



OK to wave fees

Type II MP 18-01 Fee \$ 675⁰⁰
Type III _____ Fee \$ _____

CITY OF PENDLETON

Planning Department (541) 966-0204 Fax (541) 966-0251
500 SW Dorion Avenue, Pendleton, OR 97801

Land Division/Replat Application

NOTICE TO APPLICANT: On original application form, please print legibly using blue or black ink, or type. Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. **Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees.**

Failure to provide complete and/or accurate information may result in delay or denial of your request.

APPLICANT Darrin Umbarger - Clearview Disability Resource Center

Mailing address 307 SW 6th Street
Darrin (541) 377-9288
Phone 541-276-1130 Fax 866-998-1972 Email clearviewmdrc@gmail.com

Applicant's interest in property Proposed Buyer of Partitioned Parcel

Signature X Darrin Umbarger CEO Date 5/10/18

PROPERTY OWNER GO Construction and Development Inc. - Henry and Anita Marshall

Mailing address 3540 NE Johns Court, Pendleton, OR 97801

Phone 541 276 8838 Fax _____ Email gogale@uci.net

Signature A Gale Marshall Date 5/10/18

If same as applicant, mark SAME. If there is more than one property owner, please attach additional sheets as necessary.

SITE LOCATION AND DESCRIPTION Zoning M-2

Tax Map #(S) 2N 32 08; Tax Lot #(s) 1010

Tax Map #(S) _____ Tax Lot #(s) _____

Frontage street or address Westgate Drive Nearest cross street US Hwy 30 (Westgate)

Site size (acres or square feet) 10.36AC Dimensions _____

SPECIFIC REQUEST Replat Subdivision lots 2 parcel partition 3 parcel partition

For partitions only:

Parcel 1 area 324,153 square feet

Setbacks: Front _____ Side _____ Side _____ Rear _____ N/A, No Structures X

Parcel 2 area 127,100 square feet

Setbacks: Front _____ Side _____ Side _____ Rear _____ N/A, No Structures X

Parcel 3 area _____ square feet

Setbacks: Front _____ Side _____ Side _____ Rear _____ N/A, No Structures _____

OFFICE USE ONLY.

This institution is an equal opportunity provider and employer.

120 day time limit	Accepted as complete _____	Final decision by _____
DLCD 45-day notice required	Y/N _____ Date mailed _____	Date of first hearing _____
Planning Commission hearing date	_____	Notice mailed _____
Notice to media	Publication date _____	Emailed _____
Notice of Decision	Date mailed _____	Appeal deadline _____
Associated applications	_____	

LIVESTOCK Please list the number and type of all livestock currently present on the property (horses, cattle, sheep, goats, chickens, etc. Do not include domestic pets such as cats and dogs) N/A

BUSINESSES Are any businesses operating on the property? If yes, please describe. N/A
All businesses operating within the City of Pendleton must obtain a Business License.

STRUCTURES Please indicate the type and number of structures currently on the site, and proposed for construction

Single Family Residence(s) _____	Multi Family Residence(s) _____
Manufactured Home(s) _____	Travel Trailer(s) _____
Other residential structure(s) _____	Barn/other ag building(s) _____
Commercial building(s) _____	Industrial Building(s) _____
Accessory buildings/structures _____	Other _____

SERVICE PROVIDERS Please indicate which of the following services are provided on the property

Water City of Pendleton <input checked="" type="checkbox"/>	Well <input type="checkbox"/>	Other/None <input type="checkbox"/>
Sewer City of Pendleton <input checked="" type="checkbox"/>	Septic <input type="checkbox"/>	Other/None <input type="checkbox"/>
Fire City of Pendleton <input checked="" type="checkbox"/>	RFD <input type="checkbox"/>	Other/None <input type="checkbox"/>

Does the property have access to City streets? Yes No What and where? _____
Does the property have access to County Roads? Yes No What and where? _____

If the property is subject to special assessment or debt from any special districts (fire, road, etc), please provide details.

The criteria listed below relate to approval of a tentative plat only. Additional criteria apply after tentative plat approval.

APPROVAL CRITERIA – Land Divisions. Ordinance No. 3845 – City of Pendleton Unified Development Code

Article III. Residential Zones

- 3.08 General Provisions for Residential Zones**
This Section sets forth development standards that apply within Residential zones. However, in designated Opportunity Areas, the dimensional standards may be modified by an approved Master Development Plan (MDP) pursuant to the Opportunity Area Subdistrict in Article 7.
- 3.08.1 **Density.** In all of the residential zones, the minimum and maximum residential densities shall be as shown in Table 3.1.
 - 3.08.2 **Lot Size.** In all of the residential zones, the minimum lot sizes shall be as shown in Table 3.1.
 - 3.08.3 **Maximum Lot Size.** The maximum lot size that may be approved administratively shall not exceed twice the minimum lot size under the corresponding zone and slope. Mapped constraints may be removed from the maximum lot size calculation.
 - 3.08.7 **Miscellaneous Lot Provisions.**
 - A. Building Lots must abut a public right of way or other public access. No residential, commercial, or industrial building shall be erected on a lot which does not abut at least one street. Where there is a residence constructed, as of the date of this Ordinance, on an interior lot not abutting on a public street, such property shall continue unaffected except that in the case of reconstruction of such a structure, as provided in Section 11.07 of this Ordinance, nothing more than a single family dwelling and accessory buildings may be constructed upon such interior lot, and then only when easements for ingress and egress are recorded.
 - B. The primary access shall be via a street that is improved or will be improved to City standards prior to occupancy of any unit, unless otherwise approved by the Planning Commission.
 - C. Parking, Storage or Use of Recreational Equipment. No equipment shall be used for living, employment, sleeping or housekeeping purposes, nor connected to utilities, when parked or stored on a residential lot, or in any location not approved for such use. Recreational vehicles may be used for guest accommodation for a maximum of 14 days within a three month period.
 - D. Parking and Storage of Certain Vehicles. Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially used property other than in completely enclosed buildings.