

NOTICE OF LIMITED LAND USE APPLICATION

Mailed On: March 13, 2008

COMMENT DEADLINE:	Written comments on this Type II application must be received by the Oregon City Planning Division, located at Oregon City Hall (320 Warner Milne Road, Oregon City, Oregon 97045 or mailed to P.O. Box 3040, Oregon City, Oregon 97045) no later than April 4, 2008 .
FILE NUMBER:	MP 07-13: Minor Partition and LL 08-01: Lot Line Adjustment
APPLICANT:	Yoram Ariel C/o Aspen Yo LLC 425 NW 10 th Ave., Ste. 307 Portland, OR 97209
OWNERS:	Yoram Ariel C/o Aspen Yo LLC 425 NW 10 th Ave., Ste. 307 Portland, OR 97209
REPRESENTATIVE:	Mark Person WB Wells 4230 NE Fremont St. Portland, OR 97213
REQUEST:	The applicant is seeking approval of a 2-Lot Minor Partition and associated Lot Line Adjustment (zoned "MUE" Mixed Use Employment District). <i>This application is being re-noticed to recognize a lot line adjustment (Planning File LL 08-01) between 1203 and 1205 Division St., Oregon City, Oregon 97045. The Minor Partition (Planning File MP 07-13) is for 1203 Division St.</i>
LOCATION:	1203 and 1205 Division St., Oregon City, Oregon 97045 Clackamas County Map 2-2E-32AC, Tax Lots 3200 and 3300
CONTACT PERSON:	Laura Butler, Assistant Planner (503) 657-0891
NEIGHBORHOOD ASSOCIATION:	McLoughlin Neighborhood Association
CRITERIA:	Administration and Procedures set forth in Chapter 17.50, Partitions-Process and Standards in Chapter 16.16, Minimum Improvements and Design Standards for Land Divisions in Chapter 16.12, Residential Design Standards in Chapter 17.20, Property Line Adjustments and Abandonment Process and Standards in Chapter 16.20 and "MUE" Mixed Use Employment District in Chapter 17.31 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, City Hall, 320 Warner-Milne Road, during regular business days (8 am- 1 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 at City Hall no later than the close of business on **April 4, 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.