



## PUBLIC WORKS - COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

# Notice of Decision

## Tentative Replat

**RL-01-18**

**June 14, 2018**

### Application Information

Proposal:	Replat to remove a common property line between two lots
Review Body:	Staff (Type I-L review)
Property Owner:	Chris Erickson; Albany Helping Hands; 619 9 <sup>th</sup> Avenue SE; Albany, OR 97322
Address/Location	103 Main Street SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S03W06DD; Tax Lots 7000 & 7100
Zoning:	Main Street (MS)

On 06/14/2018, the City of Albany Community Development Director granted **Approval** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Project Planner **Anne Catlin**, at **541-917-7560**, or Bob Richardson, Planning Manager, at 541-917-7555.

The City's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the Director's notice of decision is mailed [ADC 1.330(5)(a)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City. This approval expires in three years unless the final plat has been submitted to the City's Planning Division for review and approval.

*Signature on file*

Community Development Director

**Appeal Deadline: July 4, 2018**

**Approval Expiration Date (if not appealed): 06/13/2019**

Attachments: Information for the Applicant

[cd.cityofalbany.net](http://cd.cityofalbany.net)



## Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Municipal Code (AMC) or Development Code (ADC) regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

### Planning

1. To complete the replat process:
  - a. The final plat must substantially conform with the approved tentative plat. Allow a minimum of five business days for the City's review. *(A final plat application and fee is **NOT** required with this replat to adjust property lines.)*

Note: The Linn County Surveyor also needs to review the plat. These reviews should be done concurrently. Contact the Linn County surveyor's and recorder's offices to learn about their current processes, fees, and possible other expenses.
  - b. The final plat must be prepared by a registered professional land surveyor per Oregon Revised Statutes (ORS) 92.050 and ORS 209.250. Interim review plats can be on paper.
  - c. After the City signs the final plat, the applicant shall submit it to the county surveyor for their signatures and recording.
2. It is recommended that any buildings constructed should be placed to allow the property to be divided in the future in a way that would conform to development standards.

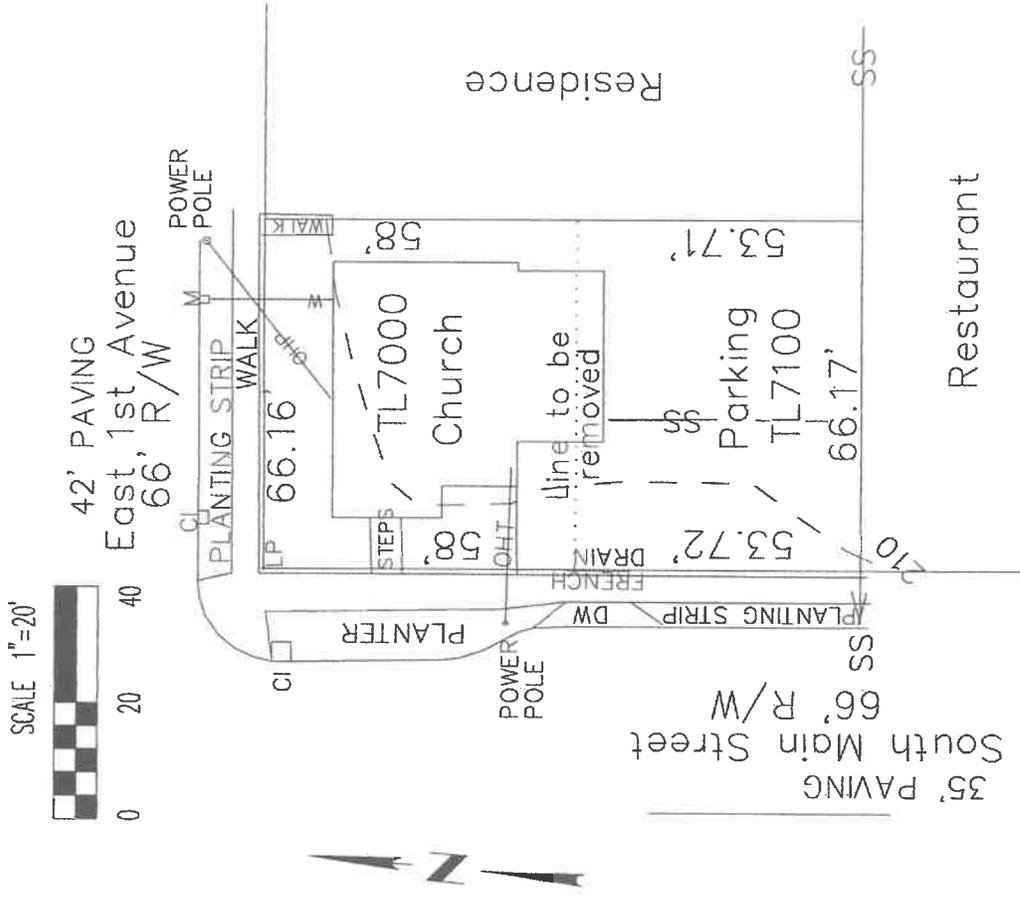
### Engineering

**General Engineering Processes:** 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 information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

# Tentative Replat

Lot 1, Block 4, Hacklemans 3rd Addition  
October 12, 2017

Please go to <http://www.autodwg.com> to register the program, the note will be removed.



Address: 103 Main St. SE, Albany  
 Map: 11S-03W-06DD  
 Tax Lots: 7000 & 7100  
 Owner: Albany Helping Hands  
 619 9th Ave SE,  
 Albany, OR 97322  
 Surveyor: Norman D. Springer  
 37056 Moss Rock Dr.  
 Corvallis, OR 97330  
 Total area: 7391 S.F.  
 Existing Zone: MS--Main Street  
 Contour from city GIS

- LEGEND
- M WATER METER
  - OHP OVERHEAD POWER
  - DW DRIVEWAY
  - OHT OVERHEAD PHONE
  - W WATERLINE
  - SS SANITARY SEWER
  - CI CURB INLET