



Planning Department
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Office Use Only:	
File No.	S 4-17 (minor mod)
Date Received	6/27/17
Fee	0
Receipt No.	
Received by	SJS

Tentative Subdivision Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Alan Ruden, Inc. Phone 503.435.2412

Contact Name Alan Ruden Phone 503.435.9109
(If different than above)

Address PO Box 570

City, State, Zip McMinnville, OR 97128

Contact Email alanruden@comcast.net

Property Owner Information

Property Owner Name Same as above 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 _____

Assessor Map No. R4 4 09 - 2100 - (Portion of) Total Site Area 8,991 sq ft

Subdivision Bungalows at Chegwyn Village Phase III Block _____ Lot 76

Comprehensive Plan Designation Residential Zoning Designation R-4 PD

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: Change lot 76 from single family as originally designated in tentative subdivision application S 2-16 (approved by the McMinnville Planning Commission on September 15, 2016) to a duplex lot.

3. Name of proposed subdivision: Bungalows at Chegwyn Village, Phase 3

4. Size of proposed subdivision in acres or square feet: Lot 76 is 8,991 sq ft

5. Number of lots: 1 Minimum lot size: _____

6. Number and type of Residential Units: 1 duplex lot ~~or two attached dwelling units~~

7. Average lot size: _____ Gross density per acre of entire subdivision: _____

8. Total anticipated population: _____

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

10. General description of the subject site and current land use: Vacant single-family lot

11. Describe existing uses and zoning of surrounding properties:

	<u>Zoning</u>	<u>Current Use</u>
North	<u>R-4 PD</u>	<u>Residential neighborhood</u>
South	<u>R-4 PD</u>	<u>" "</u>
East	<u>R-4 PD</u>	<u>" "</u>
West	<u>R-4</u>	<u>" "</u>

12. Describe the topography of the subject site: Flat

13. Does the site contain any existing structures, wells, septic tanks? Explain No

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). _____
All utilities are available and were built for this to be a duplex lot.

15. What is the anticipated date construction will begin? n/a

16. What is the anticipated date of completion? n/a

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?

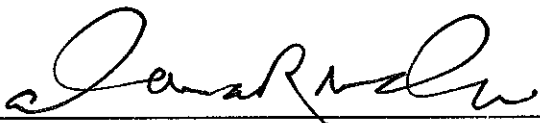
Yes No N/A

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

6/24/17

Date

Property Owner's Signature

Date

