

MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: R-2023-004

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|--|--|--|
| <input type="checkbox"/> Amendment to Maps and/or
<input type="checkbox"/> Comprehensive Plan Map Amendment
<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Land Division:
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Lot Consolidation
<input type="checkbox"/> Partition
<input type="checkbox"/> Property Line Adjustment
<input checked="" type="checkbox"/> Replat
<input type="checkbox"/> Subdivision | <input type="checkbox"/> Planned Development
<input type="checkbox"/> Residential Dwelling
<input type="checkbox"/> Manufactured Dwelling Park
<input type="checkbox"/> Manufactured Dwelling
<input type="checkbox"/> Temporary Dwelling Unit
<input type="checkbox"/> Transportation Facilities Review**
<input checked="" type="checkbox"/> Variance:
<input type="checkbox"/> Use Exception
<input type="checkbox"/> Variance
<input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Community Service Use
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Development Review
<input type="checkbox"/> Director Determination
<input type="checkbox"/> Downtown Design Review
<input type="checkbox"/> Extension to Expiring Approval
<input type="checkbox"/> Historic Resource:
<input type="checkbox"/> Alteration
<input type="checkbox"/> Demolition
<input type="checkbox"/> Status Designation
<input type="checkbox"/> Status Deletion | <input type="checkbox"/> Mixed Use Overlay Review
<input type="checkbox"/> Modification to Existing Approval
<input type="checkbox"/> Natural Resource Review**
<input type="checkbox"/> Nonconforming Use Alteration
<input type="checkbox"/> Parking:
<input type="checkbox"/> Quantity Determination
<input type="checkbox"/> Quantity Modification
<input type="checkbox"/> Shared Parking
<input type="checkbox"/> Structured Parking | <input type="checkbox"/> Other: _____
Use separate application forms for:
Annexation and/or Boundary Change
• Compensation for Reduction in Property
• Value (Measure 37)
Daily Display Sign
• Appeal |

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Jeff Sanchez

Mailing address: 437B SE Monroe St, Milwaukie, OR State/Zip: 97222

Phone(s): 503-572-6984 Email: jsanchez@firstcallheat.com

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): PAUL ROEGER

Mailing address: 20330 SE Hwy 212, Damascus, OR State/Zip: 97089

Phone(s): 503-860-2545 Email: paul@cmtsc.net

SITE INFORMATION:

Address: 437B SE Monroe St Map & Tax Lot(s): 1-2E-31BB-7B00

Comprehensive Plan Designation: _____ Zoning: _____ Size of property: _____

PROPOSAL (describe briefly):

Replat two lots of the old MINTHORN ADDITION and half of vacated SE 44th Ave that reverted to adjacent property when it was vacated. Variance for lot width on parcel 1

SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: [Signature] Date: 11/15/2023

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

** Natural Resource and Transportation Review applications may require a refundable deposit.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	R-2023-004	\$ 150	25%	multiple applications	Materials submitted 11/15/2023
Concurrent application files	VR-2023-007	\$ 1,000			Payment submitted 11/21/2023
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$ 1,150			RECEIPT #:	RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Hector Campbell					
Notes:					

PRELIMINARY PARTITION PLAT NO.

A REPLAT OF LOTS 1 AND 2, BLOCK 68, "MINTHORN ADDITION TO THE CITY OF PORTLAND" (PLAT NO. 59), AND VACATED 44TH AVENUE, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH GREEN PLASTIC CAP INSCRIBED "CMT LS 86811" SET ON _____
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- IB IRON BAR
- W/ WITH
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- (R#) REFERENCE SURVEY OR PLAT
- (OU) ORIGIN UNKNOWN
- (H) HELD

REFERENCE SURVEYS

- (R1) "MINTHORN ADDITION TO THE CITY OF PORTLAND" PLAT NO. 59
- (R2) SN2023-051
- (R3) SN 11864
- (R4) SN 2008-193
- (R5) SN 12767
- (R6) SN 3155
- (R7) "THERESE ESTATES" PLAT NO. 3862

DATE: OCTOBER 9, 2023

SURVEYED FOR: JEFF SANCHEZ
4378 SE MONROE
MILWAUKIE OR 97222

DETAIL
SE MONROE STREET
SCALE = 1" = 20'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 1 AND 2, BLOCK 68, "MINTHORN ADDITION TO THE CITY OF PORTLAND", PLAT NO. 59 AND THE WEST HALF OF VACATED SE 44TH AVENUE (60.00' WIDE).

AS THE BASIS OF BEARINGS AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SE MONROE STREET, ALSO BEING THE NORTH LINE OF THE SUBJECT PROPERTY, I HELD A BEARING OF NORTH 90°00'00" EAST, INFERRED FROM (R1), BETWEEN A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 68 AND A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 21, BLOCK 67 OF SAID PLAT.

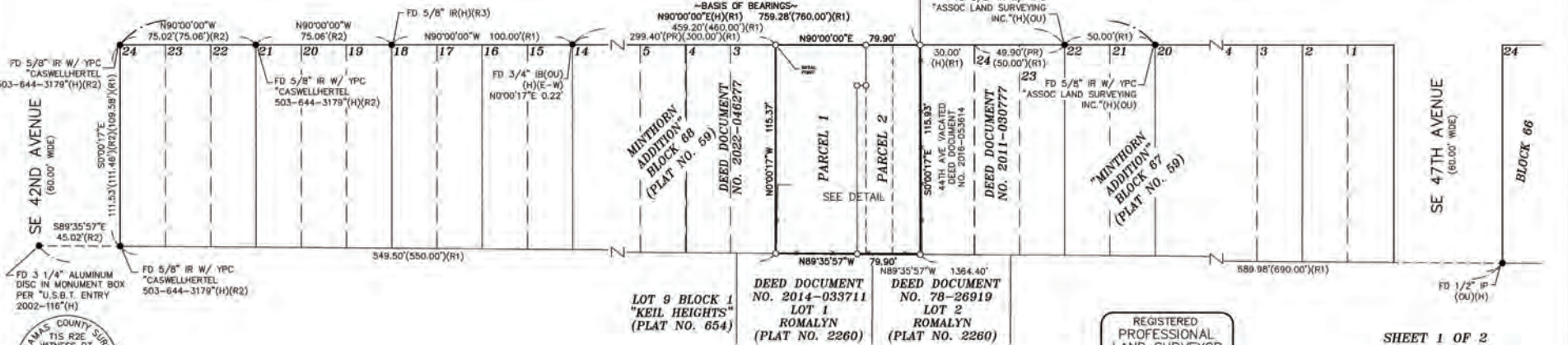
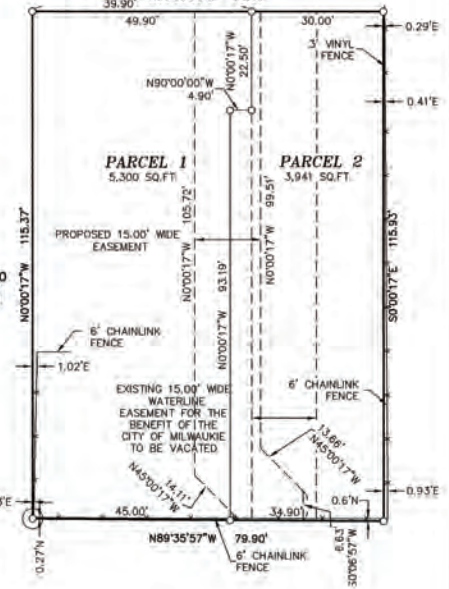
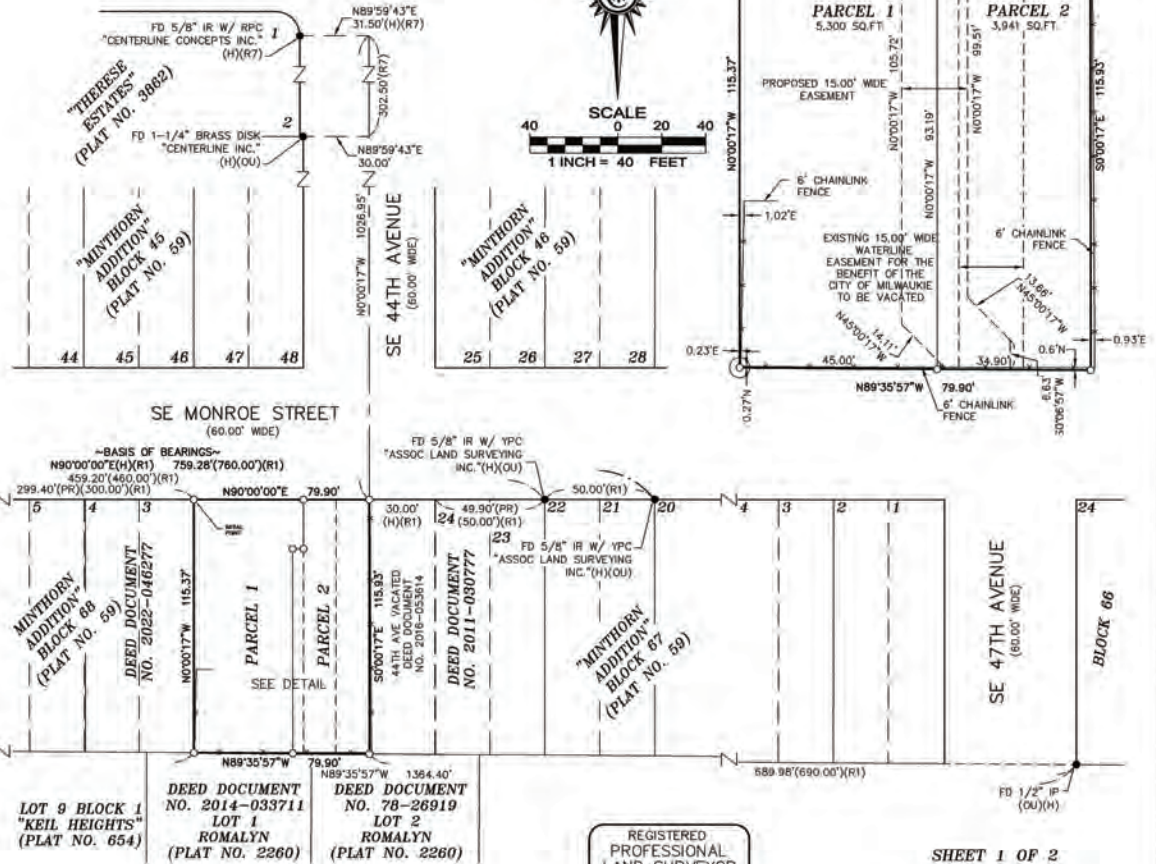
TO ESTABLISH THE SOUTH LINE OF THE SUBJECT PROPERTY I HELD A BRONZE DISK SET IN U.S.B.T. ENTRY 2002-116, A WITNESS CORNER FOR THE NORTHWEST CORNER OF THE JOHN D. GARRETT D.L.C. NO. 38, AND A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF BLOCK 66 OF SAID PLAT.

I THEN ESTABLISHED THE NORTHERLY CORNERS OF THE LOTS BETWEEN LOT 14 OF SAID BLOCK 68 AND LOT 23 OF SAID BLOCK 67 BY PRO-RATING THE DISTANCE BETWEEN THE EAST-WEST LOCATION OF A 3/4" IRON BAR FOUND NEAR THE NORTHWEST CORNER OF SAID LOT 14 AND A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 23, HOLDING THE RIGHT-OF-WAY OF SE 44TH AVENUE AT THE RECORD WIDTH OF 60.00 FEET, PER (R1). THE RESULTING WIDTHS OF SAID LOTS ARE 0.05 FEET SHORTER THAN THE RECORD WIDTHS PER (R1).

I THEN ESTABLISHED THE CENTERLINE OF SE 44TH AVENUE BY HOLDING A POINT ON THE ESTABLISHED SOUTHERLY RIGHT-OF-WAY LINE OF SE MONROE STREET AT THE PRO-RATED DISTANCES PREVIOUSLY ESTABLISHED FROM A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 23 AND THE RECORD HALF WIDTH OF 30.00 FEET, PER (R1), AND DREW A LINE NORTHERLY TO A POINT 31.90 FEET EASTERLY, PER (R7), OF A 5/8" IRON ROD FOUND AT THE SOUTHERLY END OF A CURVE AT THE NORTHEAST CORNER OF LOT 1 "THERESE ESTATES".

TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY I EXTENDED THE PREVIOUSLY ESTABLISHED CENTERLINE OF SE 44TH AVENUE SOUTHERLY TO THE ESTABLISHED SOUTH LINE.

TO ESTABLISH THE WEST LINE OF THE SUBJECT PROPERTY I HELD A LINE PARALLEL TO THE ESTABLISHED EAST LINE FROM THE PREVIOUSLY ESTABLISHED PRO-RATED LOCATION OF THE NORTHWEST CORNER.



REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID ROEGER
OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

SHEET 1 OF 2



CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590
Y: 1500-1400/DWC/5001400PART.DWG

EXPIRES DECEMBER 31, 2024

PRELIMINARY PARTITION PLAT NO. _____

A REPLAT OF LOTS 1 AND 2, BLOCK 68, "MINTHORN ADDITION TO THE CITY OF PORTLAND" (PLAT NO. 59), AND VACATED 44TH AVENUE, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

DATE: OCTOBER 9, 2023
 SURVEYED FOR: JEFF SANCHEZ
 4378 SE MONROE
 MILWAUKIE OR 97222

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT JEFF SANCHEZ IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON. THIS PARTITION PLAT IS SUBJECT TO THE RESTRICTIONS AS SHOWN OR NOTED HEREON. THE DECLARANT MAKES NO CLAIM TO ANY LAND LYING OUTSIDE THE MONUMENTED BOUNDARY OF THIS PARTITION PLAT.

 JEFF SANCHEZ

ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF CLACKAMAS } S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEFF SANCHEZ, WHO DID ACKNOWLEDGE THIS INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

 NOTARY SIGNATURE

 NOTARY PUBLIC - OREGON (PRINTED NAME)

 COMMISSION NO.

 MY COMMISSION EXPIRES

NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF MILWAUKIE IN CASE FILE NO. _____

SURVEYOR'S CERTIFICATE

I, DAVID ROEGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING A REPLAT OF LOTS 1 AND 2, BLOCK 68 OF "MINTHORN ADDITION TO THE CITY OF PORTLAND" (PLAT NO. 59), CLACKAMAS COUNTY PLAT RECORDS, AND A PORTION OF VACATED SE 44TH AVENUE, AS DESCRIBED IN DOCUMENT NO. 2023-015053, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHERE I SET A 5/8" X 30" IRON ROD WITH A GREEN PLASTIC CAP INSCRIBED "CMT LS 86811" AT THE NORTHWEST CORNER OF SAID LOT 2 AND BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE MONROE STREET (60.00' WIDE);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 90°00'00" EAST, 79.90 FEET TO THE CENTERLINE OF SE 44TH AVENUE, A VACATED STREET AS DESCRIBED IN DEED DOCUMENT NO. 2016-053614, CLACKAMAS COUNTY DEED RECORDS;

THENCE ALONG SAID CENTERLINE SOUTH 00°00'17" EAST, 115.93 FEET, TO THE NORTH LINE OF "ROMALYN" (PLAT NO. 2260), CLACKAMAS COUNTY PLAT RECORDS;

THENCE LEAVING SAID CENTERLINE ALONG THE NORTH LINE OF SAID "ROMALYN" PLAT NORTH 89°35'57" WEST, 79.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 00°00'17" WEST, 115.37 FEET TO THE INITIAL POINT.

CONTAINING 9,241 SQUARE FEET, MORE OR LESS.

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____

BY: _____
 CITY OF MILWAUKIE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

 CITY OF MILWAUKIE PLANNING MANAGER

APPROVED THIS _____ DAY OF _____, 20____

 CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH JUNE 30, 20____

APPROVED THIS _____ DAY OF _____, 20____

 CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY _____
 DEPUTY

STATE OF OREGON }
 COUNTY OF CLACKAMAS } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____M.

AS PARTITION PLAT NO. _____

DOCUMENT NO. _____

 CATHERINE McMULLEN, CLACKAMAS COUNTY CLERK

BY _____
 DEPUTY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

DR
 OREGON
 SEPTEMBER 11, 2018
 DAVID ROEGER
 86811

EXPIRES DECEMBER 31, 2024

SHEET 2 OF 2



CMT SURVEYING AND CONSULTING
 20330 SE HIGHWAY 212
 DAMASCUS, OR 97089
 PHONE (503) 850-4672 FAX (503) 850-4590
 Y:\500-1400\DWG\5001400PART.DWG

NARRATIVE
Partition/Replat
4378 SE Monroe Street

I. GENERAL INFORMATION

Applicant:	Jeff Sanchez 4378 SE Monroe Street Milwaukie, OR 97222 503-572-6984
Applicant's Representative:	Paul H. Roeger CMT Surveying & Consulting 20330 SE Hwy. 212 Damascus, Oregon 97089 503-850-4672 503-860-2545 Cell
Surveyor:	David Roeger, PLS CMT Surveying & Consulting 20330 SE Hwy. 212 Damascus, OR 97089 503-850-4672
Property Owner:	Jeff Sanchez 4378 SE Monroe Street Milwaukie, OR 97222
Tax Lot Information:	Tax Map 1-2E-31BB, Tax Lot 7802
Location:	4378 SE Monroe Street
Current Zoning:	R-MD, Moderate Density Residential
Site Area:	9,240 Sq. Ft.
Water District:	City of Milwaukie
Sanitary Sewer:	City of Milwaukie
Surface Water Mgmt.:	City of Milwaukie
Fire District:	Clackamas County Fire District #1
Power:	Portland General Electric
Telephone:	Century Link
Cable:	Comcast

NARRATIVE
Partition/Replat
4378 SE Monroe Street

Gas: Northwest Natural

II. REQUEST – APPROVALS SOUGHT

The Applicant, Jeff Sanchez, is requesting Land Use approval for a Replat of two lots of the old MINTHORN ADDITION subdivision, plus half of the vacated SE 44th Avenue that reverted to the adjacent property when vacated, specifically, Lots 1 and 2, Block, 68, to be able to keep the existing house on the Western parcel and construct a new duplex on the Eastern parcel. We also need to apply for a Variance to the minimum lot width for Parcel 1.

III. SITE DESCRIPTION AND SURROUNDING AREA

The property was zoned R-5 until recently when all single-family residential properties in the City were rezoned to R-MD, Residential Moderate Density, which now allows development on smaller parcels. All surrounding properties were and are zoned the same, except the property immediately South, which was zoned R-7, and all are developed to the R-5 or R-7 standard, as was appropriate, but now are subject to increased density due to the new zoning standards. All of these single-family residential properties are labeled Moderate Density (MD) on the Comprehensive Plan Map.

Site access to the existing single-family home is from SE Monroe Street. The new duplex lot will also take access from SE Monroe Street. At the time of future development parking will be provided by a parking pad for each unit of the duplex.

IV. PROPOSAL SUMMARY

The existing house and attached garage will remain on Parcel 1, the Western parcel. After the Partition/Replat, a duplex will be built on Parcel 2. Access for all units will be from the SE Monroe Street. Parking will be provided on a parking pad for each of the proposed duplex units at the time of future development. We also need a Variance to the lot width of Parcel 1. The proposal is to use the vacated SE 44th Avenue as the front lot width of Parcel 2 to continue to allow the existing house use of the existing side yard they have always had East of the existing driveway. Then the existing house lot will be narrowed by 4.90-feet to provide enough width on Parcel 2 for the proposed duplex and to provide for a 15-foot wide waterline easement between the existing house and the proposed duplex.

The existing house is connected to a sanitary sewer lateral from the center of SE Monroe Street. The new duplex will tap this main and extend a lateral to the duplex.

The existing house is served water from a meter in SE Monroe Street, which will continue to serve it. There is an 8-inch water main on the South side of SE Monroe Street to which the new meter for the duplex will be connected.

NARRATIVE
Partition/Replat
4378 SE Monroe Street

Storm drainage for the new duplex will be run to a drywell, per Code.

Power, telephone, and cable to the existing house is provided overhead to the East side of the house. These will be relocated per industry standards and approval. All new power, telephone, and cable will also be installed per industry standards and approval to the new duplex. The existing overhead utilities from Monroe Street to the back property line will also be relocated per industry standards and approval.

The existing house is not served gas at this time, however, there is a 2-inch gas line near the center of SE Monroe Street that could provide service if gas service is needed for the new duplex.

V. 17.12.020 – APPLICATON PROCEDURE AND APPROVAL CRITERIA

This will be a Type I review, since the proposal is for a Replat of these two lots and half of the vacated SE 44th Avenue of the old MINTHORN ADDITION TO THE CITY OF PORTLAND, originally subdivided in 1890, into two lots with a dedicated right-of-way, which was not decided by the Planning Commission. The Western parcel will have the existing house and a new duplex will be constructed on the Eastern parcel. Both parcels will be just over 115-feet deep. The applicant has had an informal Pre-App with the City.

17.12.030 – APPROVAL CRITERIA FOR LOT CONSOLIDATION, PROPERTY LINE ADJUSTMENT, AND REPLAT

The replat of these two lots and the half of vacated SE 44th Avenue into two new lots will allow development of the affected lots under the new R-MD zone with the existing house remaining on one parcel and a new duplex constructed on the second parcel. The single detached home is on 5,309 square feet, which equals 8.2 units per acres, which is less than the maximum of 8.7 units per acre for single detached dwellings. Duplexes are exempt from density maximums.

17.12.040 APPROVAL CRITERIA FOR PRELIMINARY PLAT

The Preliminary Plat complies with Title 19 of the City Code, including Chapter 16.32 – Tree Code. There are no existing trees on this property. At the time of future development on Parcel 2, trees will be planted to meet City standards.

The proposed replat will allow reasonable development that meets City standards.

This is a replat of two old subdivision lots and a half of vacated SE 44th Avenue into two new parcels, so there is no subdivision name.

No new streets or roads are proposed, and the existing right-of-way (ROW) is wide enough, 60-feet, so no additional ROW dedication will be required.

NARRATIVE
Partition/Replat
4378 SE Monroe Street

Separate utility service connections are being designed for each of the new lots, including water, sanitary sewer, and stormwater.

There is an existing City waterline on the vacated half street that will be relocated along the new property line between the new parcels. A new easement will be dedicated on the Final Plat per City requirements.

New utility services for power, telephone, cable, and gas are available, or can be made available from SE Monroe Street.

Pedestrian access to each dwelling unit will be directly from SE Monroe Street, a public road.

Driveways to each unit will come directly from SE Monroe Street to the parking pad of each unit at the time of future development.

The existing dwelling unit will be on Parcel 1 and the new duplex will be on Parcel 2. No lots or tracts are being proposed for common areas.

The duplex to be built on Parcel 2 will comply with applicable building codes provisions relating to new property lines.

The duplex or any other buildings located on the newly created lots will comply with the Oregon Residential Specialty Code.

Both of these parcels abut SE Monroe Street. Monroe Street does not meet current City standards, except that the existing ROW is adequate for this development. However, it is our understanding that the developer will be required to pay a Fee-In-Lieu-Of constructing the street improvements.

The existing house will remain on Parcel 1 and a duplex will be built on Parcel 2.

The proposed replat only includes land zoned for residential uses and the new parcels will only be developed for residential use. None of this property includes land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under statewide planning goals.

This land division will not result in development that creates enough lots to allow building residential units at 80 percent or more of the maximum net density of 25 units per Acre for the R-MD zone. Since parcel 2 is 3,931 square feet, or 0.09 Acres, which results in 2 units on the 0.09 Acres, which equals 22 units per Acre, which is 88 percent of the maximum net density. Therefore, the units will not need to be sold or rented to households with incomes below 120 percent of the medium family income for Clackamas County.

All Conditions of Approval required by the City for this Replat will be complied with by the developer.

NARRATIVE
Partition/Replat
4378 SE Monroe Street

VI. 17.16 Application Requirements and Procedures

An application for a Replat with the signature of all owners is included in this submittal and required fees will be paid. No waivers are being requested. A narrative report describing how the proposal meets approval criteria and additional information, including a Preliminary Replat are also included. The “preliminary plat checklist” is also included.

VII. 17.20 Preliminary Plat

17.20.010 and 17.20.020 – SUBMISSION OF PLANS and SCALE

A Preliminary Plat drawn at a 1” = 40’ scale plus a detail drawn at 1” = 20’ scale is included in this submittal.

17.20.030 – GENERAL INFORMATION TO BE SHOWN ON THE PRELIMINARY PLAT

The Preliminary Plat has been prepared by an Oregon registered land surveyor.

All required information is on the Preliminary Plat.

17.20.050 and 17.20.060 – EXISTING CONDITIONS and PROPOSED CONDITIONS

A separate Existing Conditions Plan is being provided with this submittal. We have also included the proposed Replat on the Existing Conditions Plan. Contour lines and existing utilities are also shown. Engineering Plans to relocate the existing waterline across the portion of the property that was SE 44th Avenue to tie back into the waterline that comes in across the property to the South have already been submitted for City review by the applicant. However, it may be necessary to revise the location of the new waterline due to our changing of the easement location. A new water service from the City’s 8-inch water main on the South side of SE Monroe Street will also be installed for Parcel 2.

A conceptual plan of the Replat layout with the existing house is shown on the Existing Conditions Site Plan.

VIII Title 19 - ZONING

19.301 - MODERATE DENSITY RESIDENTIAL ZONE

This property is in the Moderate Density Residential Zone – R-MD. The proposal is to Replat two existing old subdivision lots and half of vacated SE 44th Avenue into two new parcels to meet the current zoning of the property.

The intent is to leave the existing house on the Western parcel, Parcel 1, and build a duplex on the Eastern parcel, Parcel 2.

NARRATIVE
Partition/Replat
4378 SE Monroe Street

Per Table 19.301.2, Moderate Density Residential Uses Allowed, a single detached dwelling is permitted outright in the R-MD zone on a parcel exceeding 5,000 square feet and a duplex is permitted outright on a parcel between 3,000 and 4,999 square feet per Table 19.301.4.

Parcel 1 is 5,309 square feet, which allows the single detached dwelling and Parcel 2 is 3,931 square feet, which allows the duplex. Therefore, per Table 19.301.4, Moderate Density Residential Development Standards, these dwellings are a permitted Dwelling Type on their respective parcels. All of the required Lot Standards, except Minimum lot width for the single detached dwelling are met, including Minimum lot depth and Minimum street frontage for the single detached dwelling and the duplex are met. The minimum lot width on Parcel 1 with the single detached dwelling is 45.0-feet, instead of the required 50-feet, due to the needed additional width on Parcel 2 for the desired duplex and the relocate of a waterline, which requires a 15.0-foot easement. Lot depths are both in excess of 115-feet, and the minimum street frontage on Parcel 1 is 49.9-feet and on Parcel 2 is 30-feet. We are applying for a Variance of 5-feet on the minimum lot width of Parcel 1, which is 10-percent of the required 50-feet.

Development Standards per this table also are met. Minimum front yard for the single detached dwelling is 22.5-feet and the minimum front yard for the duplex will be greater than 20-feet at approximately 30-feet. Due to the jog in the property line the lot width of Parcel 1 is reduced to 45.0-feet and the lot width of Parcel 2 is increased to 34.9-feet for the majority of the parcel. The existing side yard of the existing house on the West side is 8.9-feet and proposed at 9.4-feet on the East side to the new property line. Parcel 2 with the duplex will have a 5-foot side yard on the East side and a 6.9-foot side yard on the West side due to the required waterline easement between the two parcels. The rear yard of the existing house is currently 37.7-feet and the rear yard for the duplex will be in excess of the required 20-feet. The existing house on Parcel 1 is 1,409 square feet, 26.5-percent lot coverage, so it is well under the maximum lot coverage of 35-percent. The new duplex on Parcel 2 will also be under the maximum of 35 percent and will be dealt with at Building Permit time.

Other Standards of this table include minimum and maximum density, which for Parcel 1 is 7.0 minimum and 8.7 maximum. The one unit on parcel 1 at 5,309 square feet is 8.2 units per acre. The standard is met. Duplexes are exempt from density maximums. The two units on Parcel 2 are at 22 units per acres.

The minimum vegetation requirement of 25 percent for the existing single detached dwelling is met and the duplex will meet the 25 percent standard at the time of Building Permit.

19.411 – Variances

19.411.4.A – Approval Criteria – Type II Variances – The proposed variance to the width of Parcel 1, to reduce it from the required 50.0 feet to 45.0 feet (10% reduction), will not be detrimental to surrounding properties, natural resource areas, or public health, safety, or welfare.

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4378 SE Monroe Street

The house on Parcel 1 already exists and will continue to meet setback standards, even with the reduced width of the lot. It will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan.

The proposed variance will sustain the integrity of the existing building and site design, there is no mitigation necessary, and there are no trees on the site.

19.500 – Supplementary Development Regulations

All required setbacks are being met.

Most Site and Building Design Standards will be met at Building Permit time. A new duplex is proposed on Parcel 2, the Eastern parcel.

19.600 - Off-Street Parking Standards for Residential Areas

Off-street parking for the single detached dwelling will remain as it currently is with a single-car garage and the driveway in front of it. No parking is required for the duplex, however, a parking pad will be provided for each unit of the duplex and will be dealt with at Building Permit time.

Bicycle parking is not required for the existing house or the new duplex.

IX. 16.32 Tree Code

16.32.042 – There are NO trees on this property. At the time of future development on Parcel 2, trees will be planted to meet City standards.

X. Title 13 – Public Services

13.04 – An 8-inch Water main is located on the South side of SE Monroe Street. A new water service will be installed off of that main for Parcel 2. Permits and System Development Charges will be paid as necessary for this development.

13.12 – There is an existing 8-inch sanitary sewer located in the center of SE Monroe Street. A new sanitary sewer lateral will be installed for the duplex on Parcel 2 from the main in SE Monroe Street. All permits and System Development Charges will be paid as necessary for this development.

13.14 – Stormwater management for the new duplex will be handled onsite by installation of a drywell for all the roof drains. System development charges will be paid as necessary for this development.

13.32 – It is our understanding that Fee In Lieu of Construction (FILOC) for Street Improvements will be required.

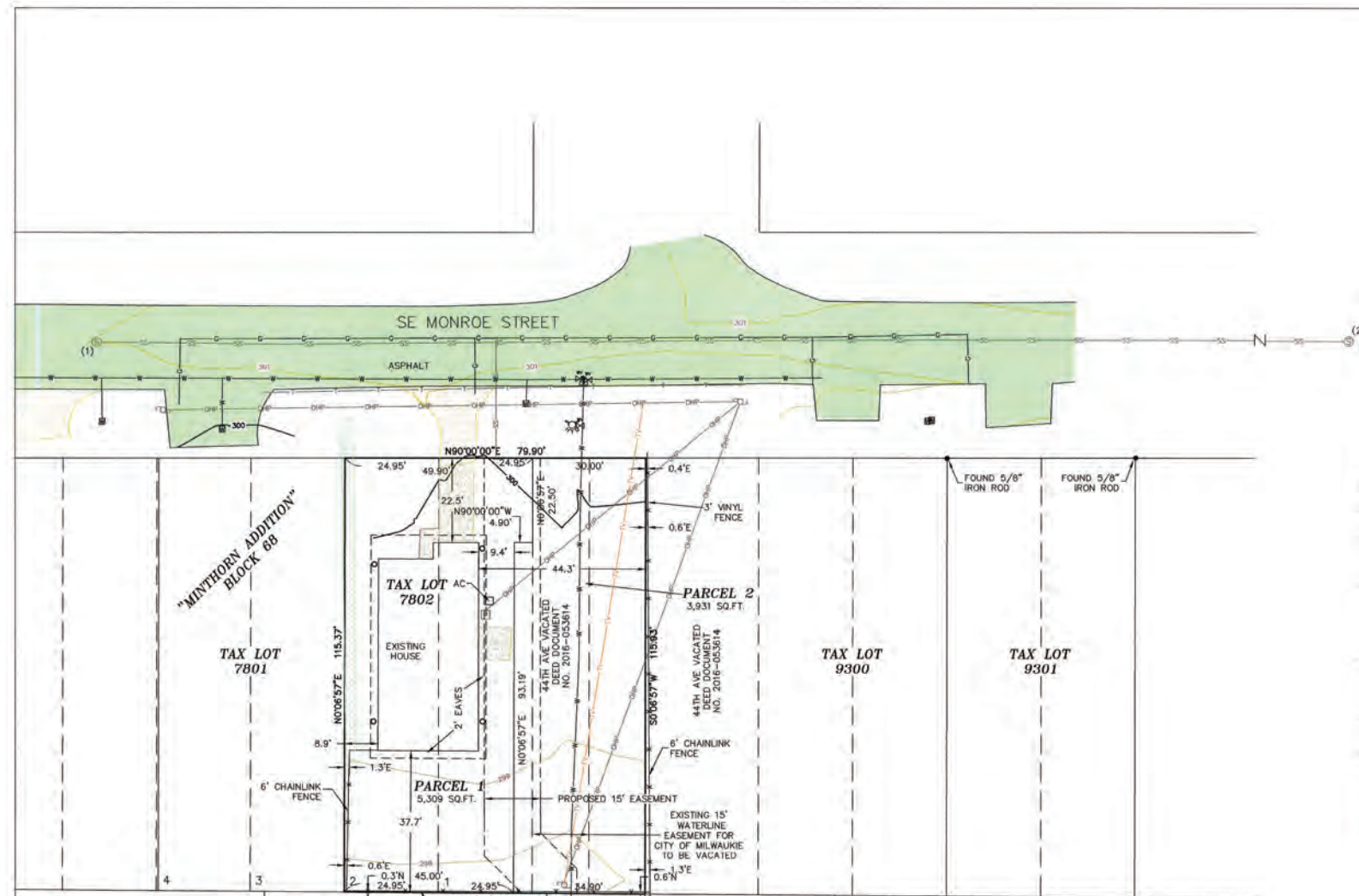


SCALE 1" = 20'

- (1) SSMH
RIM EL. 301.0'
8" I.E. IN W=284.1'
8" I.E. OUT E=284.0'
PIPES CASED IN CONCRETE
- (2) SSMH
RIM EL.=295.8'
8" CONCRETE I.E. IN W=278.8'
8" CONCRETE I.E. OUT E=278.6'

LEGEND

- EXISTING UNDERGROUND TELEPHONE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC METER
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING DOWNSPOUT
- EXISTING FENCE
- FOUND MONUMENTS
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT



NOTES

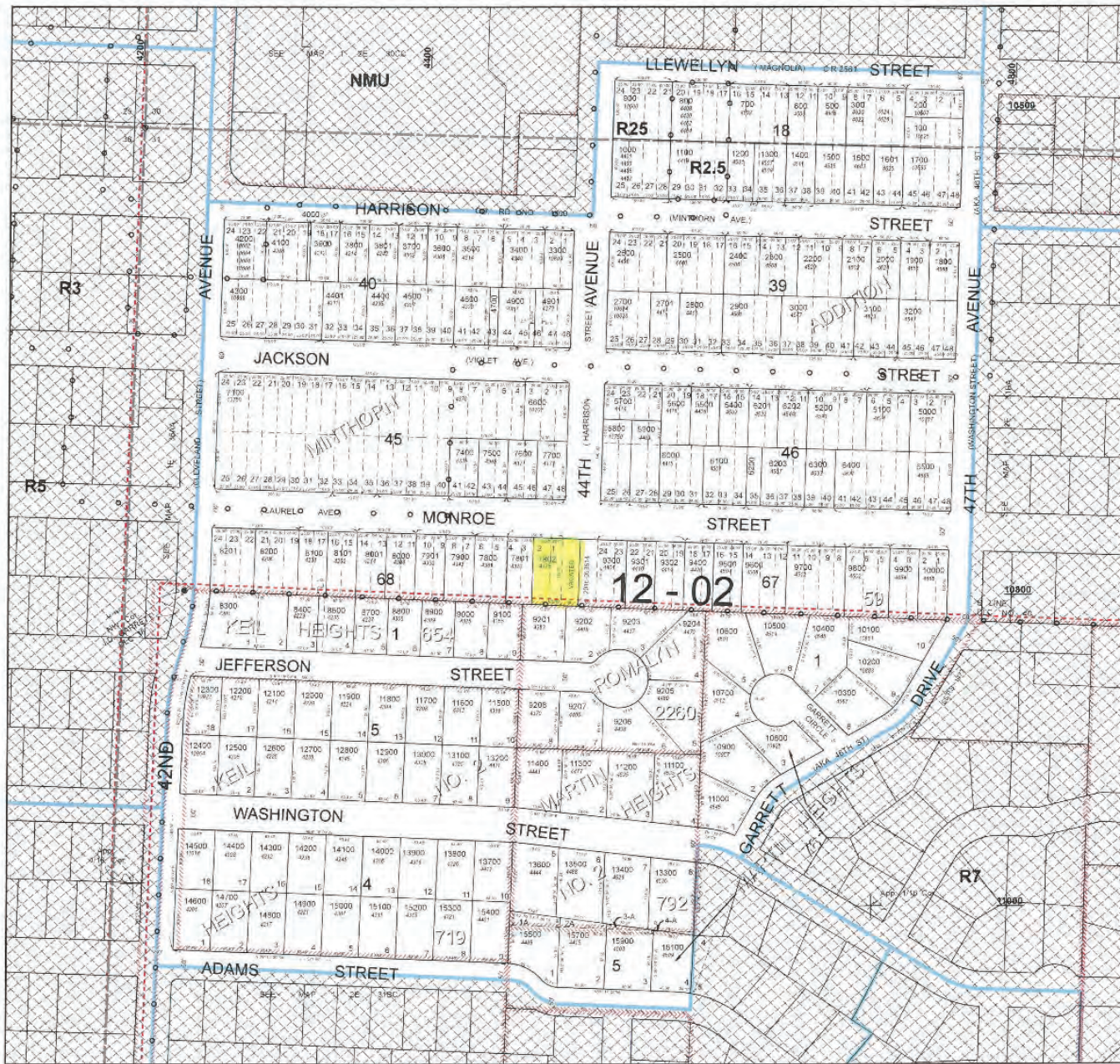
1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 4378 SE MONROE STREET.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "MINTHORN ADDITION" CLACKAMAS COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY ASSUMING AN ELEVATION OF 300.00' ON LOCAL CONTROL.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF JEFF SANCHEZ.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED PARTITION PLAT WILL BE FILED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David Roeger
OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2024

EXISTING CONDITIONS & PROPOSED REPLAT
4378 SE MONROE STREET
NW 1/4 SEC 31, T1S, R2E, W.M.
CITY OF MILWAUKIE
CLACKAMAS COUNTY, OREGON
JULY 26, 2023
DRAWN: JMR CHECKED: DMR
SCALE 1"=20' ACCOUNT #500-1400
Y:\500-1400\DWG\5001400BASE
CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590

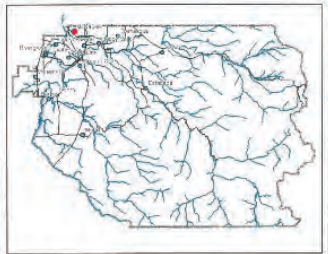


12 E 31BB
MILWAUKIE
N.W.1/4 N.W.1/4 SEC.31 T.1S. R.2E. W.M.
CLACKAMAS COUNTY
1" = 100'

D. L. C.
JOHN GARRETT NO. 38
DANIEL HATHAWAY NO. 40

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VICINITY
MAP



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

12 E 31BB
MILWAUKIE