

**Planning Department**  
 231 NE Fifth Street ◦ McMinnville, OR 97128  
 (503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Office Use Only:**  
 File No. S 2-17  
 Date Received 6-5-17  
 Fee \$630.00  
 Receipt No. 17M0099  
 Received by CD

## Tentative Subdivision Application

### Applicant Information

**Applicant is:**  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Bassitt Homes LLC Phone 503-830-1825

Contact Name Brad Bassitt Phone \_\_\_\_\_  
*(If different than above)*

Address 5455 NE Riverside Dr

City, State, Zip McMinnville, OR 97128

Contact Email bassithomes@gmail.com

### Property Owner Information

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address 2326 NE EVANS ST.

Assessor Map No. R4 416-BCO-2200 Total Site Area 12,500 SQFT

Subdivision Joplings Orchard Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation \_\_\_\_\_ Zoning Designation R4

**Subdivision Information**

1. What is this application for?

- Subdivision (10 (ten) or fewer lots)
- Subdivision (more than 10 (ten) lots)

2. Briefly describe the project: Divide land into 4 common wall lots and build 2 common wall buildings.

3. Name of proposed subdivision: \_\_\_\_\_

4. Size of proposed subdivision in acres or square feet: 30 Acres

5. Number of lots: 4 Minimum lot size: 3,125

6. Number and type of Residential Units: 4 single family residential common wall units. Each unit around 1500 sqft 3 bedroom 2.5 bath.

7. Average lot size: 3,125 Gross density per acre of entire subdivision: 13.93

8. Total anticipated population: 16

9. Size of park(s)/open space in acres or square feet: N/A

10. General description of the subject site and current land use: Site currently has a shop & single family home. Home and shop to be demolished.

11. Describe existing uses and zoning of surrounding properties:

	<u>Zoning</u>	<u>Current Use</u>
North	<u>R1</u>	<u>Single Family</u>
South	<u>R4</u>	<u>Single Family</u>
East	<u>R4</u>	<u>Apartments</u>
West	<u>R-2PD</u>	<u>Single Family &amp; Duplex</u>

12. Describe the topography of the subject site: Site is Flat

13. Does the site contain any existing structures, wells, septic tanks? Explain Yes,  
I shop & I Home.

14. How will the proposed subdivision be served by utilities? Note the location and size of all service lines (water, sanitary sewer, storm sewer, natural gas, electricity). Water mains will be 3/4" from meters. Sanitary sewer main is 8". New lines will trench to street. Storm to the street. No Natural Gas. Electricity underground.

15. What is the anticipated date construction will begin? JULY 2017 <sup>First 2</sup> MAY 2018 <sub>second 2</sub>

16. What is the anticipated date of completion? September 2018

17. If applicable, explain how the subdivision will be phased? N/A

18. Does your tentative subdivision plan delineate the general location of all previously recorded easements and encumbrances presently binding upon the subdivision site? (A current title report or subdivision guarantee for the site would disclose such easements or encumbrances).  
Yes  No  N/A

19. Does your tentative subdivision plan delineate necessary access and utility easements?  
Yes  No  N/A

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), tentative subdivision plan, and supplementary data. Tentative plans should be accompanied by improvement plans so that the general programs and objectives are clear to the reviewer. The information to be included in the tentative subdivision plan as listed in the information sheet and in Section 17.53.070 (Submission of Tentative Subdivision Plan) of the Zoning Ordinance. If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

  
Applicant's Signature

6-5-17  
Date

  
Property Owner's Signature

6-5-17  
Date



36'-0"

22'-0"

125'-0"

110'-0"

NE EVANS ST

25'-0"

37'-0"

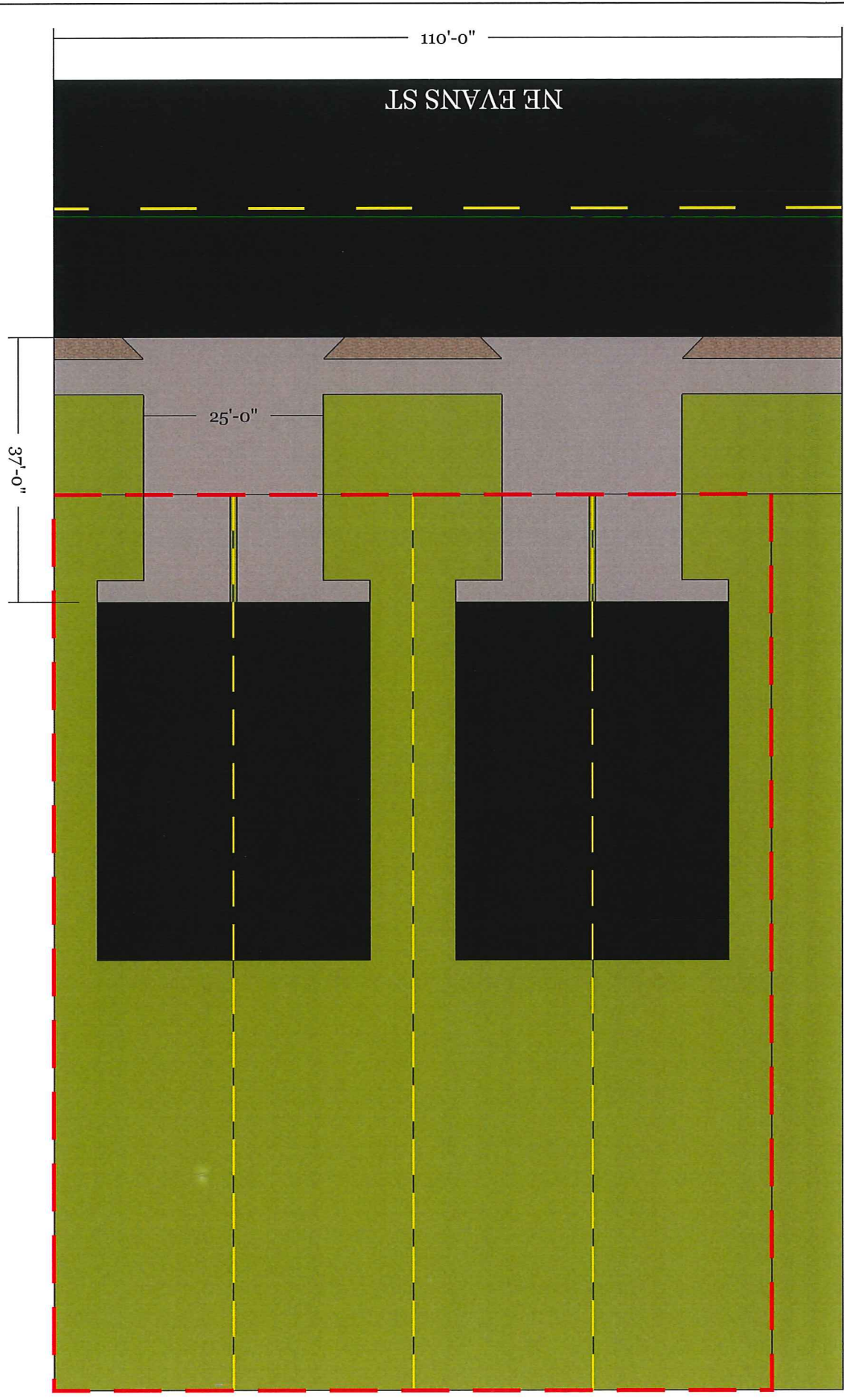
25'-0"

25'-0"

25'-0"

25'-0"

10'-0"



**BASSITT HOMES LLC**  
503-830-1875  
bassitthomes@gmail.com  
CCB#199872

**TENTATIVE SUBDIVISION PLAN**

QTY (4) 3,125 SQFT LOTS

SCALE: 1"=20'

2326 NE EVANS ST. McMinnville, OR 97128

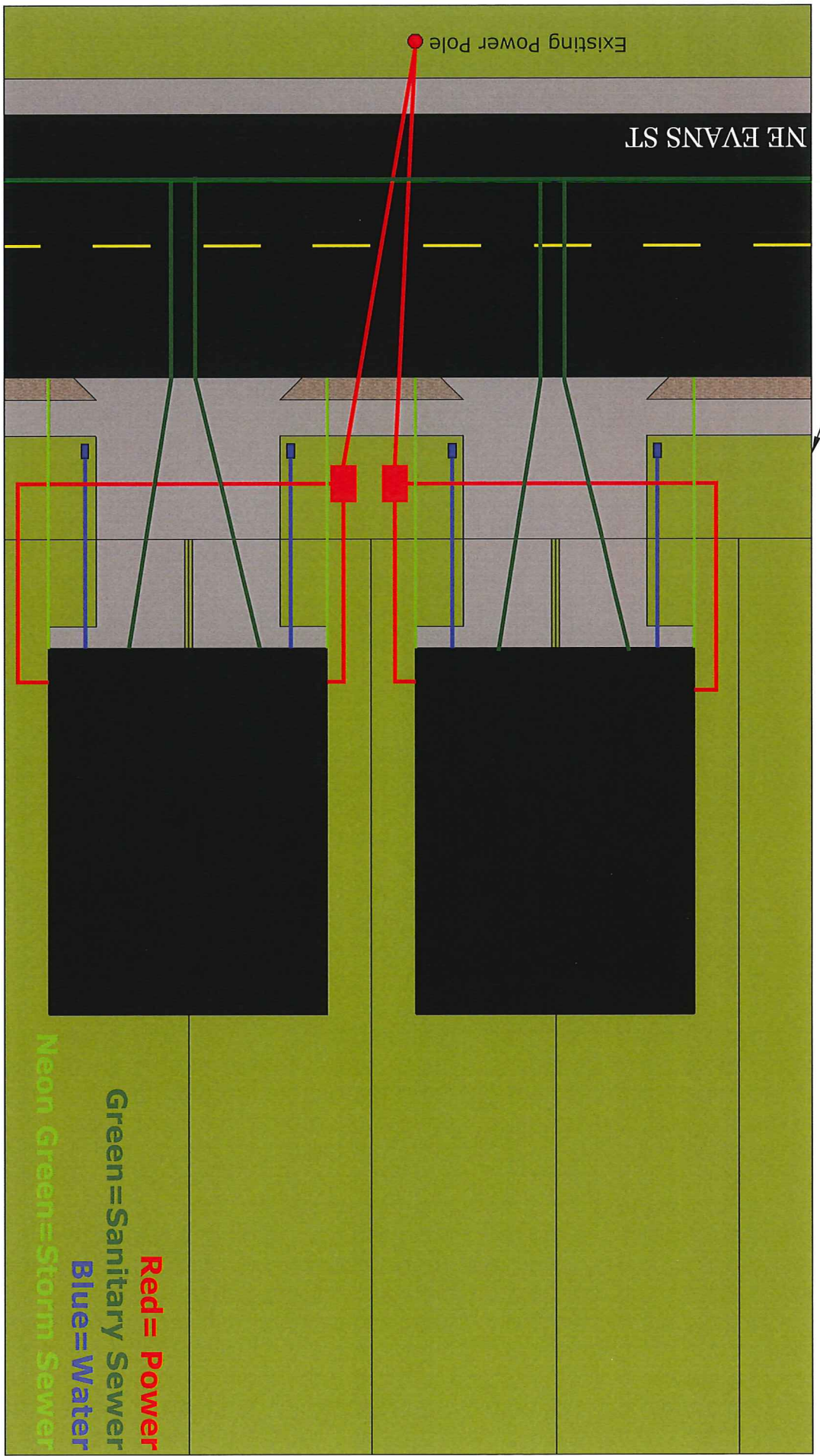
REVISIONS

NO.	DATE	REVISIONS
1	MM/DD/YY	...
2	MM/DD/YY	...
3	MM/DD/YY	...
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5	MM/DD/YY	...

REMARKS

A 01

22' Utility Easement ● 22'-0"



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**PROPOSED UTILITY PLAN**

2326 NE EVANS ST. McMinnville, OR 97128

REVISIONS

MM/DD/YY	REMARKS
1	MM/DD/YY
2	REMARKS
3	REMARKS
4	REMARKS
5	REMARKS



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**2326 NIE EVANS ST. McMinnville, OR 97128**

REVISIONS

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02



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**2326 NE EVANS ST. McMinnville, OR 97128**

REVISIONS

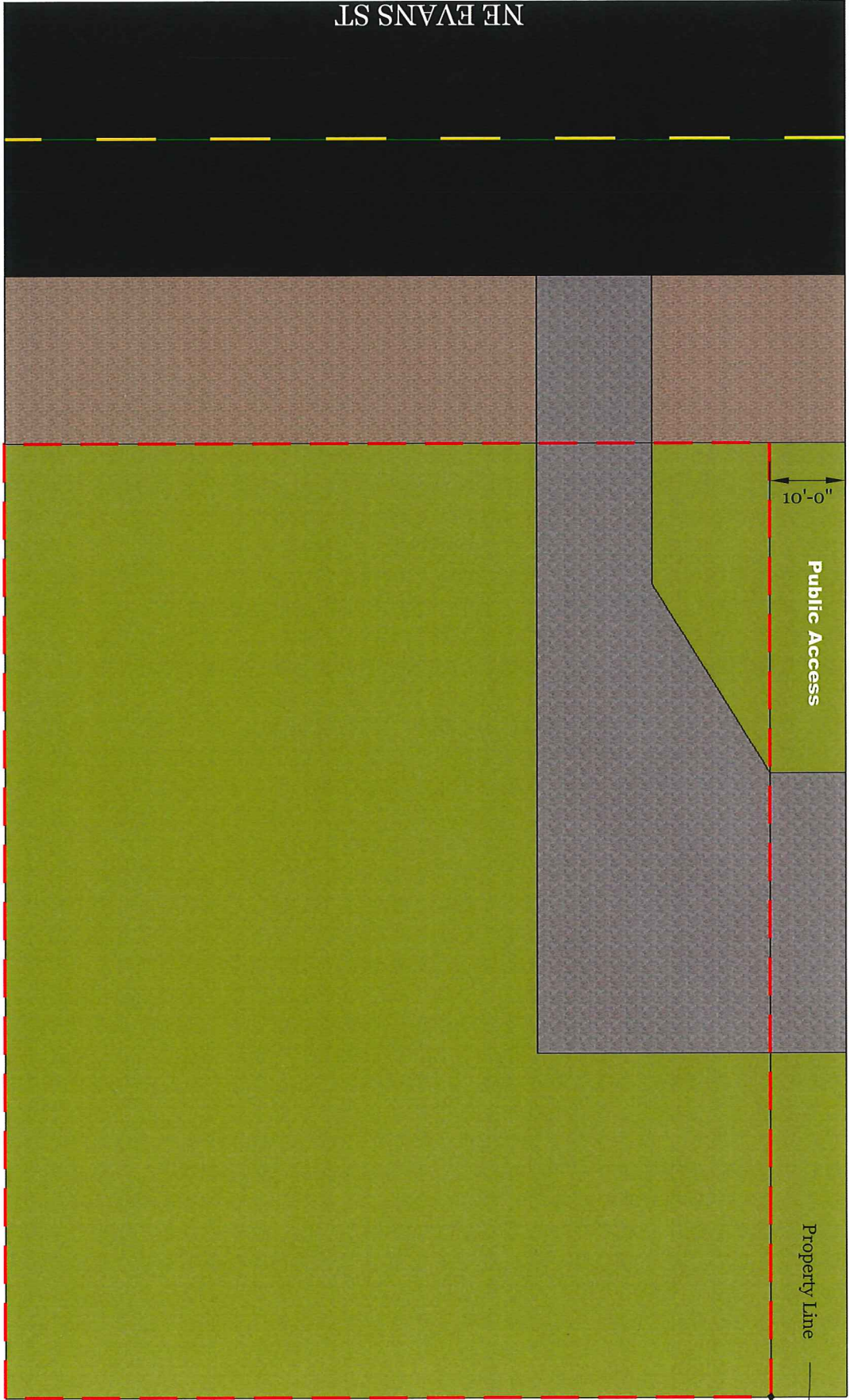
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03

A



NE EVANS ST



10'-0"

Public Access

Property Line

125'-0"

100'-0"



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**EXISTING LOT ZONED R4**

SCALE: 1"=20'

2326 NE EVANS ST. McMinnville, OR 97128

REVISIONS

MM/DD/YY

REMARKS

1	---	---	---	---	---
2	---	---	---	---	---
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5	---	---	---	---	---

A 04





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**LOCAL AREA**

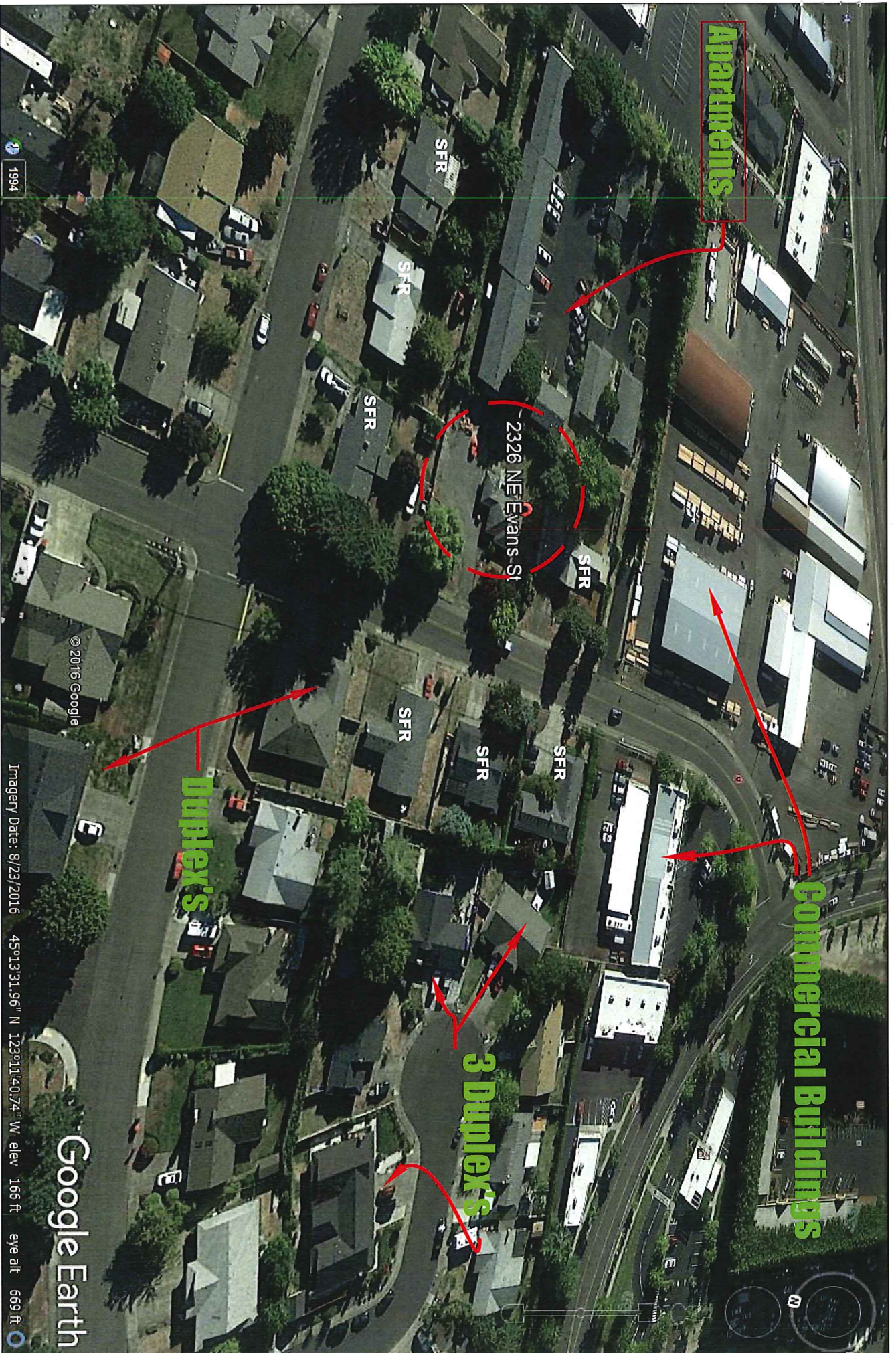
REVISIONS

MM/DD/YY REMARKS

1	MM/DD/YY	REMARKS
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3	MM/DD/YY	REMARKS
4	MM/DD/YY	REMARKS
5	MM/DD/YY	REMARKS

A 05





**Apartments**

**Commercial Buildings**

**3 Duplex's**

**Duplex's**

2326 NE Evans St

SFR

SFR

SFR

SFR

SFR

SFR

SFR

© 2016 Google

Imagery Date: 8/23/2016

45°13'31.96" N 123°11'40.74" W elev 166 ft eye alt 669 ft

Google Earth

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**LOCAL AREA**

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**REVISIONS**

	MM/DD/YY	REMARKS
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2	-/-/-	...
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**06**

**A**