone</u>
<u>Ed Patton, Udell Engineering &amp; Land Surveying LLC,</u>	<u>63 E. Ash St., Lebanon, Or 97355</u>	<u>(541)451-5125</u>

### GENERAL PROPERTY INFORMATION:

Street Address: none

Assessor's Map: 10S-4W-30AC Tax Lot: 4900 Lot Size: approx 144,200 sf Zoning: R-1

Existing Structures: none

Current use(s) of the property: none

	<u>Size</u>	<u>Existing Structures</u>
Proposed Parcel 1:	<u></u>	<u></u>
Proposed Parcel 2:	<u></u>	<u></u>
Proposed Parcel 3:	<u></u>	<u></u>

The proposed subdivision Lots vary from 2119 to 4464 square feet. The proposed subdivision also sets aside Tract A (3048 s.f.) for dedication to the City for public storm drainage infrastructure.

## **REQUIRED APPLICATION INFORMATION**

**An application for a property line adjustment must comply with the review criteria of the Adair Village Development Code. The information listed below must be submitted with the application and will be used to determine if the application complies with the requirements for a partition.**

1. A tentative plat that illustrates the proposed partition. A survey is not required in order to apply. The tentative plat shall be prepared on a sheet that is between 8 1/2 x 11 inches and 11 x 17 inches in size. The scale shall be one inch equals some multiple of 10 feet. The tentative plat shall show:
  - Date, north arrow, and scale;
  - The entire boundary of the parent parcel and the boundaries of each proposed parcel;
  - The location, approximate dimensions, and square footage of proposed parcels and the proposed parcel numbers;
  - The location and size of natural features that might influence development of the property, such as rock outcroppings, wetlands, wooded areas, etc.;
  - Sites, if any, allocated for purposes other than single-family dwellings;
  - The location and size of buildings and driveways and the setbacks of existing buildings to proposed parcel lines;
  - The amount of frontage of each proposed parcel on an adjacent public street;
  - The location, width and purpose of easements;
  - The location and size of all existing utilities including water, sewer, power, telephone, natural gas and cable television;
2. A narrative describing the proposed partition and how it complies with the applicable review criteria. (SEE ATTACHED)

**The Planning Official, or his designee, may require additional information to be submitted with the application as provided by the Adair Village Development Code. The specific information to be submitted will be identified at the pre-application conference.**

## **REQUIRED MINIMUM CONDITIONS OF APPROVAL**

The conditions of development listed below will apply to all property line adjustment approvals. Additional conditions may be imposed.

1. An Oregon licensed land surveyor shall survey and monument the parcels;
2. A partition plat shall be prepared by an Oregon licensed land surveyor in accordance with ORS Chapter 92 and County Surveyor Plat Standards. The surveyor shall submit the original plat and a true reproducible of the plat, and the filing fee;
3. The applicant shall comply with the standards and requirements of the Public Facility Standards of the Adair Village Development Code;
4. All public improvements shall be installed and dedicated prior to final plat approval or the applicant shall otherwise provide a financing mechanism acceptable to the City assuring public improvements will be installed.

**ADDITIONAL RESPONSIBILITIES OF THE APPLICANT**

It is the responsibility of the applicant to determine if wetlands are present on the property and to contact the appropriate state and federal permitting agencies prior to applying for a development permit from the City. If hydric soils are present on the property or if the property contains a wetland designated on the National Wetlands Inventory Map, the applicant must submit documentation to the City that: (1) A permit has been applied for from the Oregon Division of State Lands; or (2) The Division of State Lands has determined that no permit is necessary for the project.

City staff will assist the applicant in determining if the property contains hydric soils or is identified on the National Wetlands Inventory Map, but the City has no responsibility for determining if wetlands are present or if a state or federal permit is required.

**SIGNATURES(S)**

I hereby certify that the information contained in this application is accurate to the best of my knowledge; and that the proposed use would not violate any deed restrictions attached to the property. All owners of the property must sign this application.

Applicants' signature:  Date 1-5-18

Applicants' signature: \_\_\_\_\_ Date \_\_\_\_\_

Applicants' signature: \_\_\_\_\_ Date \_\_\_\_\_

**PROCESSING INFORMATION**

This application will be reviewed and a decision issued by the Planning Official in approximately four weeks. The City will send notices of pending action and final decision to the applicant, other local government agencies involved in the processing of the application, owners of land within 100 feet of the boundaries of the property, and other groups or individuals identified in Section 3.3 of the Adair Village Development Code. If the application is approved, special conditions identified in the notice of approval must be satisfied within one year in order to complete the partition. Anyone may appeal a decision of the Planning Commission to the City Council within 14 days of the decision by filing an appeal application with the City.

*For Office Use Only*

Date Application Received \_\_\_\_\_ Receipt Number \_\_\_\_\_ By \_\_\_\_\_

File Number Assigned \_\_\_\_\_ Date Application Deemed Complete \_\_\_\_\_