

NOTICE OF LIMITED LAND USE APPLICATION

Mailed on June 12, 2008

COMMENT DEADLINE:	Written comments on this Type II application must be received by the Oregon City Planning Division, (located at 221 Molalla Ave., Ste. 200, Oregon City, Oregon 97045 or mailed to P.O. Box 3040, Oregon City, Oregon 97045) no later than July 7, 2008 .
FILE NUMBER:	EX 08-02: Extension
APPLICANT/OWNER:	Steve Tinney c/o TECA Development 6712 N. Cutter Circle Portland, OR 97217
REQUEST:	The applicant is requesting a one-year extension on a nine lot subdivision (Edgemont Estates TP 07-01).
LOCATION:	20268 Molalla Ave., Oregon City Clackamas County Map 3-2E-16A, Tax Lots 1205 & 1290
CONTACT PERSON:	Laura Butler, Assistant Planner (503) 722-3789
NEIGHBORHOOD ASSOCIATION:	Caufield NA
CRITERIA:	Administration and Procedures set forth in Chapter 17.50, Minimum Improvements and Design Standards for Land Divisions in Chapter 16.12, Subdivision: Process and Standards in Chapter 16.08 and R-10 Single Family Dwelling District in Chapter 17.08 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org .

The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Ave., Ste. 200, during regular business days (8 am- 5 pm). Copies of these materials may be obtained for a reasonable cost.

Any interested party may submit written comments prior to the issuance of the Community Development Director's decision. Written comments must be received by the Planning Department no later than the close of business on **July 7, 2008** to be considered by the Community Development Director. The Community Development Director's decision will be based on the applicant's submittal, departmental and agency comments, letters from the public, and available information applicable to the criteria. Notice of the decision shall be sent to the applicant and to those persons submitting comments and providing a return address.

Please be advised that any issue that is intended to provide a basis for appeal must be raised in writing during the 14-day comment period with sufficient specificity to afford the City and the parties an opportunity to respond to the issue. Failure to raise an issue on the record with sufficient specificity and accompanied by statements or evidence sufficient to afford the City to respond to the issue, will preclude any appeal on that issue. The Community Development Director's decision may be appealed to the City Commission by parties with standing. Any appeal will be based on the record.