



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: February 20, 2018
FILE: PA-02-18
TYPE OF APPLICATION: Tentative Plat to create a Two-Lot Partition.
REVIEW BODY: Staff (Type I-L process)
PROPERTY OWNER / APPLICANT: R & D Gray Inc.; 30787 SW Larson Drive, Lebanon, OR 97355
ADDRESS/LOCATION: 705 3rd Avenue SE
MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-06DC; Tax Lot 8700
ZONING: MUR -- Mixed Use Residential

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 feet of the development. We invite your written comments on this application, to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **March 6, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or contact **Melissa Anderson, Project Planner**, at 541-704-2319 or melissa.anderson@cityofalbany.net. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

APPROVAL STANDARDS FOR THIS REQUEST:

TENTATIVE PLAT REVIEW (ALBANY DEVELOPMENT CODE 11.180)

- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (4) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
- (5) The location and design allow development to be conveniently served by various public utilities.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

ADDITIONAL REVIEW STANDARDS FOR THIS LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 11 & 12

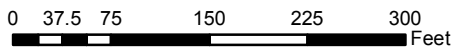
Attachment: Location Map and Tentative Partition Submittal



Location Map: 705 3rd Avenue SE



The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you

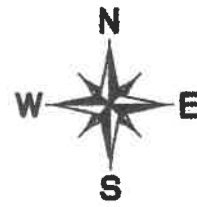
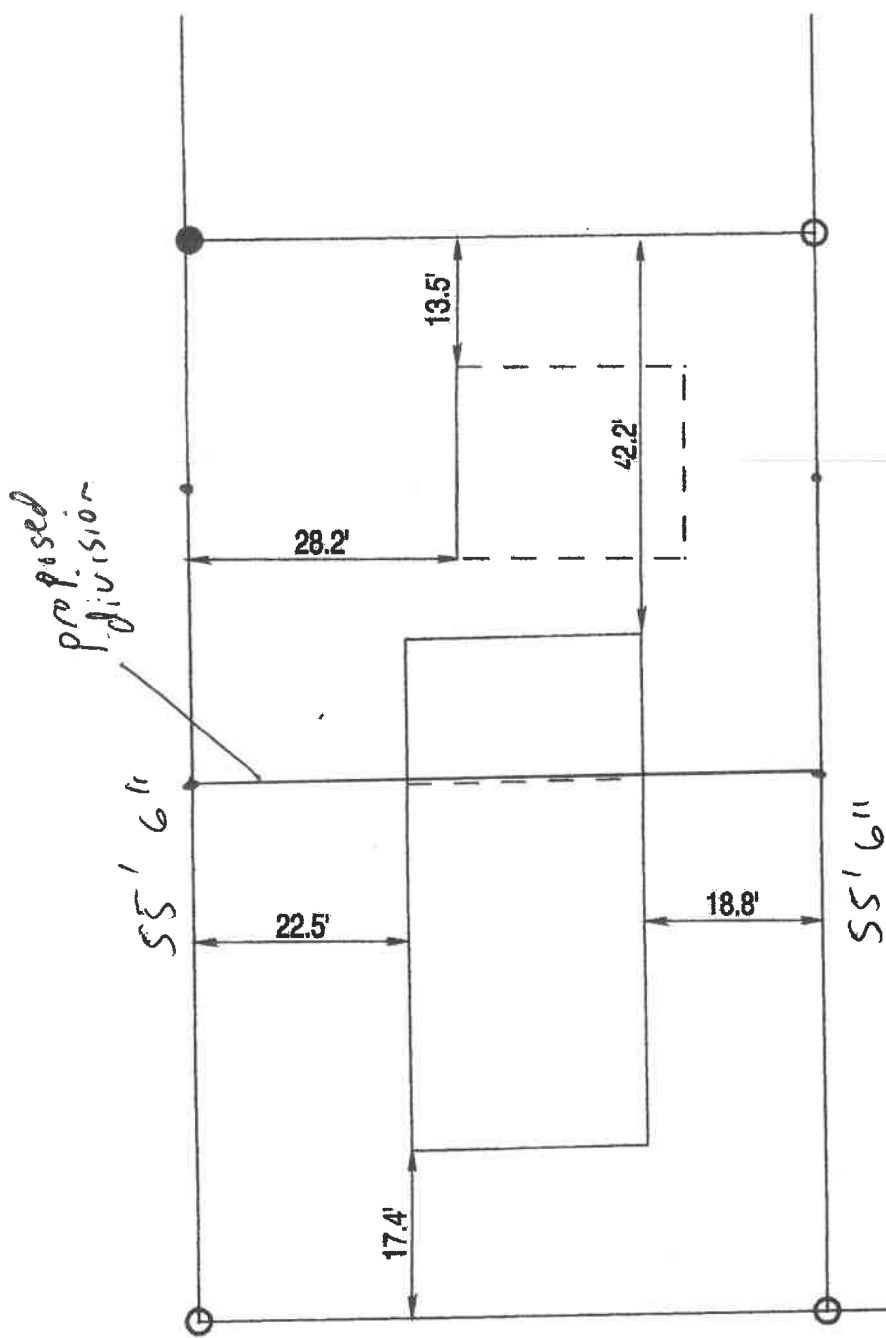


February 15, 2018

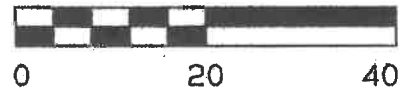
Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

Gray- Albany property
current building positions
12/31/2017



SCALE 1" = 20'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 16, 1996
KELLY D. DOHERTY
2738
Expires 12/31/17

K2 Surveying
Kelly Doherty, PLS
39182 Golden Valley Dr
Lebanon, OR 97355
(541) 451-1851