



NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 10/07/2009

File Number: Z0622-09

Application: Partition Plat

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:

A flexible lot size Partition to divide the subject property into two (2) parcels; one with an existing home and one for a new home site. This request was previously approved under File No. Z0840-06-M; however that approval expired prior to the recording of a final partition plat. No changes are proposed when compared to the original application and approval.

Property Owner: JDA ACQUISITIONS LLC
2407 SE OAK GROVE BLVD
MILWAUKIE OR 97267

Applicant: JDA ACQUISITIONS
16991 MAPLE CIRCLE
LAKE OSWEGO OR 97034

Location: 2407 OAK GROVE BLVD.

Legal Description: (map & taxlot) **Acres:** 0.33
21E12BB-08600

Zone: R-7 Urban Low Density Residential

Staff: Rick McIntire 503-742-4516 **e-mail:** RickM@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: Z0622-09

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, 1001, 1002, 1003, 1006, 1007, 1008, 1012, 1014, 1022 and 1106

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.

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:

Your Name/Organization

Telephone Number

Address

FILE NO(S) Z0622-09-M 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>10-13-09 JR</u> <u>10-7-09</u> | _____ | _____ |
| FIRE DISTRICT <u>CCFD</u> | <input checked="" type="checkbox"/> | _____ | _____ |
| PARKS DISTRICT _____ | _____ | _____ | _____ |
| SCHOOL DISTRICT <u>MCSN</u> | <input checked="" type="checkbox"/> | _____ | _____ |
| SEWER DISTRICT <u>OLSD</u> | <input checked="" type="checkbox"/> | _____ | _____ |
| TRI-MET _____ | _____ | _____ | _____ |
| WATER DISTRICT <u>OLWD</u> | <input checked="" type="checkbox"/> | _____ | _____ |

DTD/COUNTY DIVISIONS

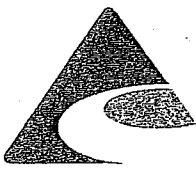
| | | | |
|---|-------------|-------------|-------------|
| ASSESSOR & TAX _____ (Cell Towers/Collocations, Ag/Forest & Mining) | _____ | _____ | _____ |
| BUILDING _____ | _____ | _____ | _____ |
| COMM ENVIRONMENT _____ | ** _____ ** | ** _____ ** | ** _____ ** |
| COUNTY HEALTH DIVISION _____ (Food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

PLEASE CHECK ALL ENGR DEPARTMENTS THAT APPLY

| | | | |
|---|-------------------------------------|-------------|-------------|
| ENGR (SS,SL,M,TE) <u>Ken Kent</u> <u>yes</u> | ** <u>10-13-09 JR</u> ** | ** _____ ** | ** _____ ** |
| ENGR (DR, CU, Etc.) <u>Robert Hixson</u> | ** _____ ** | ** _____ ** | ** _____ ** |
| ENGR (TRAFFIC STUDY) - <u>Rick Nys</u> | ** _____ ** | ** _____ ** | ** _____ ** |
| ENGR (LIGHTING - CCSD#5) - <u>Noreen</u> <u>yes</u> | ** <u>10-13-09 JR</u> ** | ** _____ ** | ** _____ ** |
| ENGR (FLOODPLAIN) - <u>Ugo</u> | ** _____ ** | ** _____ ** | ** _____ ** |
| ENGR (Post Land Use Meeting Letter Rqd?) <u>(Yes/No)</u> | <input checked="" type="checkbox"/> | Sent _____ | Sent _____ |
| ENGINEERING - <u>HARD COPY TO TESSIE</u> | <input checked="" type="checkbox"/> | _____ | _____ |
| 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) | <input checked="" type="checkbox"/> | _____ | _____ |
| PROPERTY OWNERS <u>300</u> FEET) | _____ | _____ | _____ |
| OVERSIZE DRAWINGS Yes <input checked="" type="checkbox"/> No _____ | _____ | _____ | _____ |



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>10-6-2009</u> |
| FILE NUMBER: | <u>Z0622-09-M</u> |
| APPLICATION TYPE: | <u>Partition</u> |

Planning Division Staff reviewed this application on

10/06/09

It was determined to be complete on

10/06/09

Comments:

Dick McVito
Signed

Sr. Planner
Title

120 150 DAY DEADLINE: 2-3-2010



Geographic Information Systems
 121 Library Court
 Oregon City, OR 97045

Property Report

JDA ACQUISITIONS LLC
16991 MAPLE CIR
LAKE OSWEGO, OR 97034

Site Address: **2407 SE OAK GROVE BLVD**
 Taxlot Number: **21E12BB08600**

Land Value: **164587**
 Building Value: **158130**
 Total Value: **322717**

Acreage:
 Year Built: **1957**
 Sale Date: **2006-09-14 00:00**
 Sale Amount: **311500**
 Sale Type: **S**

Land Class:
Residential land improved

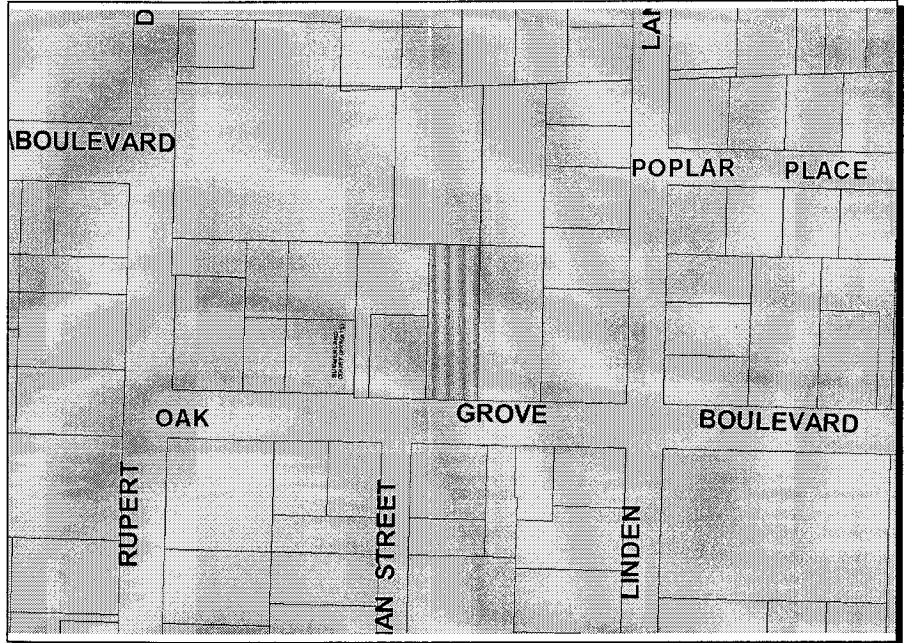
Building Class:
Single family res, class 4

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 | | 0.33 |

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.

