

City of Woodburn Community Development Department 270 Montgomery Street Woodburn, OR 97071

Phone: 503-982-5246

Email: planning@ci.woodburn.or.us

OFFICE USE ONLY File Number(s):

SA-24-02

971 - 2 J-0000 6 - PLNS

Visit the City of Woodburn <u>Planning webpage</u> for the most current forms and applications.

Uniform Application

Project					
Name:	Alejandra Garcia, Ca	rcia Duplex			
Address(es):	1703 Laurel Ave, woodburn, OR. 97071				
Tax Lot #(s):	Tax Lot #(s): 051W17BD00104				
Applicant			illand anne general de la color de la color		
Name:	Alejandra Garcia	Title:			
Phone:	(503)449-7862	Firm:			
Mailing Address:	5975 SE 20th Court, 6	Fresham, OR	C.971080		
Email:	alejandra garcia 59756	gmailton	•		
Applicant's Repres	sentative/Project Manager				
Name:		Title:			
Phone:		Firm:			
Mailing Address:					
Email:					
Landowner			Property of the Section 1889 of Property.		
Name:	Alejandra Garcia	Title:			
Phone:	(E03)449-7B62	Firm:			
Mailing Address:	5975 SE 20th Court, (Eresham, or	2 97080		
Email:	alejandra garcia 59756				
Architect	9	0			
Name:		Title:			
Phone:		Firm:			
Mailing Address:					
Email:					
Civil Engineer					
Name:		Title:			
Phone:		Firm:			
Mailing Address:					
Email:					
Landscape Architec	ct .				
Name:		Title:	RECEIVED		
Phone:		Firm:			
Mailing Address:	FEB 1 3 2024				
Email:			COMMUNITY DEVELOPMENT DEPARTMENT		

Annexation Phasing Plan Property Line Adjustment / Consolidation of Lots Comprehensive Plan Map Change Property Line Adjustment / Consolidation of Lots Planned Unit Development (PUD), Preliminary Design Review PUD, Final RCWOD Permit Significant Tree Removal Permit Significant Tree Removal Permit Significant Tree Removal Permit Variance Partition or Subdivision, Preliminary Zoning Adjustment Other: Zoning Adjustment Zoning Map Change Partition or Subdivision, Final Zoning Map Change Zoning Map Change The Partition or Subdivision, Final Remove Adjustment Partition or Subdivision, Final Remove Adjustment Remo	D	wested Bovious(a)	
□ Comprehensive Plan Map Change □ Property Line Adjustment / Consolidation of Lots □ Conditional Use Permit □ Planned Unit Development (PUD), Preliminary □ Design Review □ PUD, Final □ Type I □ RCWOD Permit □ Type III □ Significant Tree Removal Permit □ Type III □ Street Adjustment (formally EXCP) □ Grading Permit □ Variance □ Partition or Subdivision, Preliminary □ Zoning Adjustment □ Other: □ Partition or Subdivision, Final □ Zoning Map Change Certification: I hereby declare that as applicant or landowner, I have read the foregoing application and know the contents of the application to be true. If applying on behalf of a corporation, Manager certifies that Manager has full power and authority (corporate or otherwise) to enter into this Agreement and to consummate the transactions contemplated by it. This Agreement has been duly authorized by all necessary action on the part of Manager and no other corporate of other action on the part of Manager is necessary to authorize the execution and delivery of this Agreement. The individual executing this Agreement for Manager has full authority to do so and thereby to bind Manager to its terms. If Applicant is different from Landowner, Applicant must also obtain Landowner certification. Landowner's Signafore Applicant's Signature Print Name Print Name Print Name Print Name	кеq		
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Design Review		·	
Type		Conditional Use Permit	
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Grading Permit		□ Type II	,
Partition or Subdivision, Preliminary		□ Type III	☐ Street Adjustment (formally EXCP)
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Print Name Print Name Print Name	If A	oplicant is different from Landowner, Applican	t must also obtain Landowner certification.
Alejandra Garcia	La	ndowner's Signature	Applicant's Signature
Alejandra Garcia		Albarth	
	Pri	nt Name	Print Name
Date $2/3/24$		Alexandra Garcia	
2/13/24	Da	te U	Date
		2/13/24	

☐ Landowner certification attached in lieu of form signature.



City of Woodburn Community Development Department 270 Montgomery Street Woodburn, OR 97071

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OFFICE USE ONLY	
File Number(s):	

SA

Application Packet for a Type II or III **Street Adjustment Requirements**

on corrugation requirements

Visit the City of Woodburn <u>Planning webpage</u> for the most current forms and applications.

General Information:

Exceptions to Street Adjustments Requirements are either Type II or Type III decisions, depending on the Type of <u>associated applications</u> (Partition, Subdivision, Design Review, etc.).

Type II decisions are made by the Director of Community Development. State law requires that notice of the decision be mailed to surrounding property owners, who may appeal the decision to the City Council. The Council may also choose to review the decision on its own motion.

Type III decisions are made by the Planning Commission after a public hearing. State law requires that notice of the public hearing be mailed to surrounding property owners and posted on the property. Surrounding property owners who receive mailed notice may appeal the decision to the City Council. The Council may also choose to review the decision on its own motion.

Fee:	Fees are requi	red for an application to be accepted.
	Type II:	see the <u>planning fee schedule</u> online
	Type III:	see the planning fee schedule online

Required Submittals:

Ø	<u>Uniform Application</u> – one completed copy. In the case of multiple applications, only one Uniform Application
	form need be submitted.

- \square Rough proportionality analysis addressing the following criteria. One printed copy and one digital.
 - The estimated extent, on a quantitative basis, to which the rights-of-way and improvements will be used by persons served by the building or development, and whether the use is for safety or convenience;
 - The estimated level, on a quantitative basis, of rights-of-way and improvements needed to meet the estimated extent of use by persons served by the building or development;
 - The estimated impact, on a quantitative basis, of the building or development on the public infrastructure system of which the rights-of-way and improvements will be a part;
 - The estimated level, on a quantitative basis, of rights-of-way and improvements needed to mitigate the estimated impact on the public infrastructure system.
 - The application is not based primarily on convenience for a developer or reducing civil engineering or public improvements construction costs to a developer.
 - The application is not based primarily on the existence of adjacent or nearby nonconforming Boundary Street frontages.
 - Narrowing of ROW minimum width, if proposed, is not to a degree more than necessary to meet other criteria. In no case shall ROW total fewer than 35 feet, whether or not the total is allocated across

- centerline or to its side, except that this base requirement would not apply if subsection H below applies.
- A Street Adjustment would provide a customized cross section alternative to the standard or standards and that meets the relevant purposes of Section 3.01, or the City reasonably can condition approval to achieve such.
- Latest recorded deed(s) for the subject property, or the recorded sales contract. One copy.
- A site plan showing 1) existing conditions; 2) conditions required in the Woodburn Development Ordinance (WDO); 3) exceptions requested. See "Site Plan Requirements" checklist.

Garcia Duplex

Street Adjustment

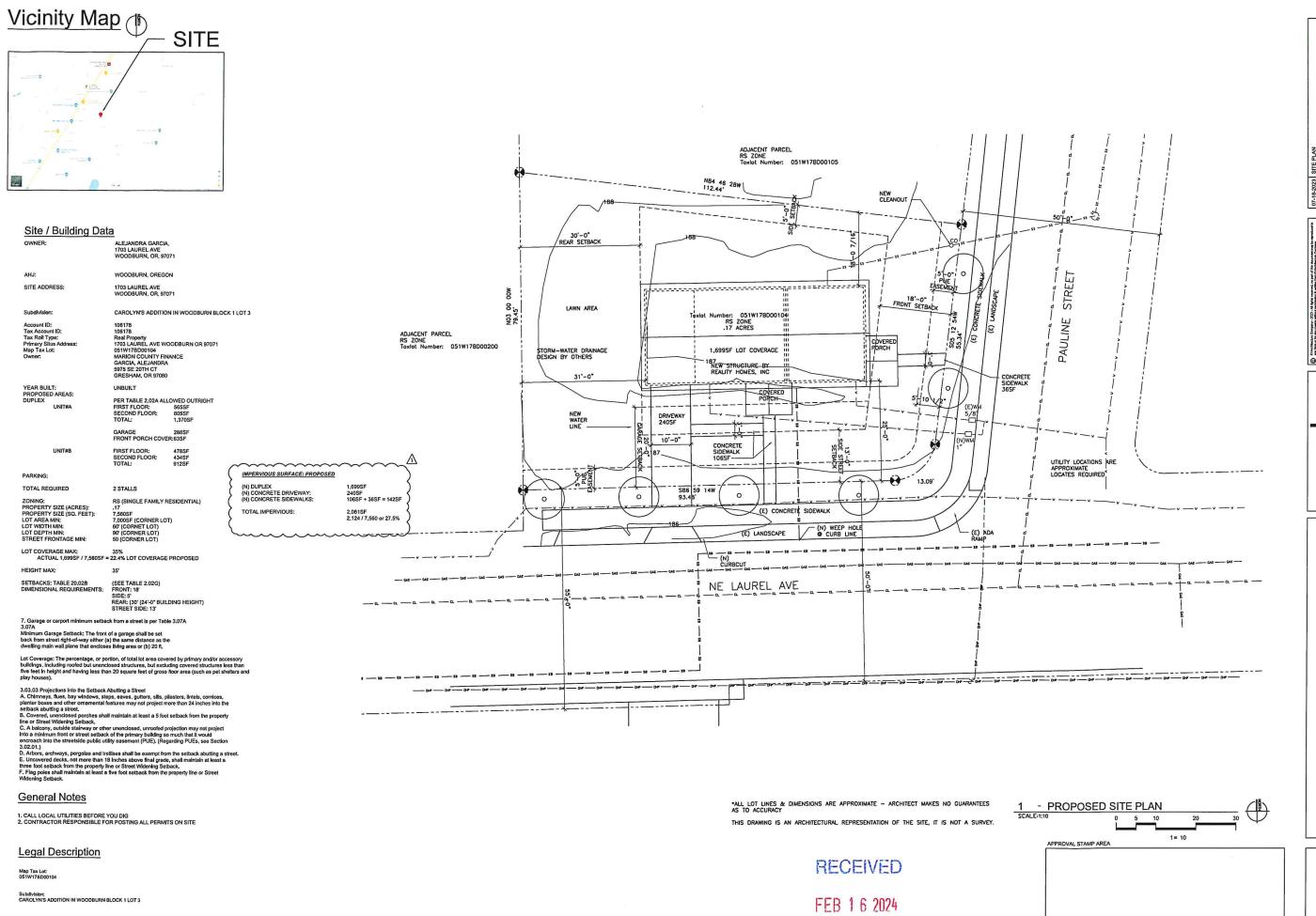
Type II

Applicant: Alejandra Garcia

Permit #: 971-23-000645-DWL

Date: 02/13/2024

The request for street adjustment, type II, is because the 5' right of way along Pauline Street isn't dedicated. We're applying for the street adjustment so that the design for 1703 Laurel Avenue doesn't have to change structurally due to setbacks. In the comments for this case it's stated that "due to the layout of the street and that the opposite side of the street's sidewalk is actually on private property so the street has more room than is typical."



07-16-2023 SITE PLAN
09-21-2023 RESUBMISSION / \(\int \)



A SHORE COMPANY WA 98074

a 2002 - 224th Place NE C Sammannish, WA 98074 425.260.0413 kvondruska@kva-arch.com

Garcia Residence 1703 NE Laurel Ave Woodburn, OR 97071

A1.01

COMMUNITY DEVELOPMENT DEPARTMENT



Woodburn OR. 97071 RE: #971-23-000645-DWL

To whom it may Concern

Below you will find the responses to your correction letter dated 8/11/2023 for the above noted project. Each response will directly correspond with the numbers on the correction letter. If you have any questions regarding the responses or would like me to clarify something you will find all of my contact information below. Thanks.

- 1. Furnace located in Conditioned Space.
- 2. 2 Story Party wall detail revised and provided (detail 12 page 7)

NOTE: All site related comments to be addressed by other. Keir Vondruska Architecture.

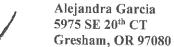
3. Section 3.07 "Architectural Design" reviewed – 16 credits chosen and provided. From Table 3.07A – PDF provided separately.

Dorin Cornitel
Reality Homes Inc.
2720 S. J St.
Tacoma WA 98409
P - (253) 722-2260
F - (253) 926-8515
E- dorin.cornitel@realityhomesinc.com

Grantor's Name:

Marion County

After recording return and send all tax statements to:



QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that MARION COUNTY, a Political Subdivision of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto, Alejandra Garcia, hereinafter called grantee and unto grantee's heirs, successors and assigns all of the grantor's right, title, and interest in that certain real property with the tenements, hereditaments and appurtenances there unto belonging or in any way appertaining, situated in the County of Marion, State of Oregon, as described:

Legal Description
Tax Account ID: 106178

The real property described in Reel 4627 Page 108 of the Marion County Real Property Deed Records.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$156,000.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this <u>25th</u> day of <u>October</u>, 2023; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER THE ORS 195.300, 195.301 AND 195.305 to 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY CONTAIN ENVIRONMENTAL HAZARDS, CONTAMINATION, AND/OR WETLANDS. SELLER ASSUMES NO RESPONSIBILITY AND IS IN NO WAY LIABLE FOR ANY CLEANUP, ABATEMENT, MITIGATION, REMEDIATION OR OTHER ACTIONS IN CONNECTION WITH THESE POSSIBLE CONDITIONS.

CONNECTION WITH THESE POSSIBLE CONDITION	,	MEDIATION OR OTH	IER ACTIONS IN
MARION COUNTY BOARD OF COMMISSIONERS CHAIR Not Present At Meeting COMMISSIONER STATE OF OREGON) SS County of Marion SOMMISSIONER	D-DEED \$5.00 \$11.00	Oregon, certify that the	2023-032219 10/26/2023 03:49 PI \$86.0 \$86.0 Yelerk for Marion Countrie instrument identified in the Official Records. Pgs=1 CC
This instrument was acknowledged before me on By Colm Willis Panielle Bethell	, 2023		
as Marion County Commissioner Notary Public for Oregon		OFFICIAL STAMP	

NOTARY PUBLIC - OREGON COMMISSION NO. 1031791

MY COMMISSION EXPIRES JANUARY 05, 2027