



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: September 18, 2018

FILE: RL-08-18

TYPE OF APPLICATION: Replat to adjust a common property line between Lot 13 and Lot 14 of the Laurel Highland Subdivision

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER / APPLICANT: Gary Michael Gray and Angie S. Gray;
1792 NW Northview Place, Albany, OR 97321

PROPERTY OWNER: Barsukoff Homes, LLC;
4445 S. Elliott Prairie Road, Woodburn, OR 97071

REPRESENTATIVE: Phillip Culbertson, Culbertson Construction;
12858 Meadowood Court SE, Jefferson, OR 97352

SURVEYOR: Jason Cota, K&D Engineering, Inc.;
276 NW Hickory Street, Albany, OR 97321

ADDRESS/LOCATION: 1748 and 1792 Northview Place NW

MAP/TAX LOT: Benton County Assessor's Map No. 10S-04W-36AD; Tax Lots 9100 and 9200

ZONING: RS-10 (Residential Single Family)

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 **October 2, 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:

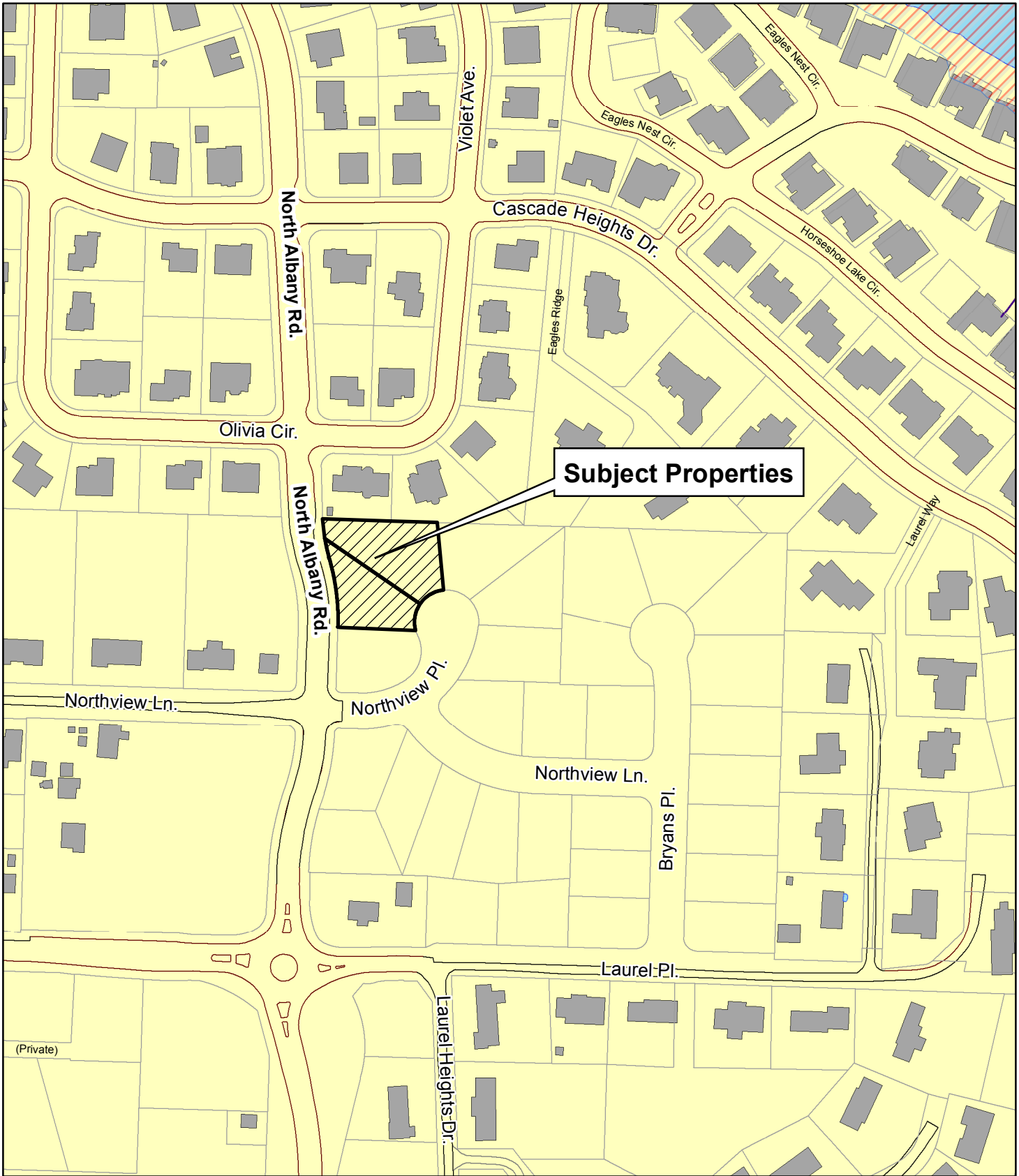
Albany Development Code (ADC)

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 USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 3, 11 & 12

Attachments: Location Map and Tentative Replat Map



Location Map: 1748 and 1792 Northview 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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0 45 90 180 270 360

————— Feet

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| Date: August 17, 2018 |
| Planning Division |
| City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550 |

PRELIMINARY PROPERTY LINE ADJUSTMENT
FOR
GARY + ANGELIQUE GRAY
LOCATED AT
TAX LOT 9200 OF MAP 105-4W-36AD
CITY OF ALBANY, BENTON COUNTY, OREGON

AUGUST 7, 2017

PROPERTY "A" (APPLICANT)
TAX LOT 9200, MAP 105-4W-36AD

GARY + ANGELIQUE GRAY
1792 NORTHVIEW PLACE NW
ALBANY, OR 97321
TAX LOT 9200, MAP 10436AD

AREA OLD 14,150 SF
AREA +ADJ 253 SF
AREA -ADJ 377 SF
AREA NEW 14,026 SF

PROPERTY "B"
TAX LOT 9100, MAP 105-4W-36AD

BAR SUKOFF HOMES LLC
4445 S. ELLIOTT PRAIRIE RD.
WOODBURN, OR 97071
TAX LOT 9100, MAP 10436AD



AREA OLD 10,275 SF
AREA +ADJ 377 SF
AREA -ADJ 253 SF
AREA NEW 10,399 SF










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

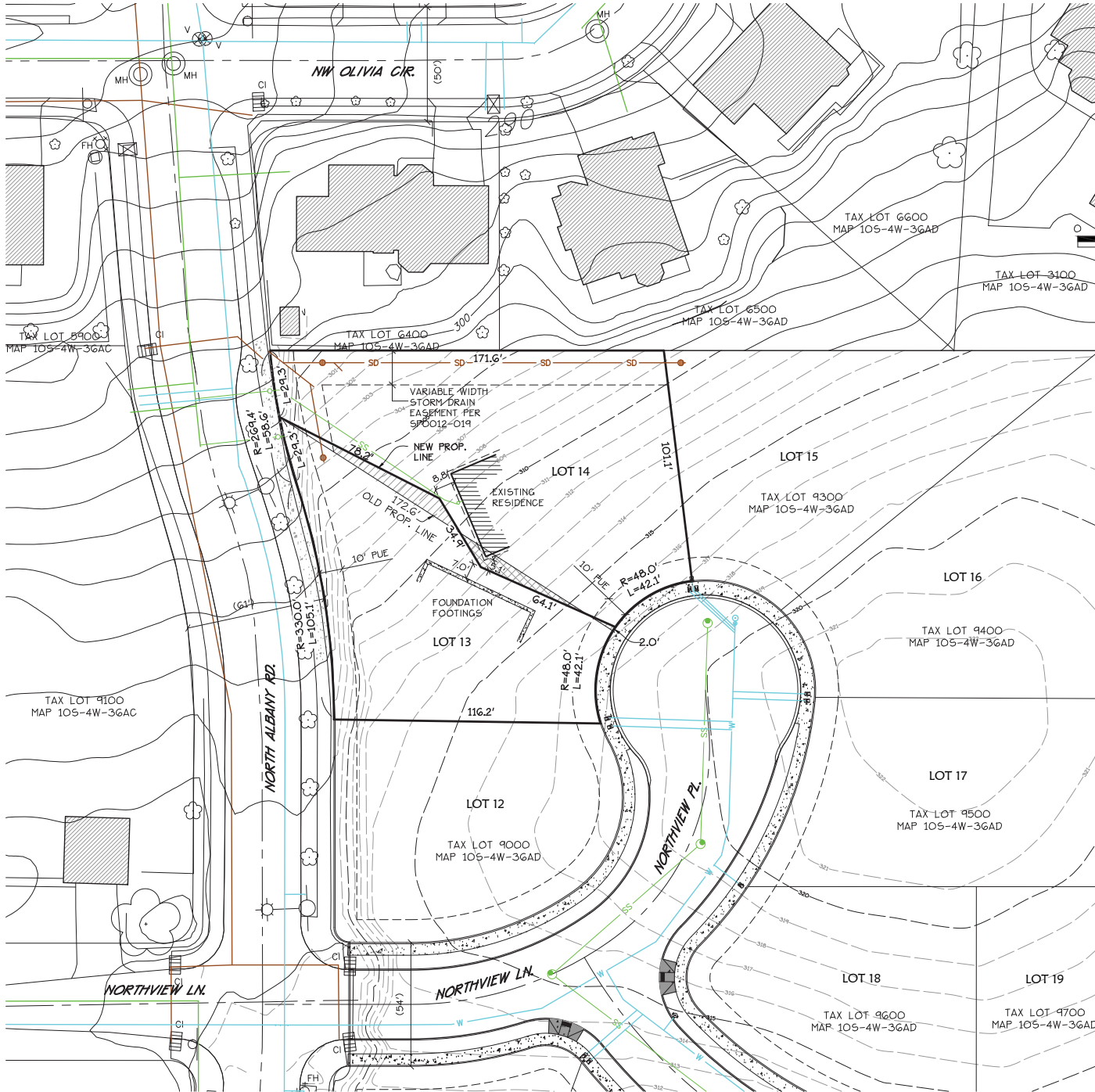
SITE ZONING:
RS 10 - RESIDENTIAL SINGLE FAMILY
(LOW DENSITY SINGLE FAMILY)

FLOOD ZONE:
SUBJECT PROPERTY IS LOCATED OUTSIDE OF
THE 100 YEAR FLOOD ZONES PER FEMA
FIRM MAP 41043C0213H DATED DECEMBER 8,
2016

AREA OF ADJUSTMENT

| | |
|---|---|
|  | FROM PROPERTY "A" TO PROPERTY "B" 377 S.F. |
|  | FROM PROPERTY "B" TO PROPERTY "A" 253 S.F. |

- LEGEND:**
- (E) EXISTING
 -  EXISTING UTILITY POLE
 -  EXISTING VALVE
 -  EXISTING FIRE HYDRANT
 -  EXISTING CATCH BASIN
 -  EXISTING MAN HOLE
 -  EXISTING LIGHT POLE
 -  EXISTING WATER LINES
 -  EXISTING SEWER LINES
 -  EXISTING STORM DRAIN LINES



Date: 8/14/2018 Time: 15:12
Scale: 1"=30'
File: dwg\2018\18-146\18-146_pla.dwg (George)

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583