



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97122-206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@ci.milwaukie.or.us

Application for Land Use Action

Application Type: PRELIMINARY PARTITION PLAT

- Admin. I Minor QJ Leg.
 Admin. II Major QJ

RESPONSIBLE PARTIES:

(Please print or type)

APPLICANT(S): TIM RILEY - CLUNAS FUNDING GROUP, INC	Phone: 503-636-1964
Address: 201 B AVE, SUITE 270, LAKE OSWEGO, OR	Zip: 97034
PROPERTY OWNER(S): CLUNAS FUNDING GROUP, INC. PSP+T	Phone: 503-636-1964
Address: 201 B AVE, SUITE 270, LAKE OSWEGO, OR	Zip: 97034

SITE INFORMATION:

Address: SE BOWMAN ST + SE BRAE ST	Map & Tax Lot(s): 252E 06BC 03100
Comprehensive Plan Designation: LD	Zoning: R7 Size of property: 30,082 SQ FT

PROPOSAL (describe briefly):

PARTITION LAND INTO 3 LOTS

PLEASE NOTE: The Land Use Committee (LUC) of your Neighborhood District Association (NDA) will receive a review copy of this application. They may contact you and/or you may wish to contact them:

NDA: LAKE ROAD LUC Chair: Phone:

ATTEST: I am the property owner or I have attached the owner's authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: *Tim Riley* Date: 4/14/10

THIS SECTION FOR OFFICE USE ONLY:

File #: MLP-0-01 j t	Fee: \$ 2500	Rcd. by: RWM	Date stamp:
Notes: ASSOC W/ TFR-W-01	RECEIVED APR 14 2010 CITY OF MILWAUKIE PLANNING DEPARTMENT		RECEIVED APR 13 2010 CITY OF MILWAUKIE PLANNING DEPARTMENT

SEE REVERSE SIDE FOR APPLICATION CHECKLIST

Application Type: PRELIMINARY PARTITION PLAT

APPLICATION CHECKLIST

THE FOLLOWING REQUIRED ATTACHMENTS ARE TO BE PROVIDED AT COUNTER:

General requirements:

- Submission Requirements checklist (please note that additional submission requirements may be contained in applicable code sections below)
- ~~Site Plan Checklist~~ PRELIMINARY PLAT CHECKLIST
- Submission Requirements for Fire Protection & Access

Application-specific requirements:

- | | |
|--|--|
| <input type="checkbox"/> Review Procedures: | <input type="checkbox"/> Applicable Code sections: |
| <input type="checkbox"/> Type I Administrative (Section 19.1011.1) | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Type II Administrative (Section 19.1011.2) | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Minor Quasi-Judicial (Section 19.1011.3) | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Major Quasi-Judicial (Section 19.1011.4) | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Legislative (Section 19.1011.5) | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

Underlying zone requirements:

- Code section for applicable zone: 19.302 - R7
- Minimum Vegetation worksheet - TO BE PROVIDED AT TIME OF BUILDING PERMITS
- Lot Coverage worksheet - MAX BUILDING ENVELOPE + SETBACK DRAWING PROVIDED
- Floor Area worksheet - TO BE PROVIDED AT TIME OF BUILDING PERMITS

Preapplication conference:

A preapplication conference may be desirable or required for this action. Please discuss with Planning staff.

} WAIVED PER BRADA.

Public notification (by City of Milwaukee):

- Administrative process:
 - Type I: No notification required
 - Type II: Notify property owners and/or residents within 300 feet of site. (If a public hearing is requested, follow notification for Minor Quasi-Judicial below.)
- Minor/Major Quasi-Judicial process:
 - Notify property owners and/or residents within 300 feet (Minor) or 400 feet (Major) of site.
 - Advertise public hearing in local newspaper.
 - Post sign at site 10 or more days prior to public hearing.
- Legislative process
 - Advertise public hearing in local newspaper.
- Other notifications as may be required.

Other requirements:



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Application for Land Use Action

TRANSPORTATION FACILITIES REVIEW

Admin. I Minor QJ Leg.
 Admin. II Major QJ

RESPONSIBLE PARTIES:

(Please print or type)

APPLICANT(S): <u>Tim Riley - CUMAS FUNDING GROUP, INC.</u>	Phone: <u>503-636-1964</u>
Address: <u>201 B AVENUE, SUITE 270, LAKE OSWEGO, OR</u>	Zip: <u>97034</u>
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Address: <u>201 B AVENUE, SUITE 270, LAKE OSWEGO, OR</u>	Zip: <u>97034</u>

SITE INFORMATION:

Address: <u>SE BOWMAN ST + SE BRAE ST</u>	Map & Tax Lot(s): <u>2S2E 06BC 03100</u>
Comprehensive Plan Designation: <u>LD</u>	Zoning: <u>R7</u> Size of property: <u>30,082 SQ FT</u>

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Submitted by: Tim Riley Date: 4/14/10

THIS SECTION FOR OFFICE USE ONLY:

File #: <u>TFR-10-01</u>	Fee: \$	Rcd. by: <u>Rmn</u>	Date stamp:
Notes: <u>Master File MLP-10-01</u>			<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR 14 2010</p> <p style="text-align: center;">CITY OF MILWAUKIE PLANNING DEPARTMENT</p>

SEE REVERSE SIDE FOR APPLICATION CHECKLIST

TRANSPORTATION FACILITIES REVIEW

APPLICATION CHECKLIST

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General requirements:

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- Site Plan Checklist
- Submission Requirements for Fire Protection & Access

*SUPPLIED
WITH
PREVIOUS
APPLICATION*

Application-specific requirements:

- Review Procedures:
 - Type I Administrative (Section 19.1011.1)
 - Type II Administrative (Section 19.1011.2)
 - Minor Quasi-Judicial (Section 19.1011.3)
 - Major Quasi-Judicial (Section 19.1011.4)
 - Legislative (Section 19.1011.5)
- Applicable Code sections:
 - 19.400 Supplementary Regulations
 - 19.500 Off-Street Parking and Loading
 - 19.1400 Public Facility Improvements
 - Transportation Design Manual
 - Other: _____

Underlying zone requirements:

- Code section for applicable zone: 19.302-R7
- Minimum Vegetation worksheet *- TO BE PROVIDED AT TIME OF BUILDING PERMITS*
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- Floor Area worksheet *- TO BE PROVIDED AT TIME OF BUILDING PERMITS*

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