

## NOTICE OF LIMITED LAND USE APPLICATION

*Mailed On: May 23, 2008*

<b>COMMENT DEADLINE:</b>	Written comments on this Type II application must be received by the Oregon City Planning Division, located at 221 Molalla Avenue, Suite 200, Oregon City, Oregon 97045 (or mailed to P.O. Box 3040, Oregon City, Oregon 97045) no later than <b>June 16, 2008</b> .
<b>FILE NUMBER:</b>	MP 08-03: Minor Partition
<b>APPLICANT/OWNERS:</b>	Jeff Vanderdasson, Icon Construction & Dev. 1980 Willamette Falls Dr., Suite 200 West Linn, Oregon 97068
<b>REQUEST:</b>	The applicant is seeking approval of a 3-Lot Minor Partition (zoned "R-10" Single Family Dwelling).
<b>LOCATION:</b>	536 Warner Parrott Rd., Oregon City, OR 97045 Clackamas County Map 3-2E-06CA, Tax Lot 3500
<b>CONTACT PERSON:</b>	Pete Walter, AICP, Associate Planner (503) 722-3789
<b>NEIGHBORHOOD ASSOCIATION:</b>	South End Neighborhood Association
<b>CRITERIA:</b>	<b>Administration and Procedures</b> set forth in <b>Chapter 17.50, Partitions-Process and Standards</b> in <b>Chapter 16.16, Minimum Improvements and Design Standards for Land Divisions</b> in <b>Chapter 16.12</b> , and <b>"R-10" Single Family Dwelling</b> in <b>Chapter 17.08</b> of the Oregon City Municipal Code. The City Code Book is available on-line at <a href="http://www.orcity.org">www.orcity.org</a> .

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., Suite 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 Division no later than the close of business on **June 16, 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.