

CITY OF WARRENTON
Land Partition Application
Warrenton Development Code - Chapter 16.216

File # LP-23-2
Date Received 10/12/23
Receipt # 917-23-000133-PLNG
Fee \$600

Note: The applicant must complete all sections and submit the required application fee before staff can accept the application.

I. APPLICANT INFORMATION:

Name: Ryan Osburn Contact Phone: 503-717-3907
Mailing Address: 33485 SW Old Pine Dr Warrenton OR
Signature: Ryan Osburn

II. PROPERTY OWNER INFORMATION:

Name: Osburn Holdings Contact Phone: 503-717-3907
Mailing Address: 33485 SW Old Pine Dr Warrenton OR
Signature: Ryan Osburn

III. PROPERTY INFORMATION:

Site Address (if any): 2207 SE Dolphin AVE Warrenton OR
Property Location: Township 8, Range 10, Section 23, Tax Lot _____
Current Use of Tax Lot: COMMERCIAL

IV. PARTITION INFORMATION:

Current Tax Lot Size: 4 45 AC (4 59 FOR PP 2015-006) DIFFERENTIAL IS DUE TO BKA CS-13816 INST 2019 00723
Number and square footage of parcels (lots) to be created: parcel #1 2 17 AC

parcel #2 0.81 AC, and parcel #3 1.47 AC

V. CRITERIA

Proposed Use for each parcel (lot): COMMERCIAL SHOP SPACE
FOR ALL PARCELS

Describe Access for each proposed parcel (lot) PARCEL 2 HAS
DOWNFLOW ROAD FRONTAGE + ACCESS BY
WAY OF EASEMENT CREATED ON PP 2015-006
PARCELS 1 & 3 WOULD HAVE ACCESS BY WAY
OF EASEMENT CREATED ON PP 2015 (THEY ALSO
HAVE FRONTAGE ON NW 1/4 101 PARCEL 3 WOULD
ALSO HAVE ACCESS BYWAY OF AN EASEMENT CREATED
BY THIS PROPOSED PARTITION PLAN

Show Access for each proposed parcel (lot) on the preliminary plat.

Is city water proposed for each parcel (lot)? Yes No

Is city sewer proposed for each parcel (lot)? Yes No

Describe the proposed improvements: All utilities and Road to
each property