



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:	June 11, 2018
FILE:	RL-04-18
TYPE OF APPLICATION:	Replat to adjust the common property line between two properties.
REVIEW BODY:	Planning Staff
APPLICANTS/ PROPERTY OWNERS:	1) Charles Bushakra; 1490 Grand Ridge Drive NW; Albany, OR 97321; and 2) William O. Gunderman; 1514 Kallie Place NW; Albany, OR 97321
SURVEYOR:	Ian McGuire, K&D Engineering Inc.; 276 NW Hickory Street; Albany, OR 97321
ADDRESS/LOCATION:	1490 Grand Ridge Drive NW and 1514 Kallie Place NW
MAP/TAX LOT:	Benton County Assessor's Map No. 10S-04W-36DB; Tax Lots 514 and 1400
ZONING:	Residential Single Family (RS-10) District

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners and residents within 100 feet of the development and the North Albany Neighborhood Association. We invite your written comments on this application. They will be considered when staff decides on this application. Your 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 to the issue. The deadline for submission of written comments is 5:00 p.m. on **June 25, 2018**, 14 days from the date the City mails the Notice of Filing.

We have attached a Location Map and a Tentative Plat of the proposed development. All application materials are available for review 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 call **David Martineau, Project Planner**, at 541-917-7561, (david.martineau@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:

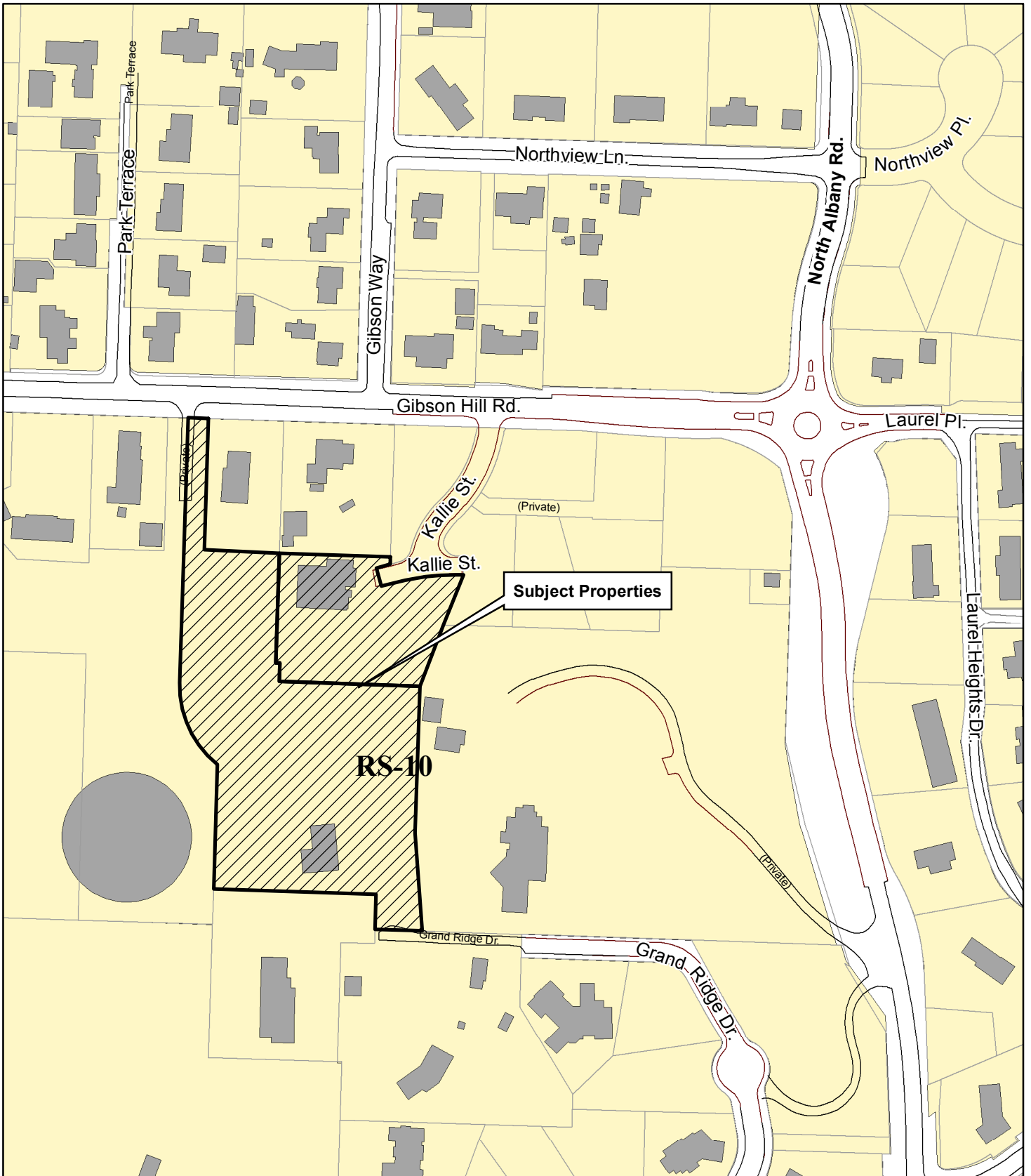
Albany Development Code

TENTATIVE PLAT REVIEW (ADC 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 DIVISION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, & 11.

Attachments: Location Map, Applicant's Submittal


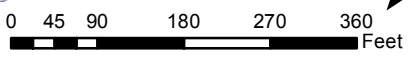


Location Map: 1490 Grand Ridge Drive NW & 1514 Kallie Place NW



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 independently field verify the

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May 7, 2018

Planning Division

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

TENTATIVE REPLAT/
PROPERTY LINE ADJUSTMENT MAP
FOR
BUSHAKRA + GUNDERMAN

LOCATED IN
TAX LOTS 514 + 1400 OF MAP 105-3W-36DB
SE 1/4 SEC 36, T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

APRIL 17, 2017

OWNERS/APPLICANTS/SITE ADDRESS:

PROPERTY "A"
CHARLES JOHN + JILL MARIE BUSHAKRA
1490 GRAND RIDGE DR. NW
ALBANY, OR 97321

PROPERTY "B"
WILLIAM O. + FRANCES W. GUNDERMAN
1514 KALLIE PLACE NW
ALBANY, OR 97321

SURVEYOR:

K+D ENGINEERING INC.
276 HICKORY ST. NW
ALBANY, OR 97321
541-928-2583

TAX LOT INFORMATION:

PROPERTY "A"	PROPERTY "B"
TAX LOT 514	TAX LOT 1400
MAP 105-4W-36DB	MAP 105-4W-36DB

SITE ZONING:

RS-10 -- RESIDENTIAL SINGLE FAMILY

COMPREHENSIVE PLAN ZONING:

PUBLIC AND SEMI-PUBLIC, RESIDENTIAL - LOW DENSITY

FLOOD ZONE:

SUBJECT PROPERTIES ARE LOCATED OUTSIDE OF THE 100 YEAR FLOOD ZONES PER FEMA FIRM MAPS 41043CO213H DATED DECEMBER 8, 2016 AND 41043CO211H DATED DECEMBER 8, 2016.

TOPOGRAPHY DATA:

TOPOGRAPHY, BOUNDARY LINES, AND EXISTING UTILITIES ARE BASED ON CITY OF ALBANY GIS DATA.

STATISTICS:

PROPERTY "A"	
ORIGINAL AREA:	0.99 ACRES
ADJUSTMENT AREA:	+0.49 ACRES
NEW AREA:	1.48 ACRES

PROPERTY "B"	
ORIGINAL AREA:	3.09 ACRES
ADJUSTMENT AREA:	-0.49 ACRES
NEW AREA:	2.60 ACRES

LEGEND:

- () EXISTING UTILITY POLE
- ⊙ EXISTING VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING CATCH BASIN
- ⊕ EXISTING CURB INLET
- ⊙ EXISTING MAN HOLE
- ⊕ EXISTING LIGHT POLE
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING STORM DRAIN LINES
- () RECORD SURVEY INFORMATION
C.S. 6933, C.S. 9536 + SIERRA VISTA
SUBDIVISION

