



NOTICE OF MINOR DEVELOPMENT APPLICATION

Date of Notice: September 12, 2013

File No.: LU 13-0041

Applicant/Owner: Dixie Powers, 3168 Lakeview Boulevard, Lake Oswego, OR 97035

Location of Property: 631 3rd Street (Tax Lot 7100 of Tax Map 2 1E 03DA)

Description of Proposed Development: The applicant is requesting approval of a two-parcel minor land partition.

Applicable Approval Criteria: Please see attached list.

Description of Process: A decision on the application will be made by staff. Any person may submit comments or testimony regarding the application. In order to be considered and become part of the record, such comments or testimony must be submitted in writing and must be received by **5:00 p.m. on September 26, 2013**, at the following address:

Planning & Building Services Department
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034

How to Obtain Further Information: The applicable approval criteria and all evidence relied on by the applicant is available for review at the above address, and copies may be obtained at cost. The City staff person assigned to this application is **Leslie Hamilton, Senior Planner**, phone 503-635-0290, email lhamilton@ci.oswego.or.us.

APPLICABLE APPROVAL CRITERIA

A. City of Lake Oswego Community Development Code (LOC Chapter 50):

LOC 50.04.001.3	R-2 Zone Standards
LOC 50.06.002	Parking
LOC 50.06.003.1	Access/Access Lanes (Flag Lots)
LOC 50.06.003.2	On-Site Circulation – Driveways and Fire Access
LOC 50.06.004.2	Fences
LOC 50.06.006.3	Drainage
LOC 50.06.008	Utilities
LOC 50.07.003.1	Application for Development, Burden of Proof
LOC 50.07.003.5	Conditions of Approval
LOC 50.07.003.7	Appeal of Minor Development Decision
LOC 50.07.003.14	Review Criteria for Minor Developments

B. City of Lake Oswego Streets and Sidewalks Ordinance [LOC Chapter 42]:

LOC 42.08.400-42.08.470	Streets and Sidewalks
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C. City of Lake Oswego Tree Code (LOC Chapter 55):

LOC 55.08.010-55.02.040	Tree Protection
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2 1 E 03 DA
 LAKE OSWEGO
 N.E. 1/4 S.E. 1/4 SEC. 3 T.2S. R.1E. W.M.
 Clackamas County

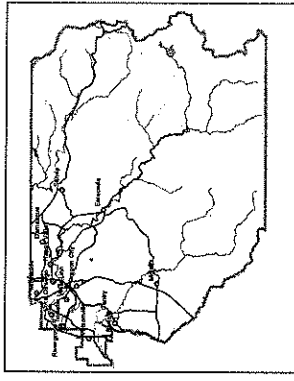
D.L.C.
 SOCIATES H. TRYON NO. 42
 JOSIAH FRANKLIN NO. 43

Cancelled Taxlots

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- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Map Index
- Weight Line
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/8th Line
- Cont Lot Line
- D.C. Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'

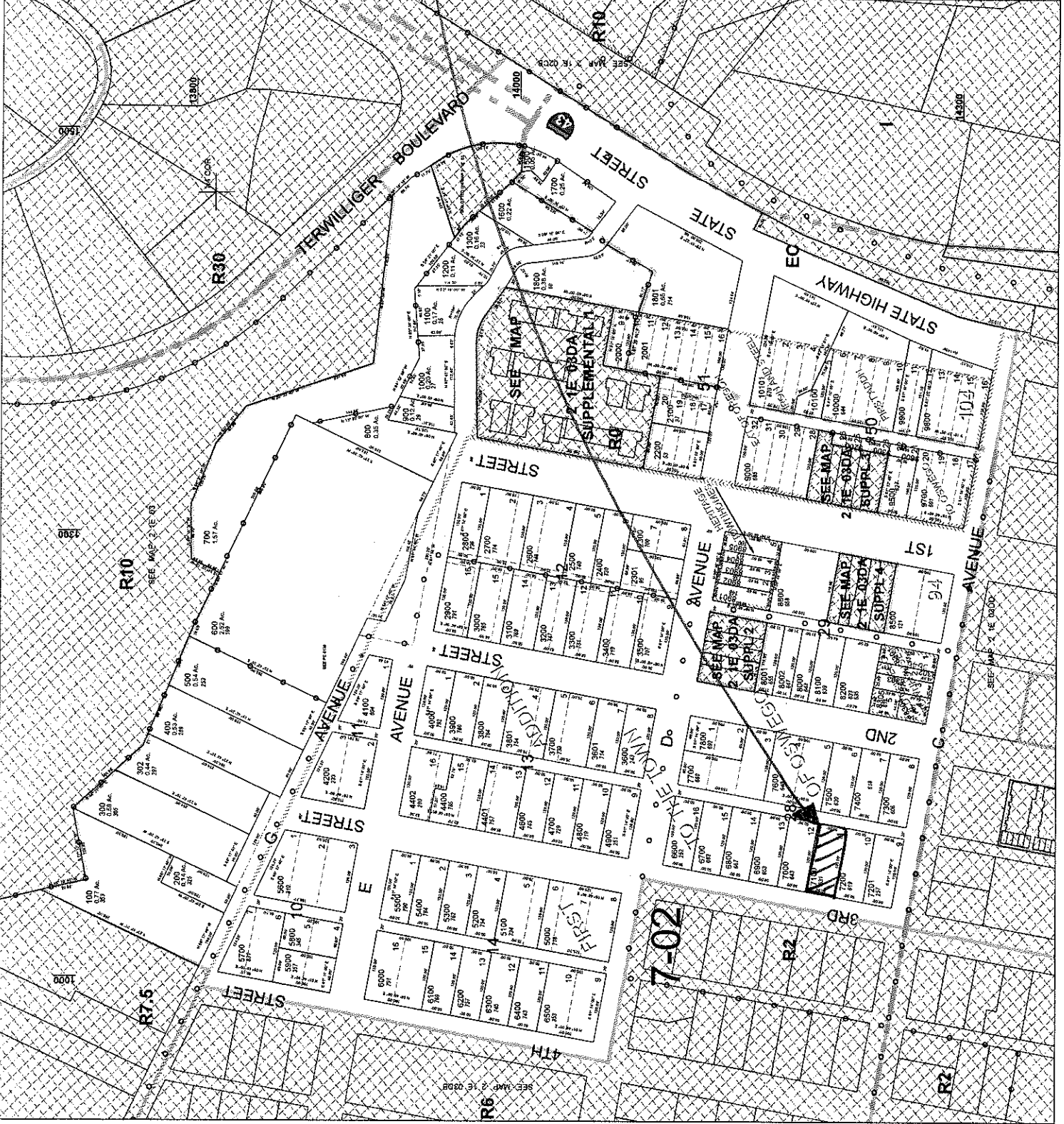
SITE

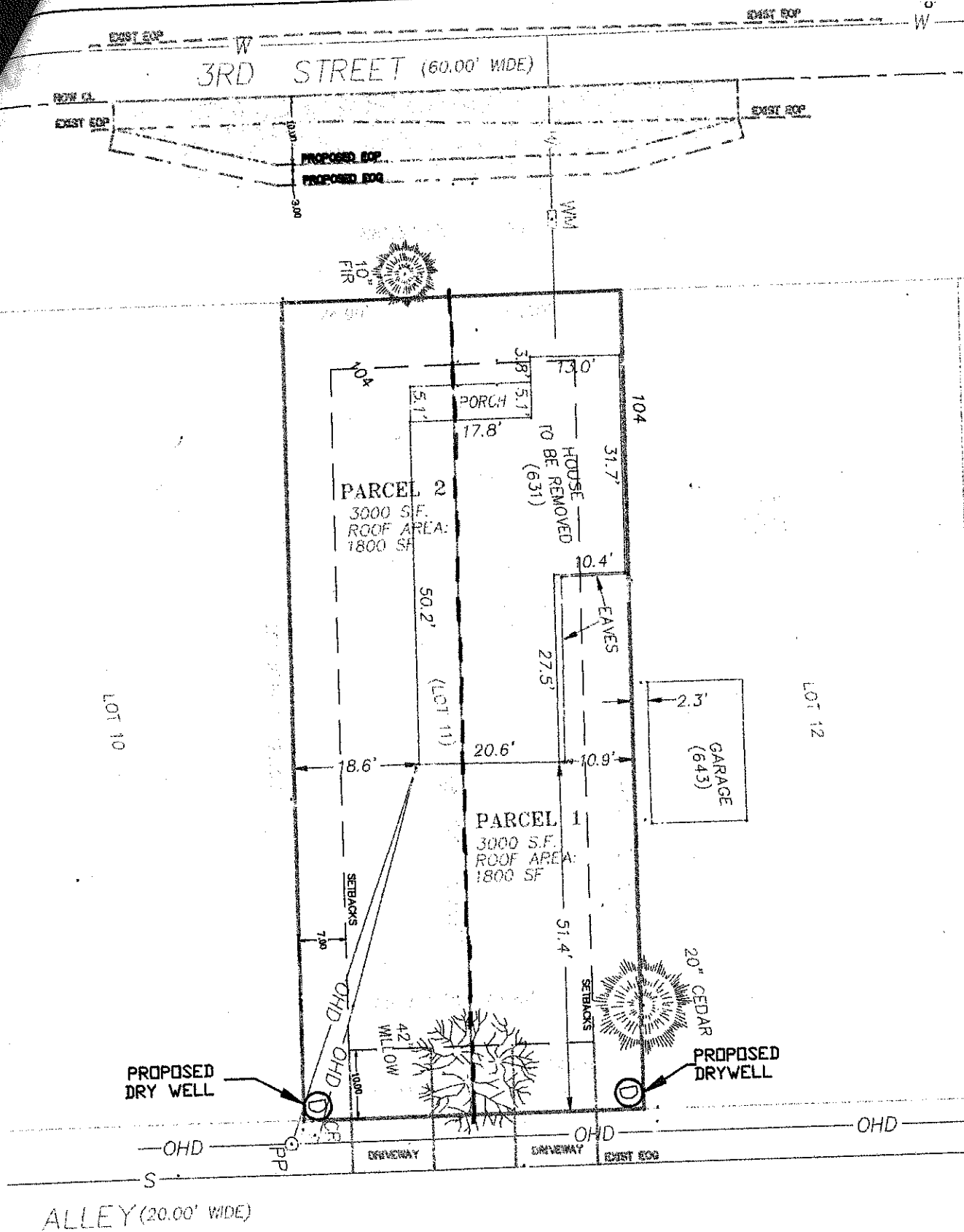


THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



2 1 E 03 DA
 LAKE OSWEGO





SITE PLAN:
SCALE: 1"=20'



KHEngineering
 124 HANBING BLVD
 OREGON CITY, OREGON 97066
CIVIL DESIGN

Project: **631 3RD ST PARTITION**
 Client: **ENCORE HOMES, LLC**

Date: **AUGUST 2013**
 Drawn: **KJH**
 Checked: **KJH**

Appendix