



COMMUNITY DEVELOPMENT

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

Notice of Filing

Partition

PA-05-22

June 8, 2022

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **June 22, 2022**.

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into three lots.
Property Owner/Applicant:	Christian Estrada, 4930 Columbus Street, Albany, OR 97322
Surveyor:	Udell Engineering and Land Surveying; 63 E Ash Street, Lebanon, OR 97355
Address/Location:	4930 Columbus Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-20BD; Tax Lot 7600
Zoning:	Residential Single-Family (RS-6.5)
Overlay Districts:	None

The City of Albany has received the partition application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period. Written 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 **June 22, 2022**, 14 days from the date the City mails the notice of filing. Any person submitting written comments will receive a copy of the notice of decision.

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 contact **Jennifer Cepello, project planner**, at 541-917-7561 or jennifer.cepello@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321.

Approval Standards for This Request

Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

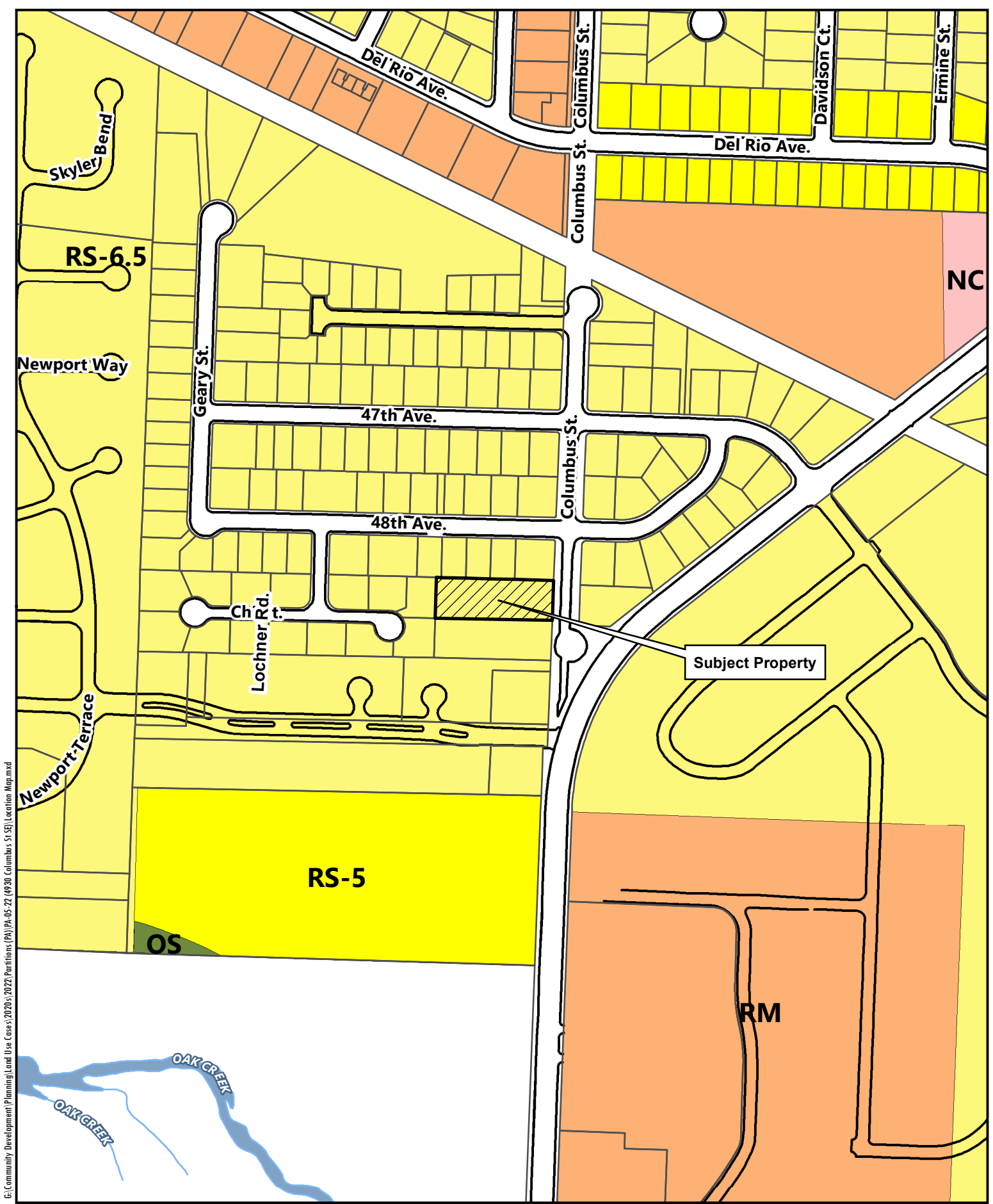
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.



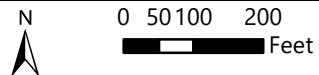
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
5. The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
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 application are found in ADC Articles 1, 2, 3, 11, & 12.

Attachments: Location Map, Applicant's Partition Plan



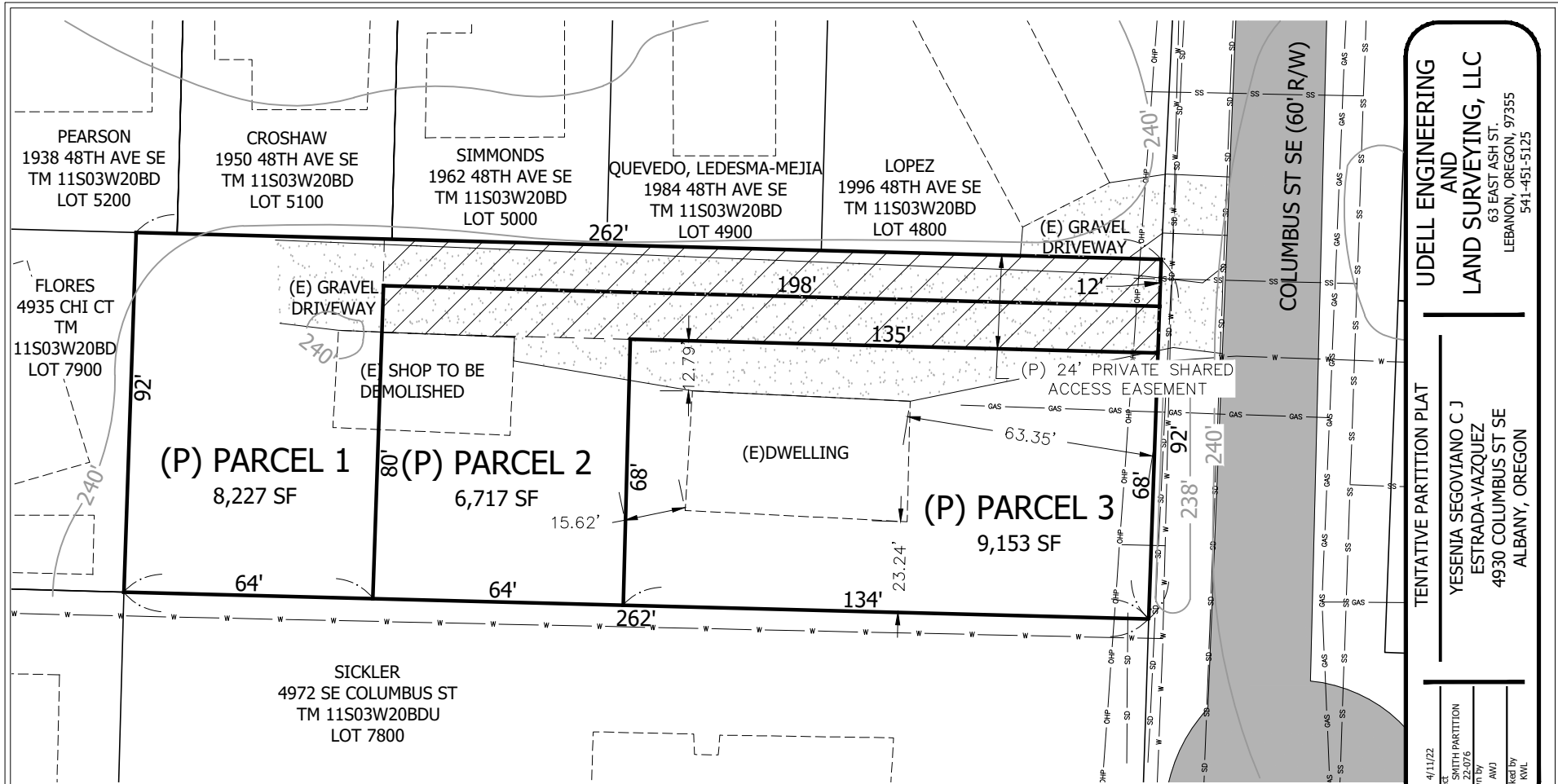
G:\Community Development\Planning\Land Use Cases\2020s\2022\Peritions (PA)\PA-05-22 (4930 Columbus St SE)\Location Map.mxd



4930 Columbus Street SE

Date: 4/29/2022 Map Source: City of Albany

Location Map



UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON, 97355
 541-451-5125

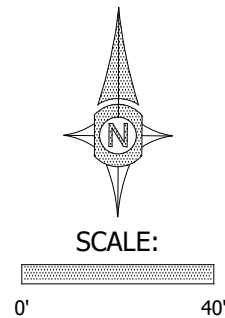
TENTATIVE PARTITION PLAT

YESENIA SEGOVIANO C J
 ESTRADA-VAZQUEZ
 4930 COLUMBUS ST SE
 ALBANY, OREGON

Date 4/11/22
 Project SMITH PARTITION
 22-076
 Drawn by AWJ
 Checked by KWL

PROPERTY INFORMATION

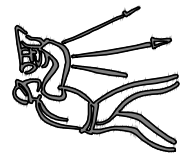
ZONING: RS 6.5
 LAND USE: RESIDENTIAL SINGLE FAMILY
 OWNER: YESENIA SEGOVIANO C J ESTRADA-VAZQUEZ
 ASSESSORS MAP: 11S03W20BD
 TAX LOT: 7600



LEGEND

- | | | | |
|--|---------------------|------|--------------|
| | GRAVEL HATCH | R/W | RIGHT OF WAY |
| | PAVEMENT HATCH | AC | ACRES |
| | BOUNDARY | BLDG | BUILDING |
| | LOT LINE | (E) | EXISTING |
| | EASEMENT LINE | SF | SQUARE FEET |
| | BUILDING OUTLINE | TM | TAX MAP |
| | OVERHEAD POWER LINE | | |
| | GAS LINE | | |
| | SEWER LINE | | |
| | WATER LINE | | |
| | STORM DRAIN LINE | | |

NOTE: CONTOURS SHOWN HEREON
 REFERENCE NGVD 1929 ELEVATIONS



SHEET 1
 of 1
 SCALE: AS NOTED