

PRE-APPLICATION FORM

Measure 37 Related? Yes # _____

*Helley - attached FYI is a copy of my pre-application form and attachments submitted to HR County Planning. I will inform you of progress of my meeting time.
Bake Case
Dominic*

APPLICANT:

Name: DOMINIC MANCINI

MAIL Address: 1767 12TH STREET # 265,

Telephone: 54-352-3588

Signature: Dominic Mancini

PARCEL OWNER:

Name: DOMINIC MANCINI

RESIDENCE Address: 4480 BALDWIN CREEK DRIVE, PARKDALE, OR 97041

Telephone: 54-352-3588

Signature: Dominic Mancini

PARCEL INFORMATION:

Township 1N Range 10E Section 21 Tax Lot 102 & 103

Current Zoning: RR-2 1/2

Size of parcel: 14.99 (T/L 102 = 3.5 AC - T/L 103 = 11.48 AC)

- MANCINI ALSO OWNS & RESIDES ON THE ADJACENT 107 T/L -

REQUEST:

Please provide a detailed description of the proposed project. Attach additional pages, if necessary.

SEE ATTACHMENTS.

Mancini MP Pre-App.

REQUEST:

To create three rural residential lots from Tax Lots 102 & 103. Two of the new lots would be 2.5 acres and the third lot 9.99 acres (see map A). Application for additional partition(s) on the 9.99 acres in parcel three is anticipated in future years in order to realize the property's full development potential. The only current legal access to Tax Lots 102 & 103 is a 60 foot wide easement to Baldwin Creek Drive (see map B-1) This easement has never been built and its vacation is being discussed with neighbors who are negatively affected by its location across their property. In return for this vacation, Tax Lots 102 & 103 will need to be granted a easement from the neighbors on the existing built road (unnamed) over an adjacent 60 ' easement (see map B-2 & B-3). In order to facilitate further discussions on vacation, improvements likely to be required for each portion of the existing access road in both the short term and the long term need to be known. New access for the partitioning of Tax Lots 102 & 103 would be extended from the existing road across Tax Lot 107 (owned by Mancini). Currently, the existing road varies from 1 to 6 in the number of homes it provides access to. In consideration of existing zoning, measure 37 claims and existing lots of record, the number of potential new homes wanting to use this road appears to be from about 9-13 (see map C).

NEW ROAD ACCESS
FOR 3 NEW LOTS
CREATED FROM
TAX LOTS 102+103

"A"

EFU

RR-2 112

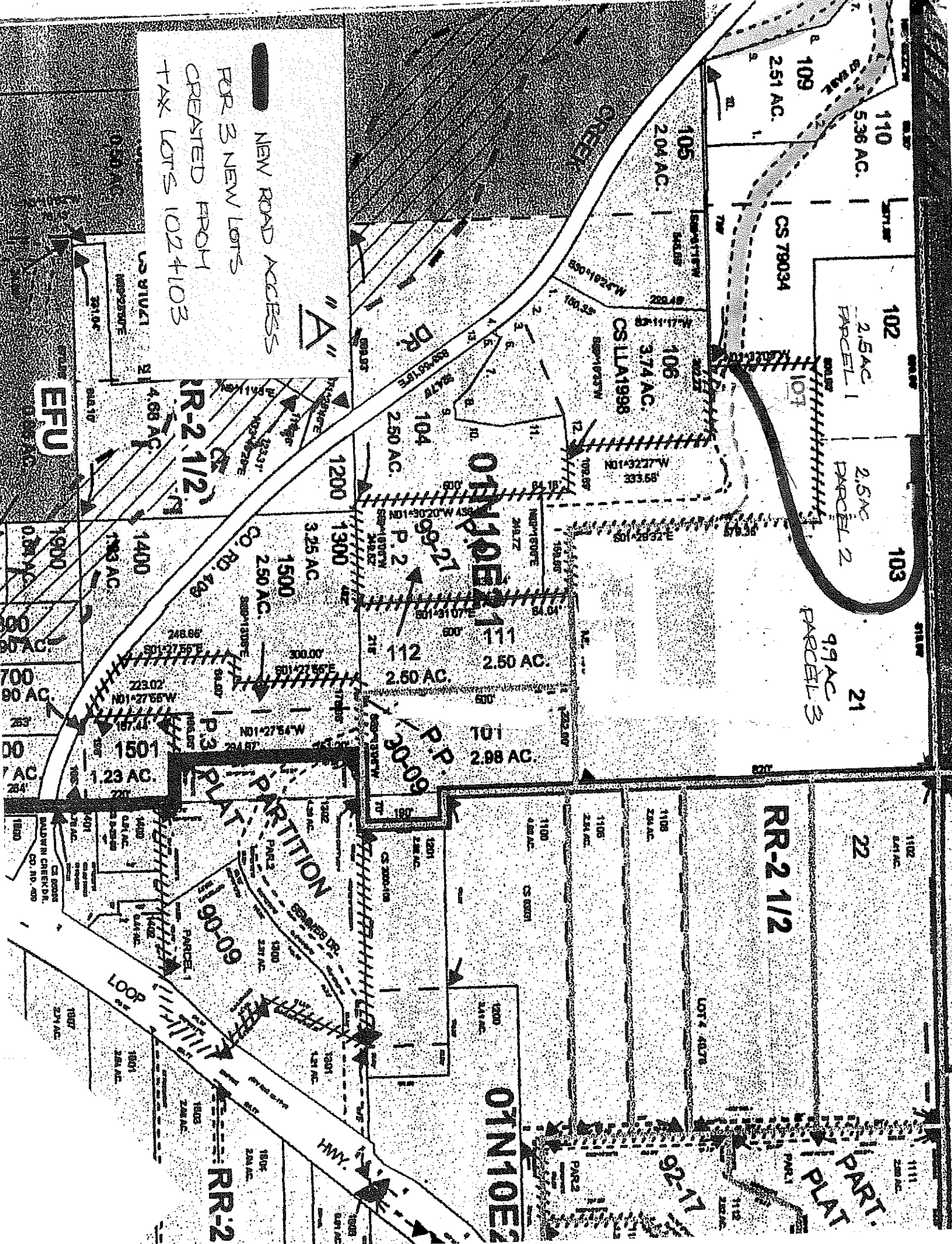
OTN10E2

P.P. 30-09

RR-2 112

OTN10E2

PART. PLAT



JOD RIVER COUNTY

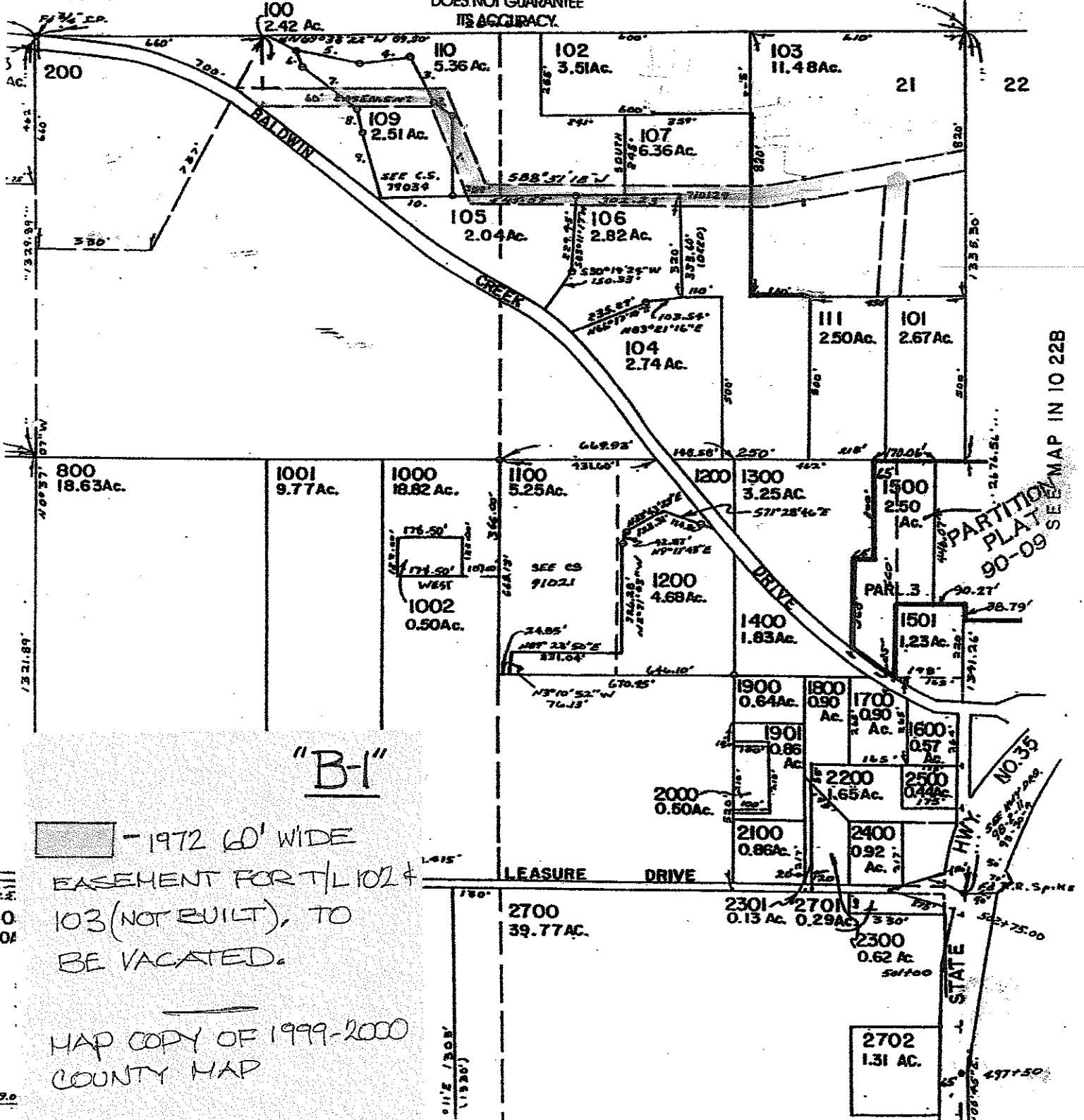
1" = 400'



COMPLIMENTS OF
AMERITITLE
THIS SKETCH IS
FURNISHED
TO ASSIST IN
PROPERTY LOCATION
AND THE COMPANY
DOES NOT GUARANTEE
ITS ACCURACY.

MAP IN 10 16

7.69 Ch (GLD.)



"B-1"

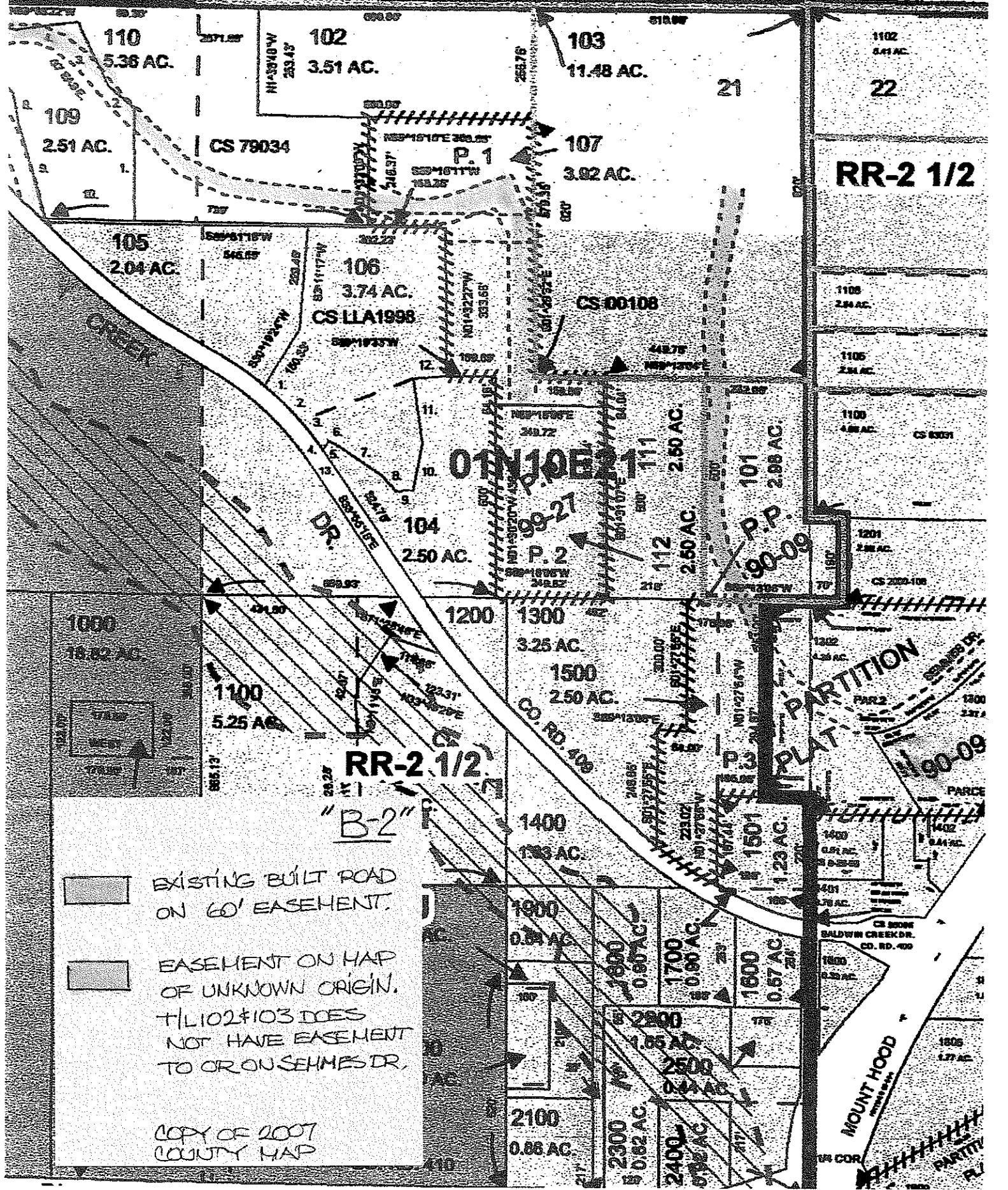
- 1972 60' WIDE
 EASEMENT FOR T/L 102 +
 103 (NOT BUILT), TO
 BE VACATED.

MAP COPY OF 1999-2000
COUNTY MAP

PARTITION
 PLAT
 90-09 SEE MAP IN 10 22B

HWY. NO. 35

STATE HWY.



[Symbol: Dashed line] EXISTING BUILT ROAD ON 60' EASEMENT.
 [Symbol: Solid line] EASEMENT ON MAP OF UNKNOWN ORIGIN. T/H 102 & 103 DOES NOT HAVE EASEMENT TO OR ON SEHMS DR.
 COPY OF 2007 COUNTY MAP

RR-2 1/2

RR-2 1/2

"B-2"

PLAT PARTITION

MOUNT HOOD

BALDWIN CREEK DR.

CO. RD. 409

CS 79034

CS LLA1998

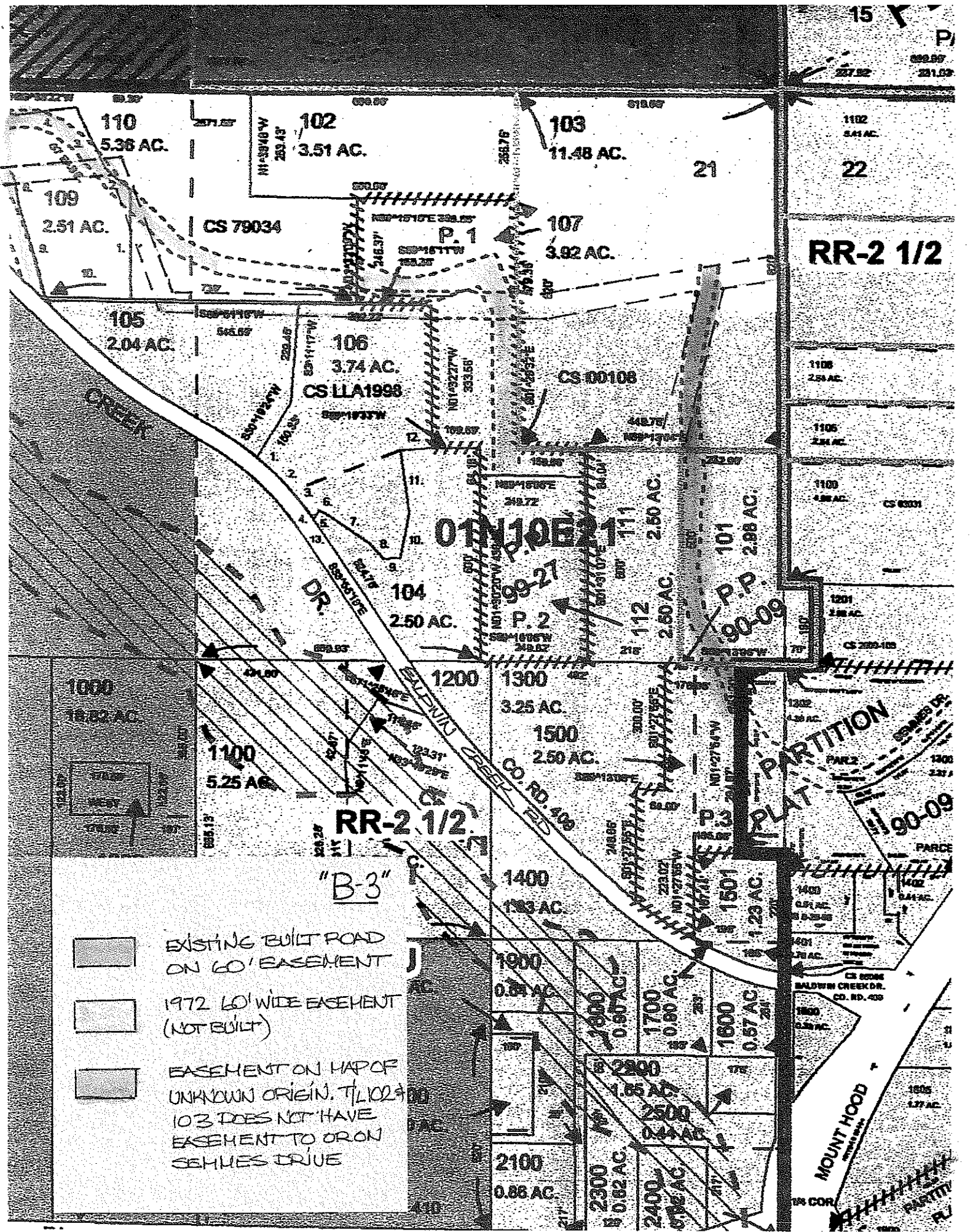
CS 00108

01/10/21

P. 101

P. 2


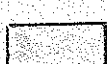





RR-2 1/2

RR-2 1/2

"B-3"





-  EXISTING BUILT ROAD ON 60' EASEMENT
-  1972 60' WIDE EASEMENT (NOT BUILT)
-  EASEMENT ON MAP OF UNKNOWN ORIGIN. T/L 102 & 103 DOES NOT HAVE EASEMENT TO ORON SEMMES DRIVE

PLAT PARTITION

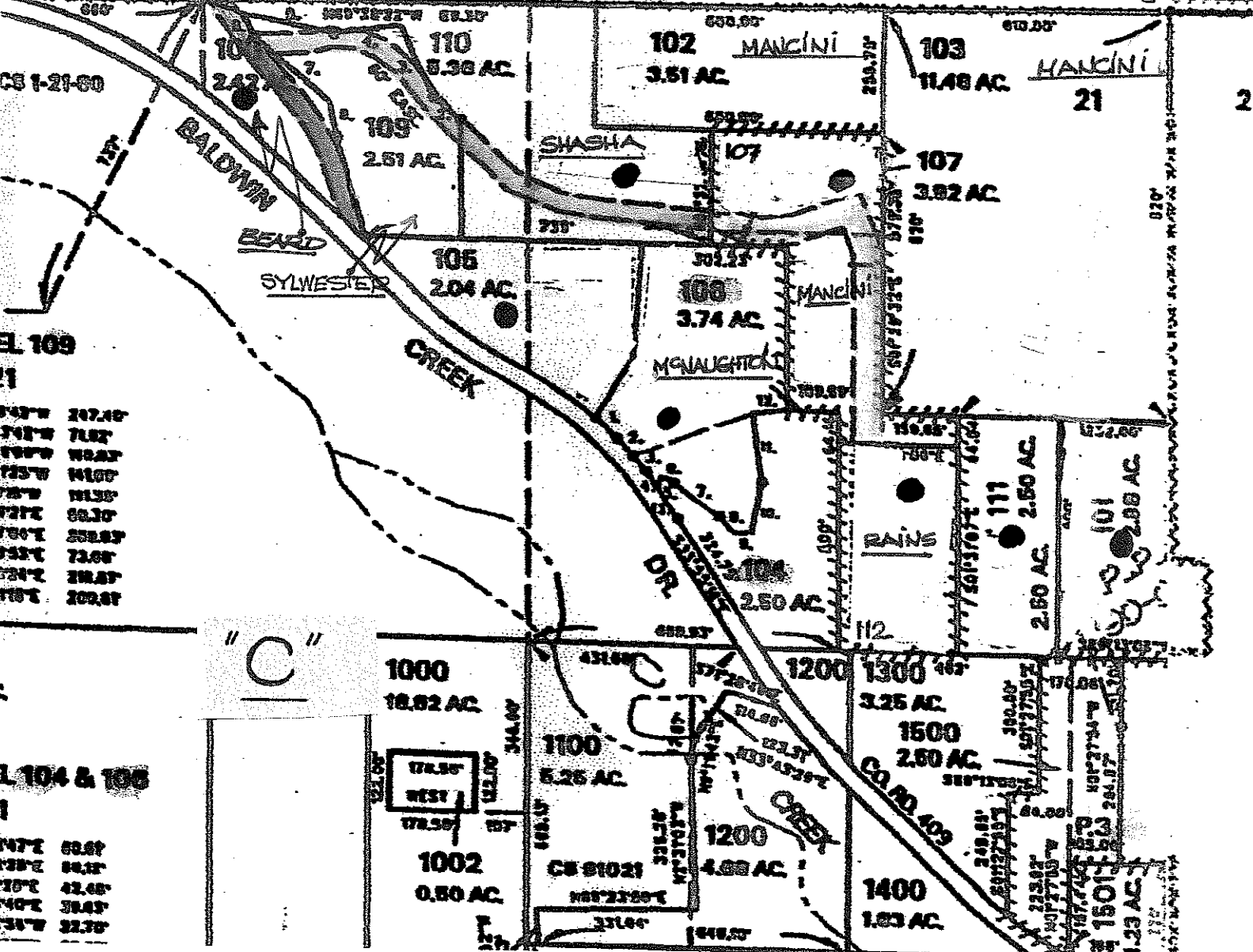
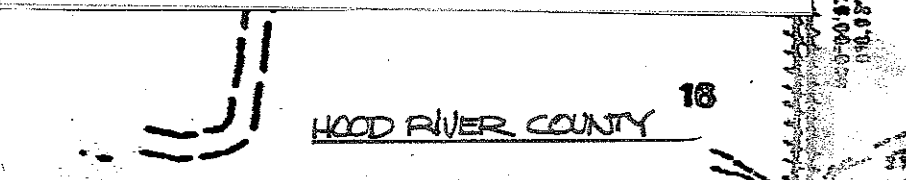
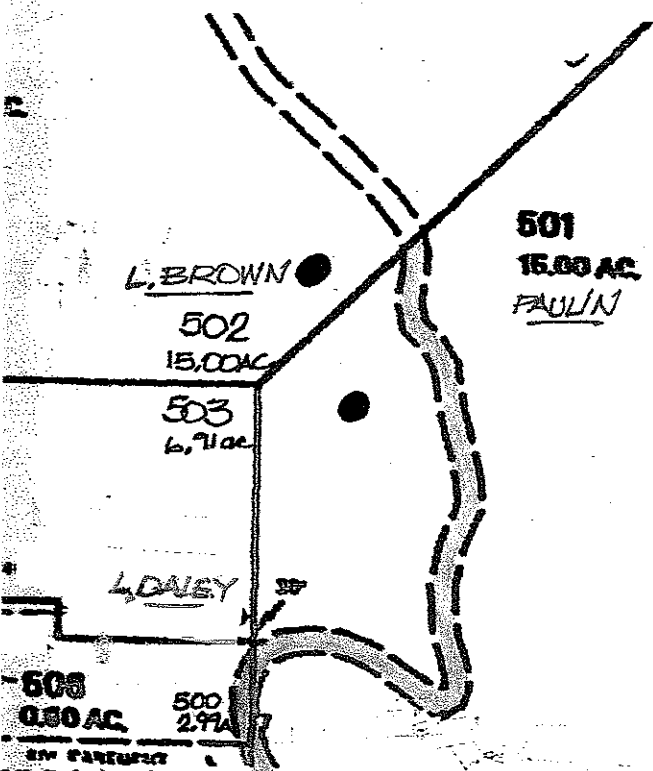
MOUNT HOOD

IN 10E 21, T/L 102+103

EXISTING+POSSIBLE NEW HOMES USING ROAD

-  = 6 NOW/9-13 NEW PAULIN 2/SYLWESTER 1
MANCINI 6-10
-  = 2 NOW/2 NEW PAULIN 2 WITH M-37
-  = 3 NOW/6-10 NEW MANCINI 6 WITH RR 2 1/2 AC
10 WITH M-37
-  = 1 NOW/0 NEW RAINS 0

- * SYLWESTER - LOT OF RECORD - 1 NEW (LOT 109)
- * SHASHA - T/L 110 - POTENTIALLY DIVIDEABLE (1 NEW)
- * MCNAUGHTON HAS INTEREST IN LLA WITH MANCINI
- = EXISTING HOME



EL 109

109W	207.10
109E	71.87
109S	90.83
109SE	11.00
109S	111.30
109E	80.30
109SE	35.87
109E	73.68
109SE	28.87
109E	202.87

EL 104 & 106

104W	69.87
104E	84.17
104S	42.48
104SE	38.43
104E	22.78

310E

131E	10.0
131S	278.00
131SE	7.7
131S	24.91
131SE	24.91
131E	141
131SE	8.2

2

107E	21
------	----

101

101W	2.88
101E	2.88
101S	2.88
101SE	1.23