



NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 11/10/2009

File Number: Z0685-09

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 to obtain final partition plat approval for File No. Z0589-07-M, a 2-lot partition. No changes to the development or conditions of approval are proposed.

Property Owner: DIXON RICHARD & KATHY
7006 SW BRIER PL
PORTLAND, OR 97219

Applicant: DIXON RICHARD
8050 SE 13TH SUITE 104
PORTLAND, OR 97202

Location: 3611 SE HAGER LN

Legal Description: (map & taxlot) **Acres:** 0.43
21E12AB-00700

Zone: R-10 Urban Low Density Residential

Staff: Carol Dawson 503-742-4504 **e-mail:** CarolDaw@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: Z0685-09

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, 1000 Series, 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



PLANNING DIVISION

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

COUNTY ACCEPTANCE OF COMPLETE LAND USE APPLICATION

ORIGINAL DATE RECEIVED:	<u>11/5/09</u>
FILE NUMBER:	<u>20685.09.TE</u>
APPLICATION TYPE:	<u>Time Extension of</u> <u>20685.09.TE</u>

Planning Division Staff reviewed this application on

11-9-09

It was determined to be complete on

11-5-09

Comments:

Carol Dawson
Signed

Planner
Title

120/150 DAY DEADLINE: 31510

LAND USE APPLICATION

CLACKAMAS COUNTY PLANNING DIVISION

150 BEAVERCREEK ROAD, OREGON CITY, OREGON 97045 PHONE (503) 742-4500 FAX (503) 742-4550

www.clackamas.us EMAIL: zoninginfo@co.clackamas.or.us

FOR STAFF USE ONLY

- | | | |
|--|--|--|
| <input type="checkbox"/> TEMPORARY PERMIT
NEW / RENEWAL | <input type="checkbox"/> COMP. PLAN AMENDMENT | File No.: <u>20 08509 TE</u> |
| <input type="checkbox"/> HOME OCCUPATION (HO)
NEW / RENEWAL | <input type="checkbox"/> ZONE CHANGE | Date Received: <u>11/05/09</u> Fee <u>577.50</u> |
| <input type="checkbox"/> ALTERATION OF NON-CONFORMING USE | <input type="checkbox"/> CONDITIONAL USE (C) | Hearing Date: _____ |
| <input type="checkbox"/> NON FARM USE (N) | <input type="checkbox"/> SUBDIVISION SHORT (1-10) (SS) | Zone: <u>R-10</u> |
| <input type="checkbox"/> FARM DWELLING | <input type="checkbox"/> SUBDIVISION LONG (11+) (SL) | Comp. Plan: _____ |
| <input type="checkbox"/> FOREST DWELLING | <input checked="" type="checkbox"/> PARTITION (M) / <u>TIME EXT.</u> | Violation #: <u>none</u> |
| <input type="checkbox"/> FLOODPLAIN DEVELOPMENT | <input type="checkbox"/> VARIANCE (V) | CPO: <u>OAK LODGE</u> |
| | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | Development No.: <u>D 0014007</u> |
| | <input type="checkbox"/> PRINCIPAL RIVER | Project No.: <u>PR183407</u> |
| | <input type="checkbox"/> OTHER _____ | |

20598-07-M

APPLICANT INFORMATION

WHAT IS PROPOSED 1yr extension on Partition - 20598-07-M

NAME OF APPLICANT Richard Dalton Dixon

MAILING ADDRESS 8050 SE 13th Suite 104 CITY Portland ST OR ZIP 97208 97202

APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT

NAME OF CONTACT PERSON (if other than applicant) _____

MAILING ADDRESS OF CONTACT _____ ZIP _____

APPLICANT PHONE NUMBERS: Wk 503-768-4741 Hm 503-849-7748 E-Mail Address: richardaltondixon@msn.com

CONTACT PERSON PHONE NUMBERS: Wk _____ Hm _____ E-Mail Address: _____

SITE ADDRESS: _____ TOTAL LAND AREA: _____

LEGAL DESCRIPTION: T2S R1E SECTION 12 AB TAX LOT(S) 700 WM

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) _____

PRESENT USE OF PROPERTY: Home Residence

METHOD OF SEWAGE DISPOSAL: Oak Lodge Sanitary

WATER SUPPLY: Oak Lodge Water District

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME _____ ADDRESS _____ ZIP _____ RELATIONSHIP _____

NAME _____ ADDRESS _____ ZIP _____ RELATIONSHIP _____

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Richard A. Dixon 4 Nov 2009 Richard A. Dixon 4 Nov 2009
PROPERTY OWNER'S NAME (PRINT) DATE APPLICANT'S NAME (PRINT) DATE
Richard A. Dixon Richard A. Dixon
PROPERTY OWNER'S SIGNATURE APPLICANT'S SIGNATURE

4 November 2009

TO: Rick McIntire

FROM: Richard Dixon of 3611 SE Hager Lane, Milwaukie, Oregon

Dear Rick,

Here is my response to your email regarding my request for a time extension on the Partitioning of Hager Lane.

- a) I believe the partition is consistent with ordinance 1106.05 and it simply needs to be completed.
- b) The reason I did not complete this partition within the 2 year period is that my business (and only livelihood) was in serious jeopardy for nearly a year during this last two years, requiring all of my attention and energy. I did not have the money or the time to pursue the partition. That financial crisis is completely handled now and my business is doing very well and I am now ready (and have been getting things done like the civil engineering of the driveway etc.) to complete what I began two years ago.
- c) I have no doubt that I can complete this partition and get the final plat done within 3 months.
- d) There have been no changes to my property or the surrounding properties in the last two years as far as I know.

Best,

Rich Dixon

