



Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	MP 3-18
Date Received	5-22-18
Fee	440. ⁰⁰
Receipt No.	18M0099
Received by	SP

Partition Application

Applicant Information

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

Applicant Name CELLAR RIDGE CONSTRUCTION Phone _____

Contact Name ZACHARY GEARY Phone 503.560.0617
 (If different than above)

Address 109 NW 5th Street

City, State, Zip McMINNVILLE OR 97128

Contact Email Zgeary@cellaridge.com

Property Owner Information

Property Owner Name Diana Riggs Phone 402-889-7010
 (If different than above)

Contact Name _____ Phone _____

Address 241 NW 15th St

City, State, Zip McMinnville, OR 97128

Contact Email diana@macmkt.com

Site Location and Description

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

Property Address 1145 NE LAFAYETTE AVE

Assessor Map No. R4 416 - DC - 05600 Total Site Area ~~21,500~~ 21,500

Subdivision DAK PARK ADDITION Block _____ Lot _____

Comprehensive Plan Designation COMMERCIAL Zoning Designation C-3

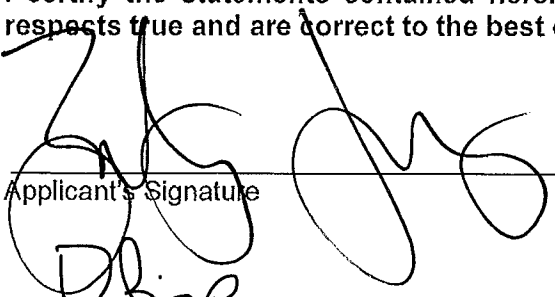
General Description of Subject Property

1. Proposed Parcel Size: #1 11,500 # #2 10,000 # #3 _____
2. Current Land Use: HISTORICALLY WAREHOUSE / MANUFACTURING
3. Purpose of the partition request: ALLOW FOR MIXED USE DEVELOPMENT
4. Topography: FLAT
5. Method of Sewage Disposal: CITY
(Note: If septic field, this application must be accompanied by a letter of approval from the County Sanitarian indicating their approval. The Sanitarian can be contacted through the Yamhill County Planning Department.)
6. Water Supply: CITY

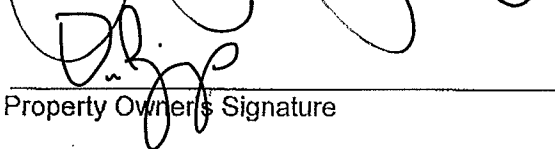
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating all required information as listed in the information sheet and in Section 17.53.060 (Submission of Tentative Partition Plan) of the Zoning Ordinance, or, if applicable, Section 17.53.080 (Submission of Future Development Plan).
- A Title Report or Subdivision Guarantee prepared within 60 (sixty) days of the application date.
- 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



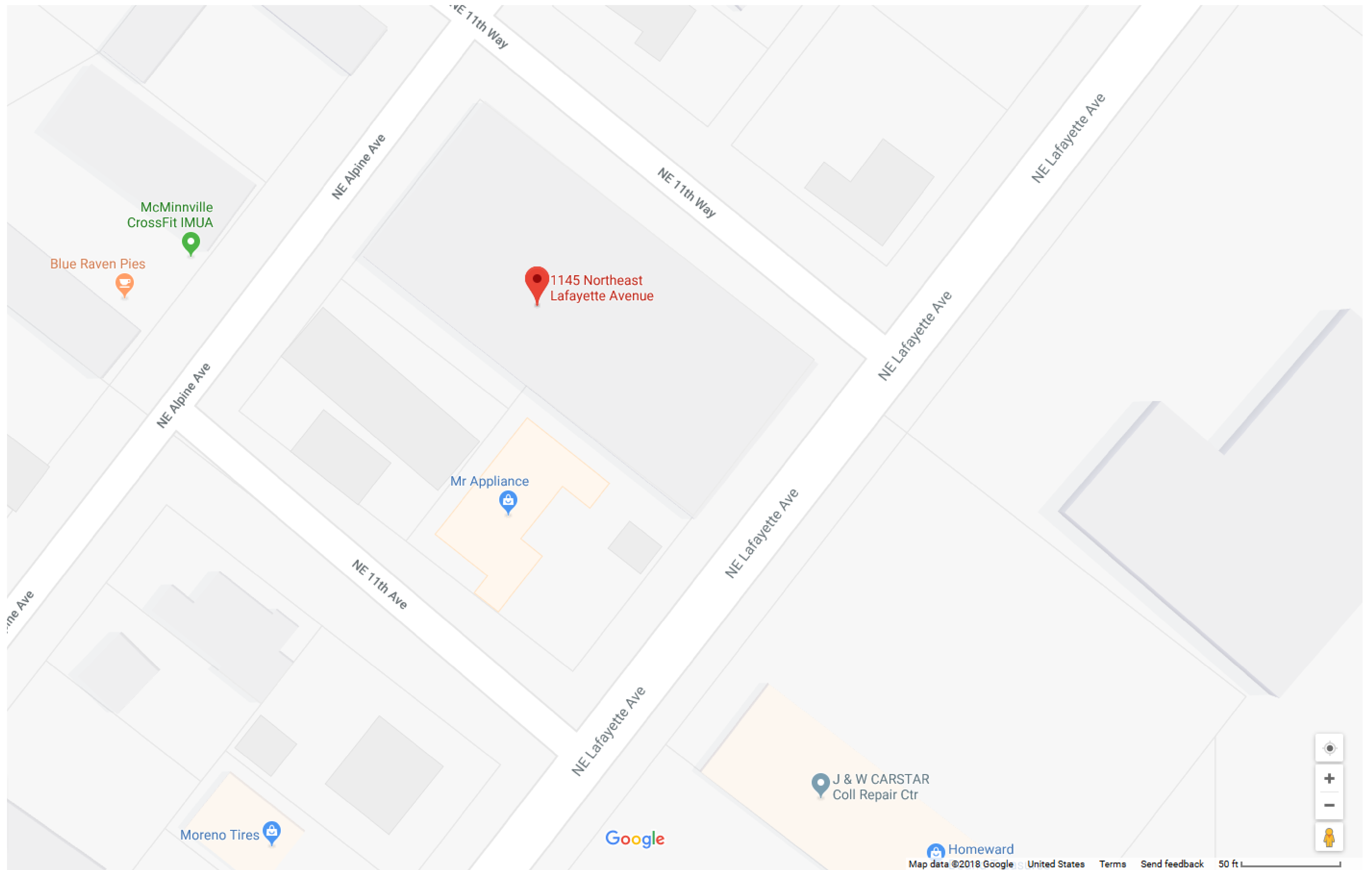
Property Owner's Signature

5/22/18

Date

5/16/18

Date



Date: 5/21/18

Plot Plan: As Is

Huberd Shoe Grease Building
1145 NE Lafayette Ave
McMinnville, OR 97128

NE Alpine Ave

115'

NE 11th Way

215'

1145 Northeast Lafayette Avenue

107.5'

NE Lafayette Ave

15'

100'

100'

Mr Appliance

ette Ave

Date: 5/21/18

Plot Plan: As Is

Huberd Shoe Grease Building
1145 NE Lafayette Ave
McMinnville, OR 97128





Current property boundaries

McMinnville
CrossFit IMUA

NE Alpine Ave

NE 11th Way

NE Lafayette Ave

Mr Appliance

NE 11th Ave

NE Lafayette Ave

J & W CARSTAR
Coll Repair Ctr

Reno Tires

Date: 5/21/18

Boundary Map: As Is

**CELLAR RIDGE
CONSTRUCTION**

Huberd Shoe Grease Building
1145 NE Lafayette Ave
McMinnville, OR 97128

Current Utility Services



- Power
- Water
- Sewer
- Storm

Date: 5/21/18	Current Utility
Huberd Shoe Grease Building 1145 NE Lafayette Ave McMinnville, OR 97128	





Proposed line to separate property

Dimensions to reflect lot sizes after partition

Date: 5/21/18	Proposed Lot Division
Huberd Shoe Grease Building 1145 NE Lafayette Ave McMinnville, OR 97128	



Proposed line to separate property

Existing Breezeway to be deconstructed to create two separate buildings.

Parcel 1

Parcel 2

Mr Appliance

J & W CARSTAR
Coll Repair Ctr

McMinnville
CrossFit IMUA

Auto Tires

Date: 5/21/18

Deconstruction Plan

**CELLAR RIDGE
CONSTRUCTION**

Huberd Shoe Grease Building
1145 NE Lafayette Ave
McMinnville, OR 97128

Proposed Utility Services

Proposed line to separate property

Parcel 1

Parcel 2

- Power
- Water
- Sewer
- Storm

Date: 5/21/18
Proposed Utility Plan
Huberd Shoe Grease Building
1145 NE Lafayette Ave
McMinnville, OR 97128





Proposed line to separate property

Proposed line to be 5' off new "end of building" here

Proposed line to be 10' off new "end of building" here

Existing Breezeway to be deconstructed to create two separate buildings.



Date: 5/31/18	Deconstruction Plan
Huberd Shoe Grease Building 1145 NE Lafayette Ave McMinnville, OR 97128	