



**PLANNING DIVISION**

**DEVELOPMENT SERVICES BUILDING**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date:** 09/29/2009

**File Number:** Z0583-09

**Application:** Time Extension

**From:** Clackamas County Planning Division

**Notice Mailed To:** Property owners within 300 feet  
Community Planning Organizations (CPO)  
Interested Citizens and Agencies

**Explanation of this Notice:**

One year time extension for final subdivision plat approval of File No. Z1024-05-SS. A proposed 5-lot subdivision.

**Property Owner:** DUBINTSOV PAVEL  
4610 SE WHIPPLE AVENUE  
MILWAUKIE, OR 97267

**Applicant:** DUBINTSOV PAVEL  
4610 SE WHIPPLE AVENUE  
MILWAUKIE, OR 97267

**Location:** 4610 SE WHIPPLE AVENUE

**Legal Description:** (map & taxlot) **Acres:** 0.84  
22E18BA-02500

**Zone:** R-7 Urban Low Density Residential

**Staff:** Steve Hanschka 503-742-4512 **e-mail:** SteveHan@co.clackamas.or.us

**How to Comment on this Application:**

1. To be sure your comments will be considered prior to the decision, we need to have them within 15 days of the date of this notice.

**File Number:** Z0583-09

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the file number and address the information to the staff member handling this matter. In the event you choose e-mail, please limit your correspondence only to the issues of the application.
3. Return your mailed comments to: Clackamas County Planning Division, 150 Beaver Creek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

**Community Planning Organization:** The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement office at (503) 655-8552.

OAK LODGE CPO  
TERRY DOLAN 503-659-3818  
14912 SE FAIROAKS AVENUE  
OAK GROVE, OR 97267

**Decision Process:** In order to be approved, this proposal must meet the approval criteria or standards in the Zoning and Development Ordinance, Section(s) 301, 1105

The Ordinance criteria for evaluating this application and all documents and evidence submitted regarding this application are available for inspection. Copies of the application may be purchased at the Planning Division Office during weekday office hours, 7:00am to 6:00pm, Monday through Thursday. The Ordinance criteria are also available at this office or can be reviewed at the County's website at [www.clackamas.us/transportation/planning/zdo.htm](http://www.clackamas.us/transportation/planning/zdo.htm).

A decision on this proposal will be made by the Planning Division. We will consider the criteria as well as any comments and either approve, approve with conditions, or deny this proposal. We will mail you a copy of the decision. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250.00 appeal fee.

Comments:

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Your Name/Organization

Telephone Number

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Address

FILE NO(S) 20583-09-TE HEARING DATE \_\_\_\_\_

DATE MAILED

<u>NAME / AGENCY</u>	<u>Notice</u>	<u>Decision</u>	<u>Hearings Officer Notice</u>
AIRPORT (Public Use) _____	_____	_____	_____
CITY OF <u>N/A</u> (Adjacent/Nearby Cities; UGMA Areas)	_____	_____	_____
CPO <u>OAK LODGE</u>	<u>9-29-09</u>	_____	_____
FIRE DISTRICT <u>CCFD</u>	_____	_____	_____
PARKS DISTRICT _____	_____	_____	_____
SCHOOL DISTRICT _____	_____	_____	_____
SEWER DISTRICT _____	_____	_____	_____
TRI-MET _____	_____	_____	_____
WATER DISTRICT _____	_____	_____	_____

DTD/COUNTY DIVISIONS

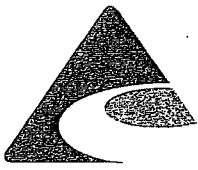
ASSESSOR & TAX (Cell Towers/Collocations, Ag/Forest & Mining)	_____	_____	_____
BUILDING _____	_____	_____	_____
COMM ENVIRONMENT _____	** _____ **	** _____ **	** _____ **
COUNTY HEALTH DIVISION (Food Service Providers, Espresso Stands, Etc.)	_____	_____	_____

PLEASE CHECK ALL ENGR DEPARTMENTS THAT APPLY

ENGR (SS,SL,M,TE) Ken Kent _____	** _____ **	** _____ **	** _____ **
ENGR (DR, CU, Etc.) Robert Hixson _____	** _____ **	** _____ **	** _____ **
ENGR (TRAFFIC STUDY) - Rick Nys _____	** _____ **	** _____ **	** _____ **
ENGR (LIGHTING - CCSD#5) - Noreen _____	** _____ **	** _____ **	** _____ **
ENGR (FLOODPLAIN) - Ugo _____	** _____ **	** _____ **	** _____ **
ENGR (Post Land Use Meeting Letter Rqd?) _____ (Yes/No)	_____	Sent _____	Sent _____
ENGINEERING - HARD COPY TO TESSIE _____	_____	_____	_____
OFFICE OF SUSTAINABILITY _____	_____	_____	_____
PLANNER (Historic, Design Review, Sunnyside Village, Reg. Ctr)	_____	_____	_____
SOILS _____	_____	_____	_____
WATER ENVIRONMENT SVCS _____	_____	_____	_____
WEIGHMASTER _____	_____	_____	_____

STATE AGENCIES

CORP OF ENGINEERS _____	_____	_____	_____
DEQ _____	_____	_____	_____
DIV OF STATE LANDS _____	_____	_____	_____
DLCD _____	_____	_____	_____
DOGAMI _____	_____	_____	_____
METRO _____	_____	_____	_____
ODOT - Region _____ District _____	_____	_____	_____
OR DEPT OF AVIATION (Cell Towers, Nearby Airports)	_____	_____	_____
PROPERTY OWNERS <u>300 FEET</u>	_____	_____	_____
OVERSIZE DRAWINGS Yes _____ No <u>X</u>	_____	_____	_____



**CLACKAMAS**  
COUNTY

Douglas McClain  
Director

**PLANNING DIVISION**

**DEVELOPMENT SERVICES BUILDING**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**COUNTY ACCEPTANCE OF COMPLETE  
LAND USE APPLICATION**

ORIGINAL DATE RECEIVED:	<u>9-14-2009</u>
FILE NUMBER:	<u>20583-09-TE</u>
APPLICATION TYPE:	<u>Time Extension</u>

Planning Division Staff reviewed this application on

9-30-09

It was determined to be complete on

9-14-09

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Alex [Signature]  
Signed

Planner  
Title

120 DAY DEADLINE: 1-12-2010



Geographic Information Systems  
 121 Library Court  
 Oregon City, OR 97045

## Property Report

**DUBINTSOV PAVEL**  
**4610 SE WHIPPLE AVE**  
**MILWAUKIE, OR 97267**

Site Address: **4610 SE WHIPPLE AVE**  
 Taxlot Number: **22E18BA02500**

Land Value: **250940**  
 Building Value: **211880**  
 Total Value: **462820**

Acreage: **0.84**  
 Year Built: **2005**  
 Sale Date: **2005-03-17 00:00**  
 Sale Amount: **180000**  
 Sale Type: **S**

Land Class:  
**Residential land improved**

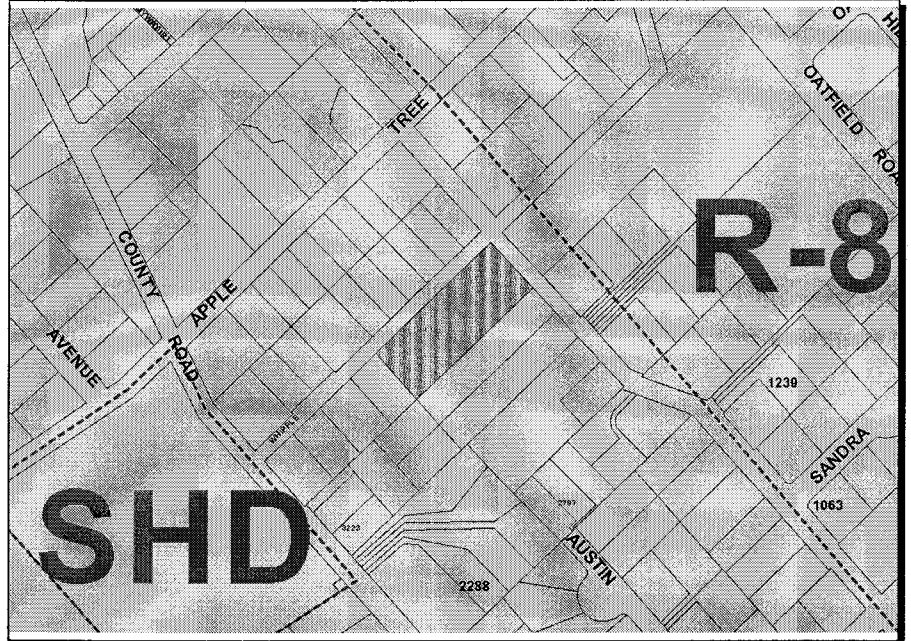
Building Class:  
**Single family res, class 4**

Neighborhood:  
**North Clackamas 100, 101**

Taxcode Districts: **012057**

**Fire** Clackamas RFPD #1  
**Park** North Clackamas Park Dist #2  
**School** SCH 12 N CLACKAMAS  
**Sewer** Oak Lodge 2 Sanitary Dist. #5  
**Water** OAK LODGE  
**Cable** Comcast of Oregon II, Inc.  
**CPO** Oak Lodge  
**Garb/Recyc** Oak Grove Disposal  
**Jurisdiction** Clackamas

Location Map:



Site Characteristics:

UGB: **In**  
 Flood Zone: **No**

Zoning Designation(s):

Zone	Overlay	Acreage
R7		0.87

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

