



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: 400-2018-002

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

...Replat

...

...

...

...

RECEIVED

APR 23 2018

CITY OF MILWAUKIE
PLANNING DEPARTMENT

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): Steve Gibson Construction Co Inc

Mailing address: 10271 SE 54th Ave Milwaukie Zip: 97222

Phone(s): 503-320-2703 E-mail: gibhomes@aol.com

APPLICANT'S REPRESENTATIVE (if different than above): Steve Gibson

Mailing address: Zip:

Phone(s): E-mail:

SITE INFORMATION:

Address: 3716 SE International Way, Milwaukie, OR 97222 Map & Tax Lot(s): 11E36DA00600 11E36DA00502 11E36DA00501 11E36DA00500

Comprehensive Plan Designation: ... Zoning: BI Size of property: 0.45 ...

PROPOSAL (describe briefly):

replat 4 lots into 1 lot for new addition

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) 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: 4-18-18

IMPORTANT INFORMATION ON REVERSE SIDE

RESET

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

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.

REVIEW TYPES:

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

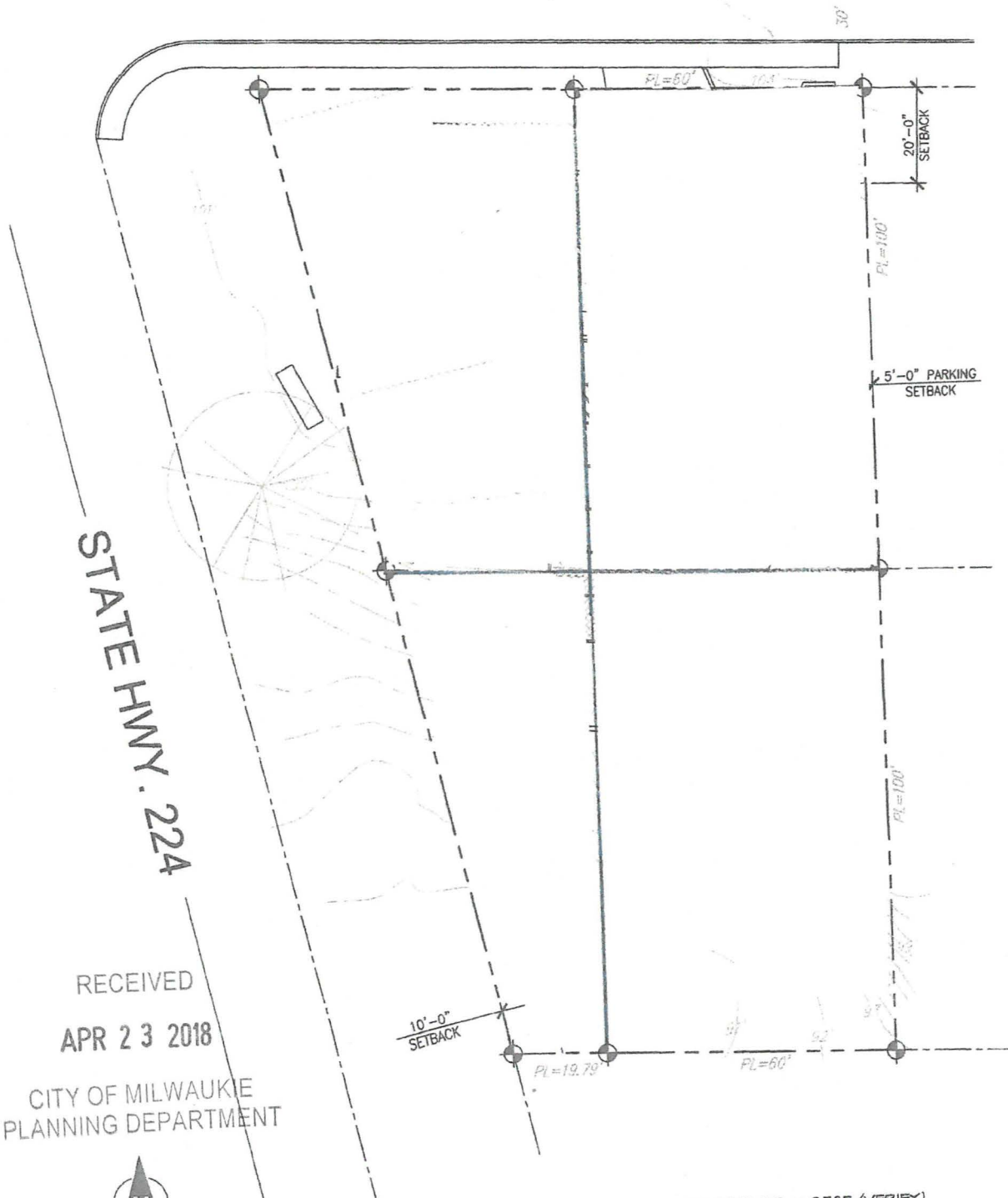
- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	R-2018-002	\$ 200.-			\$	RECEIVED APR 23 2018 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$ 1,000			\$	
		\$			\$	
		\$			\$	
		\$ 1,000			\$	
SUBTOTALS		\$ 200.-			\$	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:		RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s):						
Notes:						

*After discount (if any)

S.E. INTERNATIONAL WAY

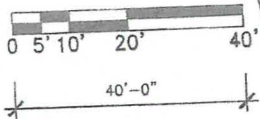


STATE HWY. 224

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CITY OF MILWAUKIE
PLANNING DEPARTMENT



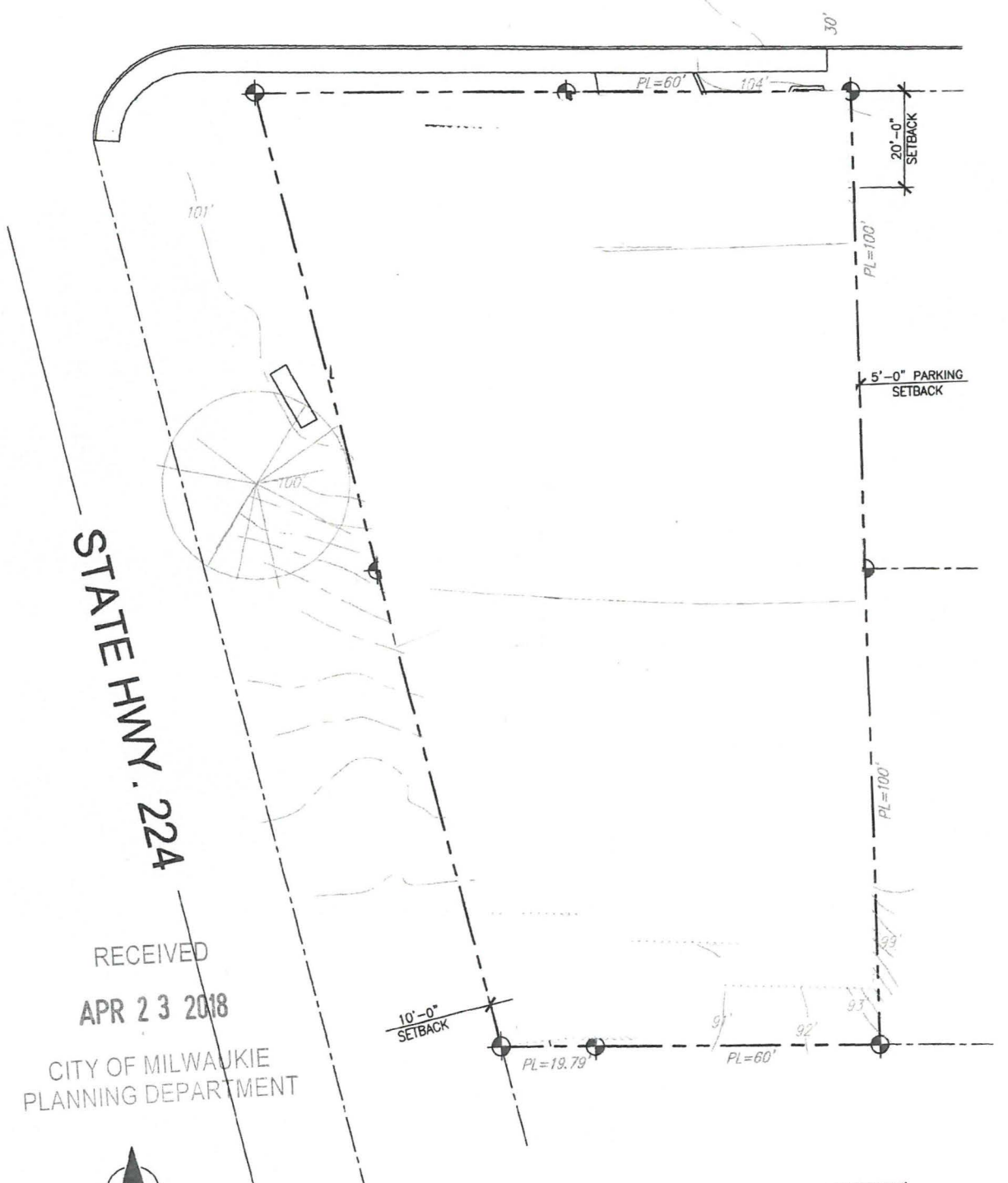
- EXISTING BUILDING S.F. = 2,585 (VERIFY)
PROPOSED ADDITION S.F. = 684
PROPOSED TOTAL S.F. = 3,269
- PARKING : 16 (9'x18') STALLS
ADA : 1 REGULAR STALL + 1 VAN STALL

SITE PLAN EXISTING PLAT

SC: 1" = 20'

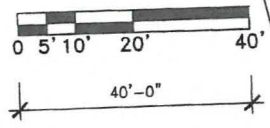
MILWAUKIE CHIROPRACTIC & MASSAGE CENTERS
3716 SE INTERNATIONAL WAY, MILWAUKIE, OREGON 97222
CONTACT: DR. KEITH JOHNS PHONE = 503-659-0073

S.E. INTERNATIONAL WAY



STATE HWY. 224

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 PLANNING DEPARTMENT

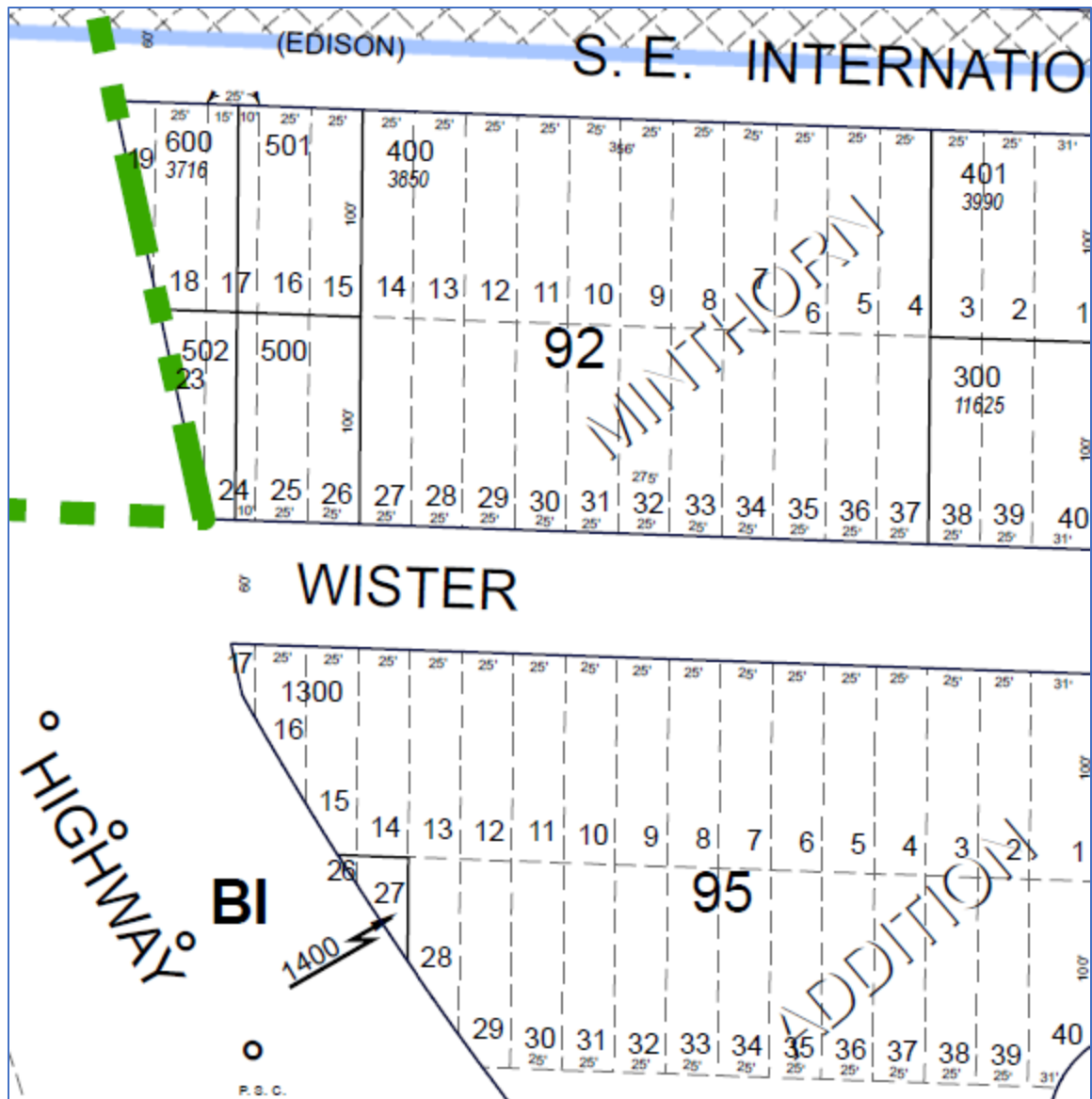


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- PARKING : 16 (9'x18') STALLS
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SITE PLAN *Proposed Replat*

SC: 1" = 20'

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 CONTACT: DR. KEITH JOHNS PHONE = 503-659-0073



OREGON TITLE INS. CO. 270983C-203
AP

AFTER RECORDING, MAIL TO:
KEITH JOHNS
3716 SE International Way
Milwaukie, OR 97222

UNTIL A CHANGE IS REQUESTED, TAX STATEMENTS
SHALL BE SENT TO THE FOLLOWING ADDRESS:
(same as above)

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PLANNING DEPARTMENT

STATUTORY BARGAIN AND SALE DEED

MERRITT L. ROBINSON, trustee of the Merritt L. Robinson Revocable Living Trust dated February 11, 1993, Grantor, conveys to KEITH JOHNS, Grantee, the following described real property in the State of Oregon, County of Clackamas:

PARCEL I:

Lots 15 and 16, and the East 10 feet of Lot 17, Block 92, according to the duly filed plat of MINTHORN ADDITION TO THE CITY OF PORTLAND, in the City of Milwaukie, filed June 23, 1890, as Map No. 59, Records of the County of Clackamas and State of Oregon.

PARCEL II:

Lot 17, EXCEPT the East 10 feet and all of Lots 18 and 19, Block 92, according to the duly filed plat of MINTHORN ADDITION TO THE CITY OF PORTLAND, in the City of Milwaukie, filed June 23, 1890 as Map No. 59, Records of the County of Clackamas and State of Oregon.

EXCEPT that portion conveyed to the State of Oregon, by and through the State Highway Commission by Deed recorded January 11, 1967, in Book 686, Page 106, Deed Records.

RESERVING UNTO THE GRANTOR a permanent, unrestricted easement across all of Lots 15, 16, 17, 18 and 19 for the benefit of and appurtenant to Lots 24, 25 and 26 (the "Dominant Estate") so as to: (1) provide unrestricted access and egress from SE International Way to the dominant estate, (2) allow the installation of utility services to the dominant estate, and (3) provide access for the future maintenance and repair of the utility services. Both the Dominant Estate and the property conveyed by this Deed to Grantee (the "Servient Estate") may be served by said Lots 15, 16, 17, 18 and 19 for such access, egress and utility purposes. It is understood and agreed that if the owner of the dominant estate elects to install utility services, said owner shall restore the premises over which the easement crosses to the same condition it was in immediately prior to the installation and that such restoration shall take place as soon as is practical. The owners of the respective estates shall cooperate during periods of joint use so that each party's use shall cause a minimum of interference to the other. However, in case of conflict, Grantor's right of use shall be dominant.

STATUTORY BARGAIN AND SALE DEED

MERRITT L. ROBINSON, trustee of the Merritt L. Robinson Revocable Living Trust dated February 11, 1993, Grantor, conveys to KEITH JOHNS, Grantee, the following described real property in the State of Oregon, County of Clackamas:

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EXCEPT that portion conveyed to the State of Oregon, by and through the State Highway Commission by Deed recorded January 11, 1967, in Book 686, Page 106, Deed Records.

RESERVING UNTO THE GRANITOR a permanent, unrestricted easement across all of Lots 15, 16, 17, 18 and 19 for the benefit of and appurtenant to Lots 24, 25 and 26 (the "Dominant Estate") so as to: (1) provide unrestricted access and egress from SE International Way to the dominant estate, (2) allow the installation of utility services to the dominant estate, and (3) provide access for the future maintenance and repair of the utility services. Both the Dominant Estate and the property conveyed by this Deed to Grantee (the "Servient Estate") may be served by said Lots 15, 16, 17, 18 and 19 for such access, egress and utility purposes. It is understood and agreed that if the owner of the dominant estate elects to install utility services, said owner shall restore the premises over which the easement crosses to the same condition it was in immediately prior to the installation and that such restoration shall take place as soon as is practical. The owners of the respective estates shall cooperate during periods of joint use so that each party's use shall cause a minimum of interference to the other. However, in case of conflict, Grantor's right of use shall be dominant.

Tax Account Number(s): 31272 and part of 31254

The true consideration for this conveyance is \$330,000.00.

(Continued)

98-001081

Continued

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 19th day of December, 1997.

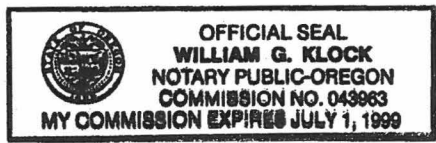
THE MERRITT L. ROBINSON REVOCABLE LIVING TRUST dated February 11, 1993

By: [Signature] trustee
MERRITT L. ROBINSON, trustee

STATE OF OREGON, COUNTY OF Washington)ss.

The foregoing instrument was acknowledged before me this 19 day of December, 1997, by MERRITT L. ROBINSON, trustee of the Merritt L. Robinson Revocable Living Trust dated February 11, 1993.

[Signature]
Notary Public for Oregon
My Commission Expires: ~~9/12/00~~ 7/1/99



STATE OF OREGON **98-001081**
CLACKAMAS COUNTY
Received and placed in the public records of Clackamas County
RECEIPT# AND FEE: 85822 \$40.00
DATE AND TIME: 01/07/98 10:12 AM
JOHN KAUFFMAN, COUNTY CLERK