



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
COMMUNITY DEVELOPMENT DEPARTMENT

# SITE TEAM AGENDA

*The information contained in this agenda is for preliminary comments/concerns only.*

**Thursday, March 14, 2024, 1:00 p.m.**

***Please note: Applicant start time is 2:00 p.m.***

Meeting held via Zoom

<https://us06web.zoom.us/j/88316496257?pwd=VVdxVm5wQjRialdpOG9TdGFVeWF2QT09>

Meeting ID: **883 1649 6257** Passcode: **636603**

Dial: 1-669-900-6833 or 1-253-215-8782

## I. Action Items

*This item is for your review and comment. Please comment on or before the scheduled Site Team Meeting.*

- A. **Jonathan Blum** – Minor Partition. Applicant is requesting approval to partition one 7,466 sq. ft. parcel into two parcels of 3,730 sq. ft. and 3,733 sq. ft. respectively. The property is located at 415 W. 13<sup>th</sup> Street and further described as 1N 13E 4 DB tax lot 1700. Property is zoned RH – High Density Residential District.  
**Planner:** Frank Glover
- B. **Iesity Pustovit** – Minor Partition. Applicant is requesting approval to partition one 16,968 sq. ft. parcel into three parcels of 6,060 sq. ft., 5,530 sq. ft. and 5,378 sq. ft. respectively. The property is located at 2225 E. 9<sup>th</sup> Street and further described as 1N 13E 02 DB tax lot 2800. Property is zoned RH – High Density Residential District.  
**Planner:** Frank Glover
- C. **Joe Stewart** – Building Permit. Applicant is requesting approval to construct a 72' x 36' commercial structure with an attach 16' x 30' office. The property is located at 3826 W. 6<sup>th</sup> Street and further described as 2N 13E 29 A tax lot 1200. Property is zoned CG – General Commercial District.  
**Planner:** Frank Glover

**Next regularly scheduled Site Team meeting: Thursday, March 28, 2024.**



**City of The Dalles**  
 Community Development Dept  
 313 Court Street  
 The Dalles, OR 97058  
 (541) 296-5481, ext. 1125  
 www.thedalles.org

ST #: 001-24

Application #: \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Deemed Complete: \_\_\_\_\_

Ready to Issue: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Received: 02-21-2024

## Land Use Application

- |  |   |  |                                     |
|--|---|--|-------------------------------------|
| <input type="radio"/> Building Permit          | <input type="radio"/> Demolition                          | <input type="radio"/> Physical Constraints | <input type="radio"/> Change of Use |
| <input type="radio"/> Property Line Adjustment | <input checked="" type="radio"/> Minor Partition / Replat | <input type="radio"/> Adjustment           | <input type="radio"/> Fence         |

**Applicant**

Name: Jonathan Blum  
 Address: 1605 E 19th Street  
The Dalles, OR 97058  
 Phone #: 541-206-2744  
 Email: blumjonathan@gmail.com

**Legal Owner (if different than Applicant)**

Name: same  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Information**

Address: 415 W 13th Street

Map and Tax Lot: 1N 13E 4 DB 1700

**Project Description:**

Partition Plat to divide Tax Lot 1700 1N 13E 4 DB into two equal sized lots.

**Department Use Only**

City Limits:  Yes  No      Zone: \_\_\_\_\_      Overlay: \_\_\_\_\_      Airport Zone:  Yes  No  
 Geohazard Zone: \_\_\_\_\_      Flood Designation: \_\_\_\_\_  
 Historic Structure:  Yes  No      Current Use: \_\_\_\_\_

Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

- Ministerial     Administrative     Quasi-Judicial

# Minor Partition Application

#: \_\_\_\_\_

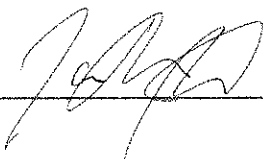
## Property Information

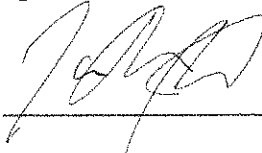
Existing Square Footage: 7,466 sqft.

Proposed Square Footage: Parcel #1 3,730; Parcel #2 3,733; Parcel #3 N/A

Signature of Applicant

Signature of Property Owner

  
\_\_\_\_\_  
Date 2/21/24

  
\_\_\_\_\_  
Date 2/21/24

*Please provide electronic copies of all application material.*

**Site Team/Pre-Application Material:**

Concept plan  
50% of application fee

**Official Minor Partition Application Material:**

Remainder of application fees  
Professional survey  
Redevelopment Plan or "Shadow Plat", if applicable

## MINOR PARTITION REVIEW

Minor Partition Applications follow The Dalles Development Review Process, and must meet the requirements of The Dalles Municipal Code (TDMC) Section 9.020: Land Division Standards and the partition requirements of TDMC 9.030: Partitions, Minor Re-plats, and Lot Line Adjustments. A pre-application conference is required for all submittals. **Approved Tentative Partition Plats are valid for 1 year only, with NO opportunity for an extension.** Construction drawings and specifications for any public improvements are required prior to final partition plat review and approval. Before the signature of the City Engineer is obtained on a Final Partition Plat, required improvements must be installed to City Standards and Specifications, or the applicant and the City have entered into an agreement to install improvements, or an improvements district is formed to construct improvements (see section of TDMC 9.040.060 (F): Installation of Required Improvements). **Final Plat approval does not constitute City acceptance of public improvements.** Public improvements can only be accepted in writing by the Director of Public Works.

## INFORMATION REQUIRED WITH APPLICATION

The tentative plat shall include the following information where applicable:

- Names of the applicant, owner, engineer, and surveyor as appropriate.
- Date, North Arrow, and Scale.
- Property line boundaries of all contiguous land in the same ownership as the area encompassed in the application.
- Sufficient description to define location and boundaries of the area to be partitioned, re-platted, or adjusted.

# Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

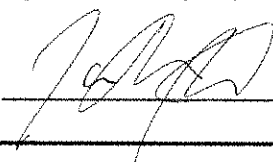
*If the undersigned is different from the legal property owner, a notarized letter of authorization signed by the legal property owner must accompany this form.*

Signature of Applicant



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Signature of Property Owner



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# Additional Information

Department Comments

Conditions of Approval

# Decision Approved Denied

Community Development Department

Public Works

\_\_\_\_\_ Date

\_\_\_\_\_ Date

- Location of existing structures.
- Number and type of dwelling units proposed where known and appropriate.
- Location and width of all existing or proposed public or private rights-of-way.
- Location and width of all existing or proposed public or private rights-of-way, including any reserve strips and parking area.
- Location of all existing and proposed streets, sidewalks, curbs. (New streets or improvements to existing streets shall meet the requirements of *Chapter 10: Improvements Required with Development*. Construction detail drawings are not required for application approval, but will be required prior to issuance of any required permit.)
- Location of all existing and proposed public and private utilities, including, but not limited to water, sewer, storm drainage, power, gas cable TV, and telephone. (New public utilities shall meet the requirement of *Chapter 10: Improvements Required with Development*. Construction detail drawings are not required for application approval, but will be required prior to issuance of any required permit.)
- Proposed parcel layout indicating dimensions, parcel lines and lot areas of parcels.
- Approximate location of any potential physical and environmental constraints for review per the provisions of *Chapter 8: Physical and Environmental Constraints*. Such constraints include, but are not limited to, slopes of the land, erosion, control, flood ways, flood plains, natural drainage ways, and geological hazard areas.
- All areas proposed for dedication to the public and their proposed uses including, but not limited to street rights-of-way, drainage ways, easements, trails and paths, parks and open spaces, and reserve strips.
- Location and use of adjacent driveways and structures within the appropriate distance as specified in *TDMC Section 6.050.040: Access Standards*.
- Identification of significant natural features including, but not limited to rock outcroppings, creeks, streams, ponds, riparian areas, and existing native, ornamental, and orchard trees having a trunk diameter of 14 in. or more at a point 5 feet above the natural grade.
- Where it is evident that the subject parcel can be further partitioned, the applicant shall show, either on the tentative plat or as an attachment, that the land partition will not preclude efficient division of land in the future, per the requirements of *TDMC Section 9.020.020 (C)(8): Redevelopment Plans*.
- The Director may waive any of the requirements where determined that the information is unnecessary to properly evaluate the proposed development. The Director may also require any additional information, if determined necessary, to evaluate the proposal.

**NOTE:** Plan requirements for construction drawings and specifications for public improvements are stated in *TDMC Section 9.040.050: Construction Drawings and Specifications for Public Improvements*. Final Partition Plat and other final approval requirements are set forth in *TDMC Section 9.030.050: Final Partition Plat Review*. Information regarding improvements, construction standards, and inspection procedures can be found in *TDMC Chapter 10 – Improvements Required With Development*.

TERRA SURVEYING  
 PARTITION PLAT  
 for  
 JONATHAN BLUM

LOCATION:

TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF THE DALLES, WILLAMETTE MERIDIAN, WASCO COUNTY, OREGON.

PROPERTY ADDRESS:

415 W. 13th STREET  
 THE DALLES, OREGON  
 97058

ZONING:

CITY OF THE DALLES  
 RH  
 HIGH DENSITY RESIDENTIAL

LEGAL DESCRIPTION:

LOT D, AND THE EAST HALF OF LOT E, BLOCK 32, FORT DALLES MILITARY RESERVATION, IN THE CITY OF THE DALLES, IN THE COUNTY OF WASCO AND STATE OF OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 1700 INTO TWO PARCELS. MONUMENTATION FOUND AND HELD FROM WASCO COUNTY SURVEYS 1847, 10-139 AND 17-130. ALL THREE OF THESE SURVEYS WERE PERFORMED BY TENNESON ENGINEERING.

LINE	BEARING	DISTANCE
L1	N 79°35'59" E	17.07'
L2	S 10°44'16" E	17.10'
L3	S 34°28'13" W	120.00'
L4	N 34°38'51" E	118.72'

SURVEYOR'S CERTIFICATE:

I, ERIK M. CARLSON, BEING FIRST AND DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT. THE BOUNDARIES BEING DESCRIBED AS:

LOT D, AND THE EAST HALF OF LOT E, BLOCK 32, FORT DALLES MILITARY RESERVATION, IN THE CITY OF THE DALLES, IN THE COUNTY OF WASCO AND STATE OF OREGON.

INITIAL POINT IS A 5/8" IRON ROD (L.S. 872, LOCATED AT THE SOUTHWEST CORNER OF LOT A OF BLOCK 32 OF THE FORT DALLES MILITARY RESERVATION.

BOUNDARY LEGEND:

- SET 5/8" IRON ROD, L.S. 72306
- FOUND AND HELD MONUMENT OF RECORD
- ⊙ FOUND AND HELD 5/8" IRON ROD, L.S. 872 (C.S. 10-39)
- ⊗ FOUND AND HELD 5/8" IRON ROD, L.S. 72306, (C.S. 19-058)
- ⊕ FOUND AND HELD 2" ALUMINUM CAP CITY MONUMENT, (C.S. 17-130)
- CALCULATED BOUNDARY CORNER
- ( ) REFERENCE PLAT DISTANCE
- R/W RIGHT OF WAY

REFERENCES:

FILED AT THE WASCO COUNTY SURVEYORS OFFICE.  
 PLAT OF THE DALLES MILITARY RESERVATION, DATED: JUNE 1881.  
 C.S. 1847, BOUNDARY SURVEY FOR CHILDS BY TENNESON ENGINEERING, L.S. 872, DATED: JUNE, 1989.  
 C.S. 10-39, BOUNDARY SURVEY FOR STORM BY TENNESON ENGINEERING, L.S. 872, DATED: SEPTEMBER 5, 1996.  
 C.S. 17-130, PROPERTY LINE ADJUSTMENT SURVEY FOR NEVARA BY TENNESON ENGINEERING, L.S. 50800, FILED: JANUARY 18, 2013.

WASCO COUNTY  
 SURVEYOR'S OFFICE

SURVEY No. \_\_\_\_\_

FILED: \_\_\_\_\_

BY: \_\_\_\_\_

DOCUMENT No. \_\_\_\_\_

PLAT No. \_\_\_\_\_

SLIDE No. \_\_\_\_\_

RECORDING INFORMATION

DECLARATION

I, the owner of the land shown herein, hereby declare that this division of land has been made with our free consent and in accordance with the provisions of ORS Chapter 92 as shown on this plat.

Owner \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by \_\_\_\_\_

Jonathan Blum

State of \_\_\_\_\_ }  
 County of \_\_\_\_\_ } s.s.

Notary Signature \_\_\_\_\_

Notary Print \_\_\_\_\_

Public Notary-OREGON

Commission number: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

I hereby certify this partition was examined and approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Wasco County Surveyor \_\_\_\_\_

I hereby certify this partition was examined and approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

The Dalles City Engineer \_\_\_\_\_

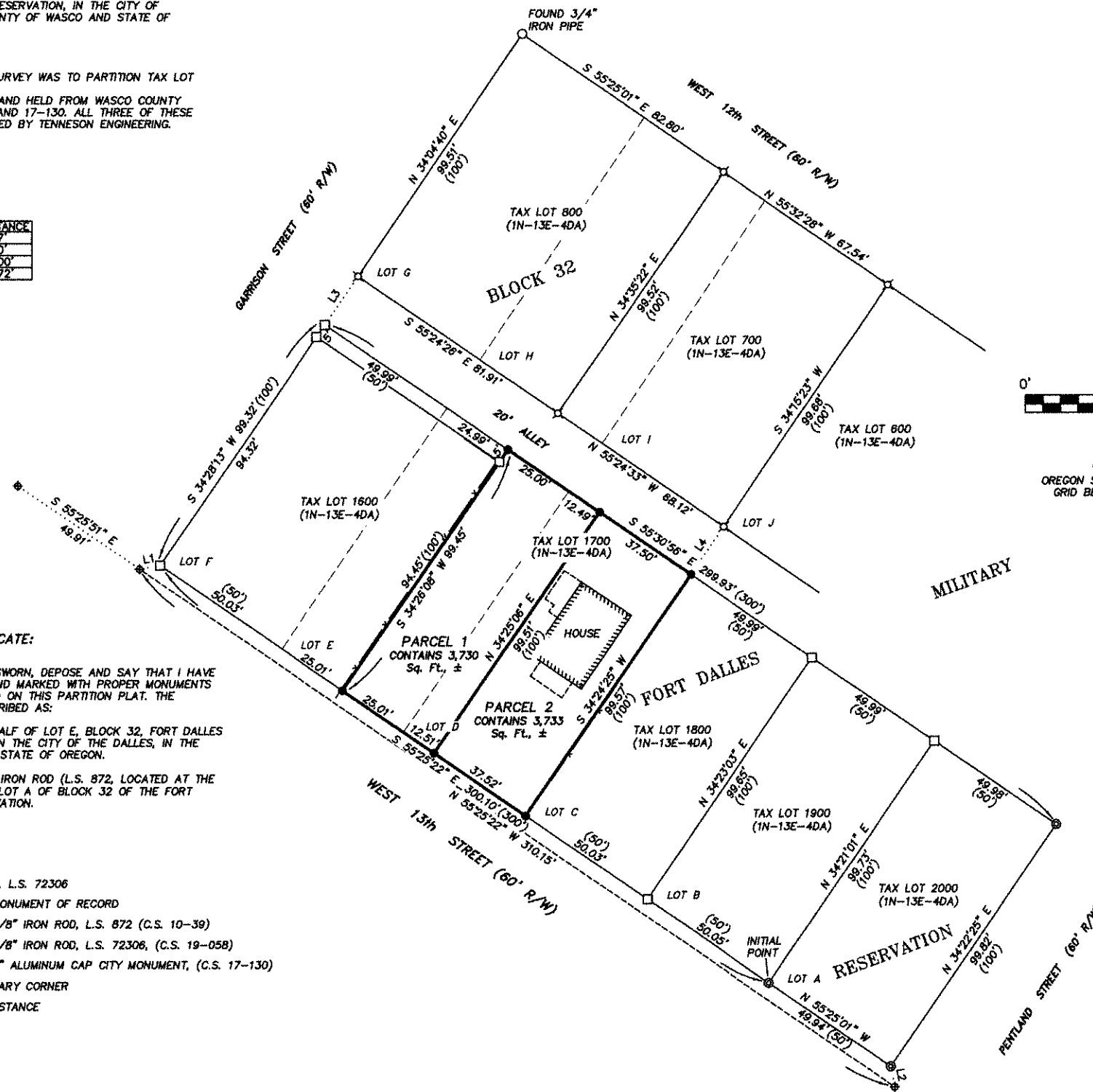
I hereby certify this partition was examined and approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

The Dalles Planning Director \_\_\_\_\_

I hereby certify this partition was examined and approved as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Wasco County Tax Assessor \_\_\_\_\_

Wasco County Tax Collector \_\_\_\_\_



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

FOR REVIEW

OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306

Expires: December 31, 2025

TERRA SURVEYING

DATE: FEBRUARY 6, 2024  
 PROJECT: 24008PART  
 SCALE: 1" = 30'  
 ASSESSORS MAP: 1N-13E-04DB T.L. 1700

P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net



**TERRA SURVEYING**  
**TOPOGRAPHIC SURVEY**  
 for  
**JONATHAN BLUM**

**PROPERTY ADDRESS:**

415 W. 13th STREET  
 THE DALLES, OREGON  
 97058

**ZONING:**

CITY OF THE DALLES  
 RH  
 HIGH DENSITY RESIDENTIAL

**LOCATION:**

TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 13 EAST, CITY OF THE DALLES, WILLAMETTE MERIDIAN, WASCOS COUNTY, OREGON.

**LEGAL DESCRIPTION:**

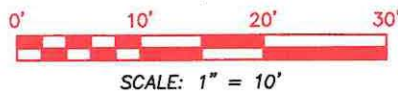
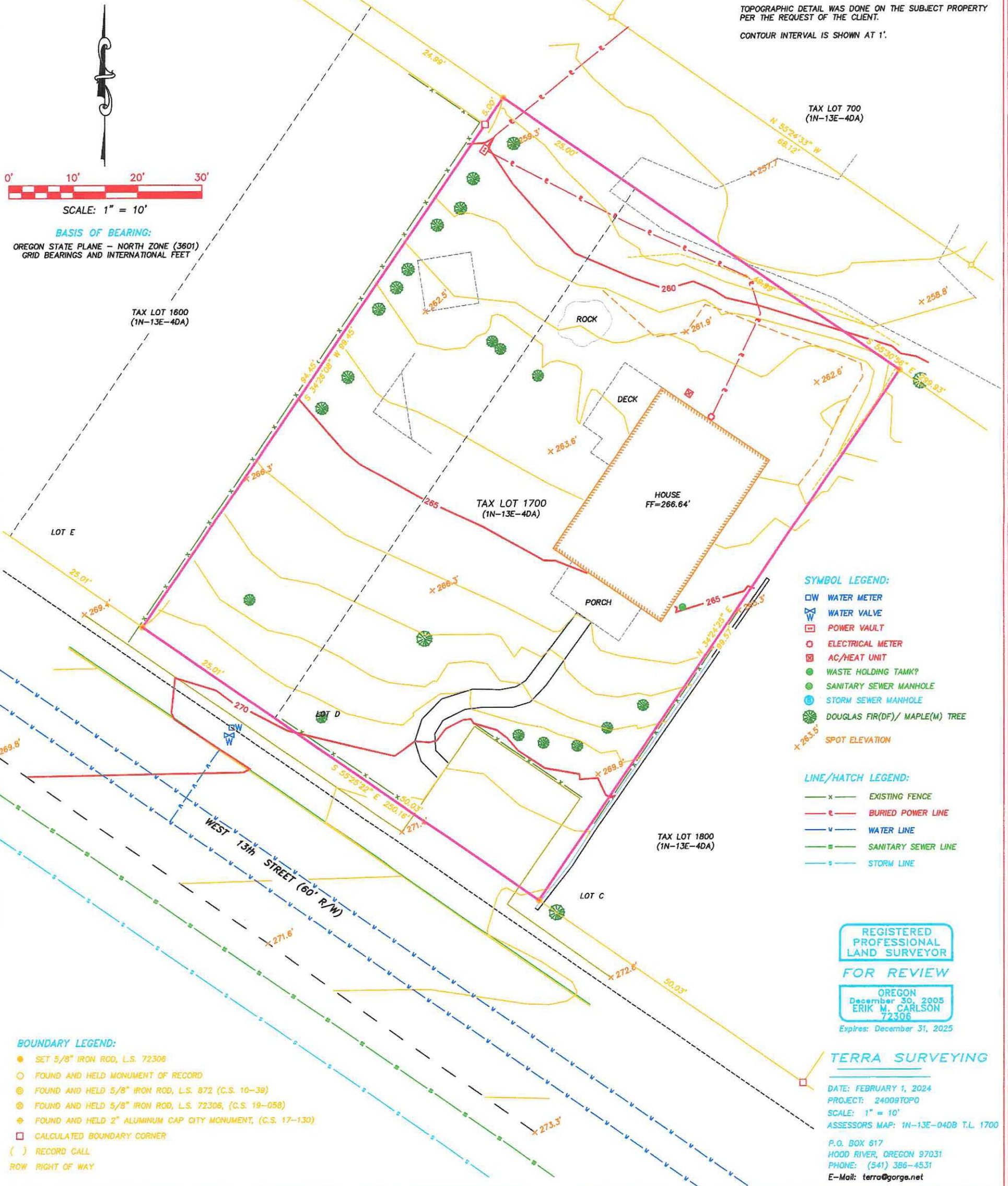
LOT D, AND THE EAST HALF OF LOT E, BLOCK 32, FORT DALLES MILITARY RESERVATION, IN THE CITY OF THE DALLES, IN THE COUNTY OF WASCOS AND STATE OF OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PROVIDE TOPOGRAPHIC DETAIL ON THE SUBJECT PROPERTY FOR DESIGN PURPOSES.

TOPOGRAPHIC DETAIL WAS DONE ON THE SUBJECT PROPERTY PER THE REQUEST OF THE CLIENT.

CONTOUR INTERVAL IS SHOWN AT 1'.



**BASIS OF BEARING:**  
 OREGON STATE PLANE - NORTH ZONE (3601)  
 GRID BEARINGS AND INTERNATIONAL FEET

TAX LOT 1600  
 (1N-13E-4DA)

TAX LOT 1700  
 (1N-13E-4DA)

HOUSE  
 FF=266.64'

TAX LOT 700  
 (1N-13E-4DA)

TAX LOT 1800  
 (1N-13E-4DA)

WEST 13th STREET (60' R/W)

- SYMBOL LEGEND:**
- WATER METER
  - ⊕ WATER VALVE
  - ⊞ POWER VAULT
  - ⊞ ELECTRICAL METER
  - ⊞ AC/HEAT UNIT
  - WASTE HOLDING TANK?
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - DOUGLAS FIR(DF)/ MAPLE(M) TREE
  - x SPOT ELEVATION

- LINE/HATCH LEGEND:**
- x- EXISTING FENCE
  - e- BURIED POWER LINE
  - v- WATER LINE
  - s- SANITARY SEWER LINE
  - st- STORM LINE

REGISTERED PROFESSIONAL LAND SURVEYOR  
**FOR REVIEW**

OREGON  
 December 30, 2005  
 ERIK M. CARLSON  
 72306  
 Expires: December 31, 2025

- BOUNDARY LEGEND:**
- SET 5/8" IRON ROD, L.S. 72306
  - FOUND AND HELD MONUMENT OF RECORD
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  - FOUND AND HELD 2" ALUMINUM CAP CITY MONUMENT, (C.S. 17-130)
  - CALCULATED BOUNDARY CORNER
  - ( ) RECORDED CALL
  - ROW RIGHT OF WAY

**TERRA SURVEYING**

DATE: FEBRUARY 1, 2024  
 PROJECT: 24009TOPO  
 SCALE: 1" = 10'  
 ASSESSORS MAP: 1N-13E-040B T.L. 1700

P.O. BOX 617  
 HOOD RIVER, OREGON 97031  
 PHONE: (541) 386-4531  
 E-Mail: terra@gorge.net



**City of The Dalles**  
**Community Development Dept**  
 313 Court Street  
 The Dalles, OR 97058  
 (541) 296-5481, ext. 1125  
 www.thedalles.org

Site Team #: 002-24

Application #: \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Deemed Complete: \_\_\_\_\_

Ready to Issue: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Received: 02-26-2024

## Land Use Application

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Building Permit          | <input type="checkbox"/> Demolition                          | <input type="checkbox"/> Physical Constraints | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Property Line Adjustment | <input checked="" type="checkbox"/> Minor Partition / Replat | <input type="checkbox"/> Adjustment           | <input type="checkbox"/> Fence         |

**Applicant**

Name: Jesey A. Pustovit  
 Address: 10500 SE Hillcrest Drive  
Happy Valley OR  
 Phone #: (971)271-1065  
 Email: jessepustovit@yahoo.com

**Legal Owner (if different than Applicant)**

Name: Same as Applicant  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Information**

Address: 2225 East 9th Street

Map and Tax Lot: 01N-13E-02DB 2800

**Project Description:**

To partition the subject property into three parcels. The parcels will be 55-60 feet wide each and front on East 9th Street. The existing home will be on Parcel 3.

**Department Use Only**

City Limits:  Yes  No      Zone: \_\_\_\_\_      Overlay: \_\_\_\_\_      Airport Zone:  Yes  No

Geohazard Zone: \_\_\_\_\_      Flood Designation: \_\_\_\_\_

Historic Structure:  Yes  No      Current Use: \_\_\_\_\_

Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

- Ministerial     Administrative     Quasi-Judicial



# Application Policy

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*If the undersigned is different from the legal property owner, a notarized letter of authorization signed by the legal property owner must accompany this form.*

Signature of Applicant

Signature of Property Owner



2/26/2024



2/26/2024

# Additional Information

Department Comments

Conditions of Approval

## Decision

Approved

Denied

Community Development Department

Public Works

Date

Date

---

# Minor Partition Application

#: \_\_\_\_\_

## Property Information

Existing Square Footage: 16,968

Proposed Square Footage: Parcel #1 6,060; Parcel #2 5,530; Parcel #3 5,378

Signature of Applicant

Signature of Property Owner



2/26/2024

Date



2/26/2024

Date

---

Please provide electronic copies of all application material.

### Site Team/Pre-Application Material:

Concept plan

50% of application fee

### Official Minor Partition Application Material:

Remainder of application fees

Professional survey

Redevelopment Plan or "Shadow Plat", if applicable

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## MINOR PARTITION REVIEW

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## INFORMATION REQUIRED WITH APPLICATION

The tentative plat shall include the following information where applicable:

- Names of the applicant, owner, engineer, and surveyor as appropriate.
- Date, North Arrow, and Scale.
- Property line boundaries of all contiguous land in the same ownership as the area encompassed in the application.
- Sufficient description to define location and boundaries of the area to be partitioned, re-platted, or adjusted.

# PRELIMINARY PARTITION PLAT

TAX LOT 01N-13E-02DB 2800 (ACCT. #8070)  
 LYING IN LOT 9 OF RIVERVIEW SUBDIVISION IN THE NW1/4 OF THE SE1/4,  
 SECTION 2, TOWNSHIP 1 NORTH, RANGE 13 EAST, W.M.,  
 CITY OF THE DALLES, WASCO COUNTY, OREGON  
 DATE: JANUARY 16, 2023

WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. \_\_\_\_\_

FILED \_\_\_\_\_

BY \_\_\_\_\_

DOCUMENT NUMBER \_\_\_\_\_

PLAT NUMBER \_\_\_\_\_

SLIDE NUMBER \_\_\_\_\_

DECLARATION  
 I, IESEY A. PUSTOVIT, THE OWNER OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

(IESEY A. PUSTOVIT) DATE \_\_\_\_\_

ACKNOWLEDGEMENT  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY IESEY A. PUSTOVIT.

NOTARY SIGNATURE \_\_\_\_\_

NOTARY PUBLIC PRINTED NAME \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF \_\_\_\_\_, 2024

WASCO COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF \_\_\_\_\_, 2024

THE DALLES CITY ENGINEER

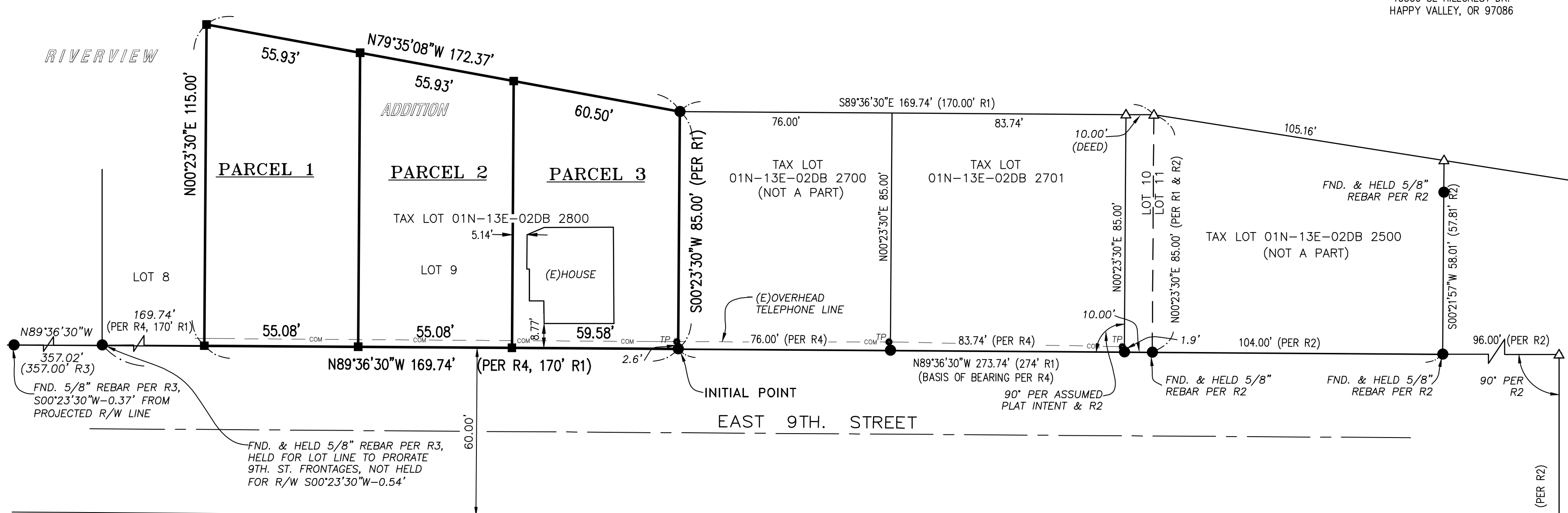
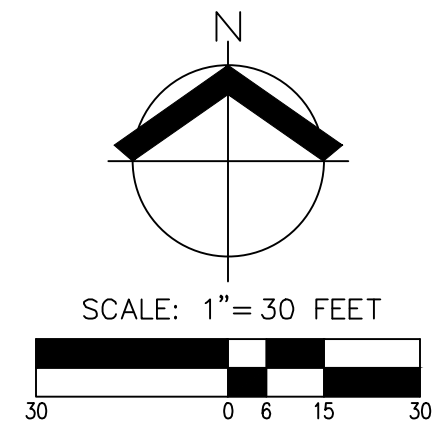
I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF \_\_\_\_\_, 2024

THE DALLES PLANNING DIRECTOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS DAY OF \_\_\_\_\_, 2024

WASCO COUNTY ASSESSOR

WASCO COUNTY TAX COLLECTOR



## REFERENCES:

- 1) PLAT OF RIVERVIEW  
 BY J.B. GOIT  
 RECORDED NOVEMBER 20, 1909  
 SLIDE A-001
- 2) PROPERTY LINE ADJUSTMENT PLAT  
 FOR JOSEPH SPUREK & ANDREW ROBY  
 BY TENNESON ENGR. CORP. WO.#9302  
 RECORDED SEPTEMBER 5, 2000  
 DOC. #2000-3757 (SLIDE C-137A)  
 C.S. #11-171
- 3) RIGHT OF WAY SURVEY  
 EAST 9TH. STREET FOR  
 THE CITY OF THE DALLES  
 BY KLEIN AND ASSOC. INC.  
 FILED FEBRUARY 27, 2021  
 C.S. #21-005
- 4) PARTITION PLAT 2022-0002  
 FOR JEREMY & LINDSAY ROBERTSON  
 BY TENNESON ENGR. CORP. WO.#16115  
 RECORDED JANUARY 13, 2022  
 DOC. #2022-000141 (SLIDE E-004B)  
 C.S. #22-007

## LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA PLS 50800"
- FOUND MONUMENTS, AS NOTED
- △ DENOTES CALCULATED POINT
- R SURVEY REFERENCE NUMBER
- A.C. ALUMINUM CAP
- B.C. BRASS CAP
- MON. MONUMENT
- FND. FOUND
- AC. ACRES
- LC LAND CORNER
- (E) EXISTING
- C.S.# COUNTY SURVEY NUMBER
- DOC. DOCUMENT
- ( ) RECORD SURVEY OR DEED CALL
- CLR. CLEAR
- ENCR. ENCROACHMENT
- S.F. SQUARE FEET
- F.C. FENCE CORNER
- PROP. PROPERTY
- E.G. EDGE OF GRAVEL
- X- EXISTING FENCE

PARCEL 1 6,060 S.F. = 0.139 AC.  
 PARCEL 2 5,530 S.F. = 0.127 AC.  
 PARCEL 3 5,378 S.F. = 0.123 AC.  
**TOTAL 16,968 Sq.Ft. = 0.379 ACRES**  
 (TAX LOT 01N-13E-02DB 2800)

REVIEW COPY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 13, 1999  
 BENJAMIN B. BESEDA  
 50800

RENEWS: 12/31/2025

TENNESON ENGINEERING | AN AKS COMPANY  
 3775 CRATES WAY  
 THE DALLES, OR 97058  
 541.296.9177  
 WWW.AKS-ENG.COM

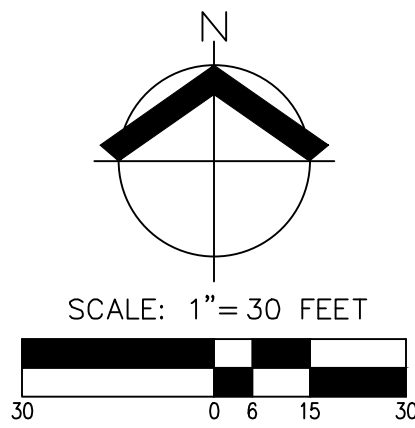


ENGINEERING · SURVEYING · NATURAL RESOURCES  
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

# PRELIMINARY PARTITION PLAT

TAX LOT 01N-13E-02DB 2800 (ACCT. #8070)  
 LYING IN LOT 9 OF RIVERVIEW SUBDIVISION IN THE NW1/4 OF THE SE1/4,  
 SECTION 2, TOWNSHIP 1 NORTH, RANGE 13 EAST, W.M.,  
 CITY OF THE DALLES, WASCO COUNTY, OREGON  
 DATE: JANUARY 16, 2023

WASCO COUNTY SURVEYOR'S OFFICE  SURVEY NO. _____  FILED _____  BY _____	RECORDING INFORMATION
DOCUMENT NUMBER _____  PLAT NUMBER _____  SLIDE NUMBER _____	



**NARRATIVE**  
 TO BE ON FINAL PLAT...

**SURVEYOR'S CERTIFICATE**  
 TO BE ON FINAL PLAT...

**PREPARED FOR**  
 IESEY A. PUSTOVIT  
 10500 SE HILLCREST DR.  
 HAPPY VALLEY, OR 97086

- NOTES**
1. BASIS OF BEARING: BEARINGS ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM, OREGON NORTH ZONE, N.A.D. 83(2011) 2010.00 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN THE MONUMENTS FOUND PER REFERENCE NO. 2 AS SHOWN.
  2. CITY OF THE DALLES GEOLOGIC HAZARD ZONE 4, CENTRAL AND EAST CITY ROCKFALL.
  3. THERE ARE NO SIGNIFICANT PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS FLOOD WAYS, FLOOD PLAINS OR NATURAL DRAINAGE WAYS ASSOCIATED WITH SITE. PORTIONS OF THE SITE EXCEED 30 DEGREE SLOPE.
  4. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, CREEKS, STREAMS, PONDS, RIPARIAN AREAS ASSOCIATED WITH THIS SITE. THE SITE CONTAINS SEVERAL MATURE DECIDUOUS TREES.
  5. THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY CITY OF THE DALLES AS MIP-\_\_\_\_-24.
  6. ZONE: "RH" (HIGH DENSITY RESIDENTIAL)
  7. MONUMENTATION FOR THIS PARTITION WAS COMPLETED ON \_\_\_\_\_, 2024.
  8. CITY OF THE DALLES POTABLE WATER AND SANITARY SEWER SYSTEMS ARE AVAILABLE TO SERVE THE PROPERTY. THE PUBLIC SANITARY SEWER MAINLINE IS LOCATED IN E. 10TH. STREET. THE PARCELS WILL BE SERVED SANITARY SEWER BY A PRIVATE GRINDER PUMP AND PRIVATE PRESSURE SEWER LATERAL LINE FOR EACH PARCEL.
  9. THE SUBJECT PROPERTY IS VESTED IN IESEY A. PUSTOVIT BY STATUTORY BARGAIN AND SALE DEED RECORDED JUNE 4, 2019 AT DOCUMENT #2019-001632.
  10. OWNERSHIP, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD VERIFIED BY REFERENCE TO \_\_\_\_\_ TITLE REPORT COMPLETED UNDER ORDER NO. \_\_\_\_-\_\_\_\_\_, DATED \_\_\_\_\_, 2024.

- REFERENCES:**
- 1) PLAT OF RIVERVIEW  
 BY J.B. GOIT  
 RECORDED NOVEMBER 20, 1909  
 SLIDE A-001
  - 2) PROPERTY LINE ADJUSTMENT PLAT  
 FOR JOSEPH SPUREK & ANDREW ROBY  
 BY TENNESON ENGR. CORP. WO.#9302  
 RECORDED SEPTEMBER 5, 2000  
 DOC. #2000-3757 (SLIDE C-137A)  
 C.S. #11-171
  - 3) RIGHT OF WAY SURVEY  
 EAST 9TH. STREET FOR  
 THE CITY OF THE DALLES  
 BY KLEIN AND ASSOC. INC.  
 FILED FEBRUARY 27, 2021  
 C.S. #21-005
  - 4) PARTITION PLAT 2022-0002  
 FOR JEREMY & LINDSAY ROBERTSON  
 BY TENNESON ENGR. CORP. WO#16115  
 RECORDED JANUARY 13, 2022  
 DOC. #2022-000141 (SLIDE E-004B)  
 C.S. #22-007

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 13, 1999  
 BENJAMIN B. BESEDA  
 50800

RENEWS: 12/31/2025

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 3775 CRATES WAY  
 THE DALLES, OR 97058  
 541.296.9177  
 WWW.AKS-ENG.COM

**AKS**

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 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**REVIEW  
 COPY**



**City of The Dalles**  
 Community Development Dept.  
 313 Court Street  
 The Dalles, OR 97058  
 (541) 296-5481, ext. 1125  
 www.thedalles.org

Site Team #: ST 003-24  
 Received: 3-1-2024  
 Filing Fee: \$100.00  
 Receipt #: 520625  
 Meeting Date: \_\_\_\_\_

## Site Team / Pre-Application Meeting

- |  |   |  |  |
|--|---|--|--|
| <input type="radio"/> Adjustment                 | <input type="radio"/> Mobile Home Park  | <input type="radio"/> Conditional Use Permit                           | <input type="radio"/> Property Line Adjustment |
| <input checked="" type="radio"/> Building Permit | <input type="radio"/> Site Plan Review  | <input type="radio"/> Minor Partition/Replat                           | <input type="radio"/> Planned Unit Development |
| <input type="radio"/> Variance                   | <input type="radio"/> Vacation (Street) | <input type="radio"/> Comp Plan Amendment                              | <input type="radio"/> Comp Plan/Zone Change    |
| <input type="radio"/> Subdivision                | <input type="radio"/> Zone Change       | <input checked="" type="radio"/> Other: <u>Proposed Commercial Use</u> |  |

**Applicant**

Name: Joe Stewart  
 Address: 2400 Fairview St  
The Dalles  
 Phone #: 541-300-0700  
 Email: joefstewart@yahoo.com

**Legal Owner (if other than Applicant)**

Name: Same  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Property Information**

Address: 3826 W. 6th Street

Map and Tax Lot: 2N 13E 29 A 1200

**Project Description** (continue on next page if necessary)

*Construct a Commercial Building 72' x 36'  
 with AN ATTACHED OFFICE 16' x 30' on Commercial  
 Zoned property in The Dalles, OREGON.*

*Joe Stewart*



FEB 29, 2024 MARCH 15

SITE: 3826 W 6<sup>TH</sup> ST  
The Dalles, OR

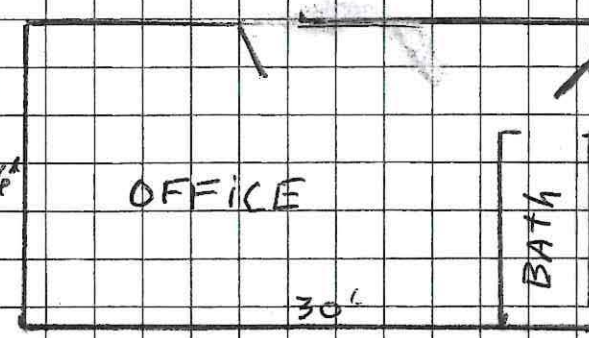
Joe Stewart  
2400 FAIRVIEW ST.  
The DALLES, OR.  
97058  
541-300-0700  
joefstewart@yahoo.com

PROPOSED COMMERCIAL USE

WATER  
Chenoweth  
P.U.P.

ADA  
10' X 20'  
10' X 20'

2492 SQ. FT  
480 SQ. FT



PUD ELECTRICITY  
14.3'

NW NATURAL  
GAS

169.5'

72'

CITY  
SEWER  
6" STUB

36'

78'

