



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. 13th Street and further described as 1N 13E 4 DB tax lot 1700. Property is zoned RH – High Density Residential District.

Planner: Frank Glover

B. **Iesey 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. 9th 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. 6th 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

☐ Building Permit

☐ Demolition

☐ Physical Constraints

☐ Change of Use

☐ Property Line
Adjustment

☒ Minor Partition /
Replat

☐ Adjustment

☐ 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

#: _____

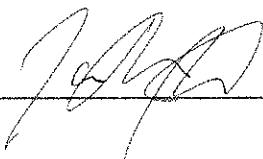
Property Information

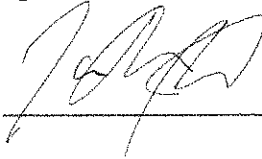
Existing Square Footage: 7,466 sqft.

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

Signature of Applicant

Signature of Property Owner

 2/21/24
Date

 2/21/24
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

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:

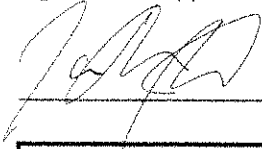
- ☒ Names of the applicant, owner, engineer, and surveyor as appropriate.
- ☒ Date, North Arrow, and Scale.
- ☒ Property line boundaries of all contiguous land in the same ownership as the area encompassed in the application.
- ☒ Sufficient description to define location and boundaries of the area to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

Application Policy

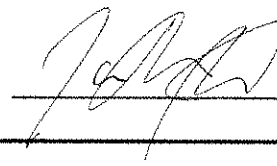
I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality 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



Signature of Property Owner



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

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.

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.

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 ex-
amined and approved as of this _____ day
of _____, 20__.

Wasco County Surveyor

I hereby certify this partition was ex-
amined and approved as of this _____ day
of _____, 20__.

The Dalles City Engineer

I hereby certify this partition was ex-
amined and approved as of this _____ day
of _____, 20__.

The Dalles Planning Director

I hereby certify this partition was ex-
amined and approved as of this _____ day
of _____, 20__.

Wasco County Tax Assessor

Wasco County Tax Collector

TERRA SURVEYING

DATE: FEBRUARY 6, 2024

PROJECT: 24009PART

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

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	20.00'
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.

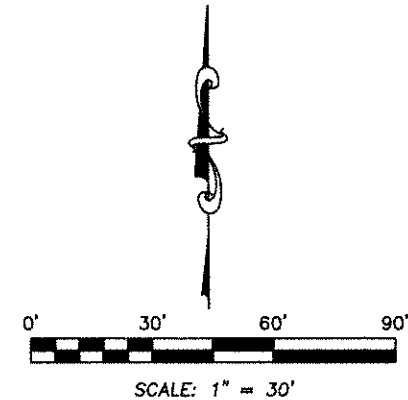
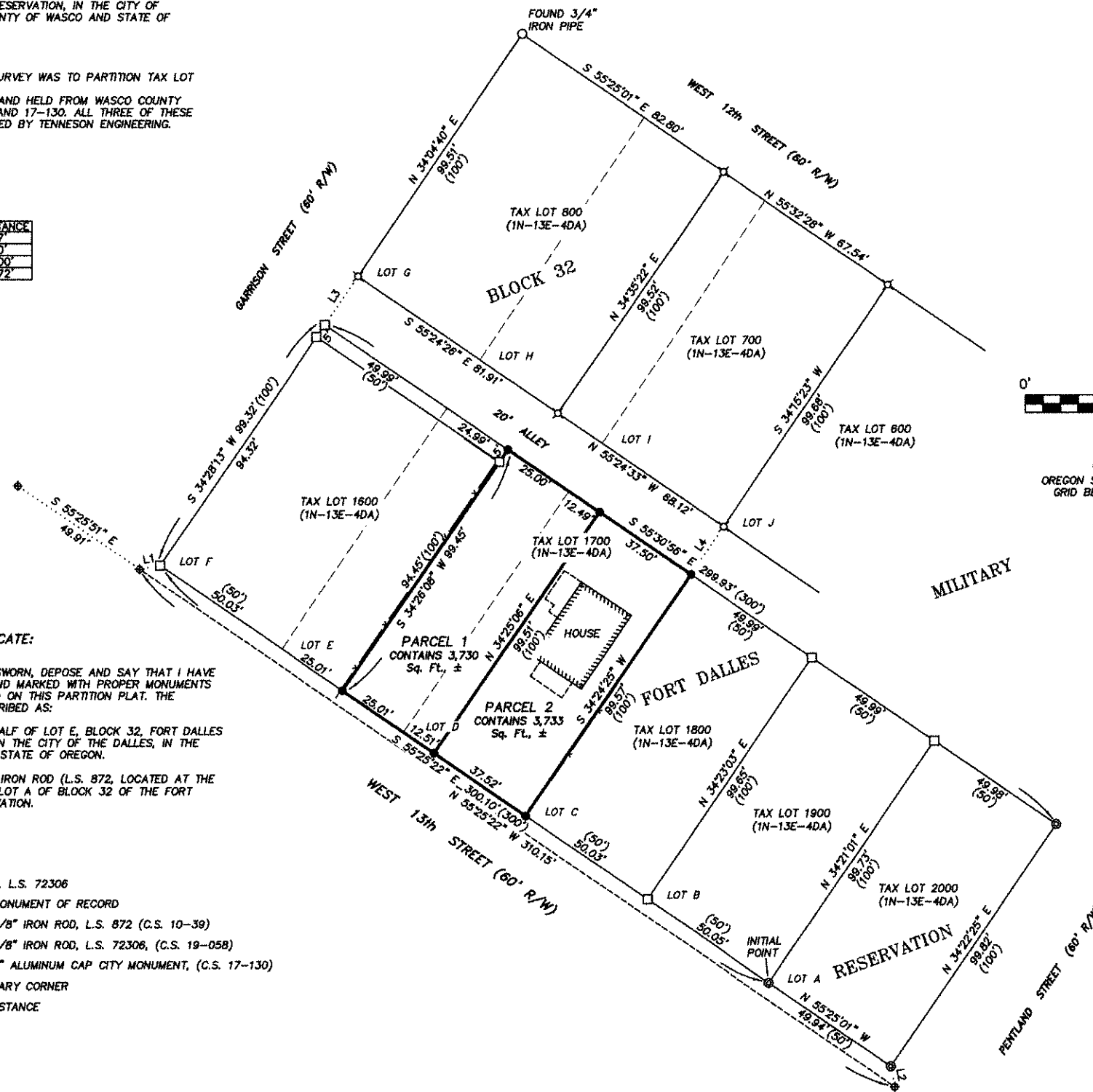
INITIAL POINT IS A 5/8" IRON ROD (L.S. 872, LOCATED AT THE
SOUTHWEST CORNER OF LOT A OF BLOCK 32 OF THE FORT
DALLES MILITARY RESERVATION.

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 NEVADA BY TENNESON ENGINEERING, L.S. 50800, FILED: JANUARY 18, 2013.



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

FOR REVIEW

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

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, WASCO COUNTY, OREGON.

LEGAL DESCRIPTION:

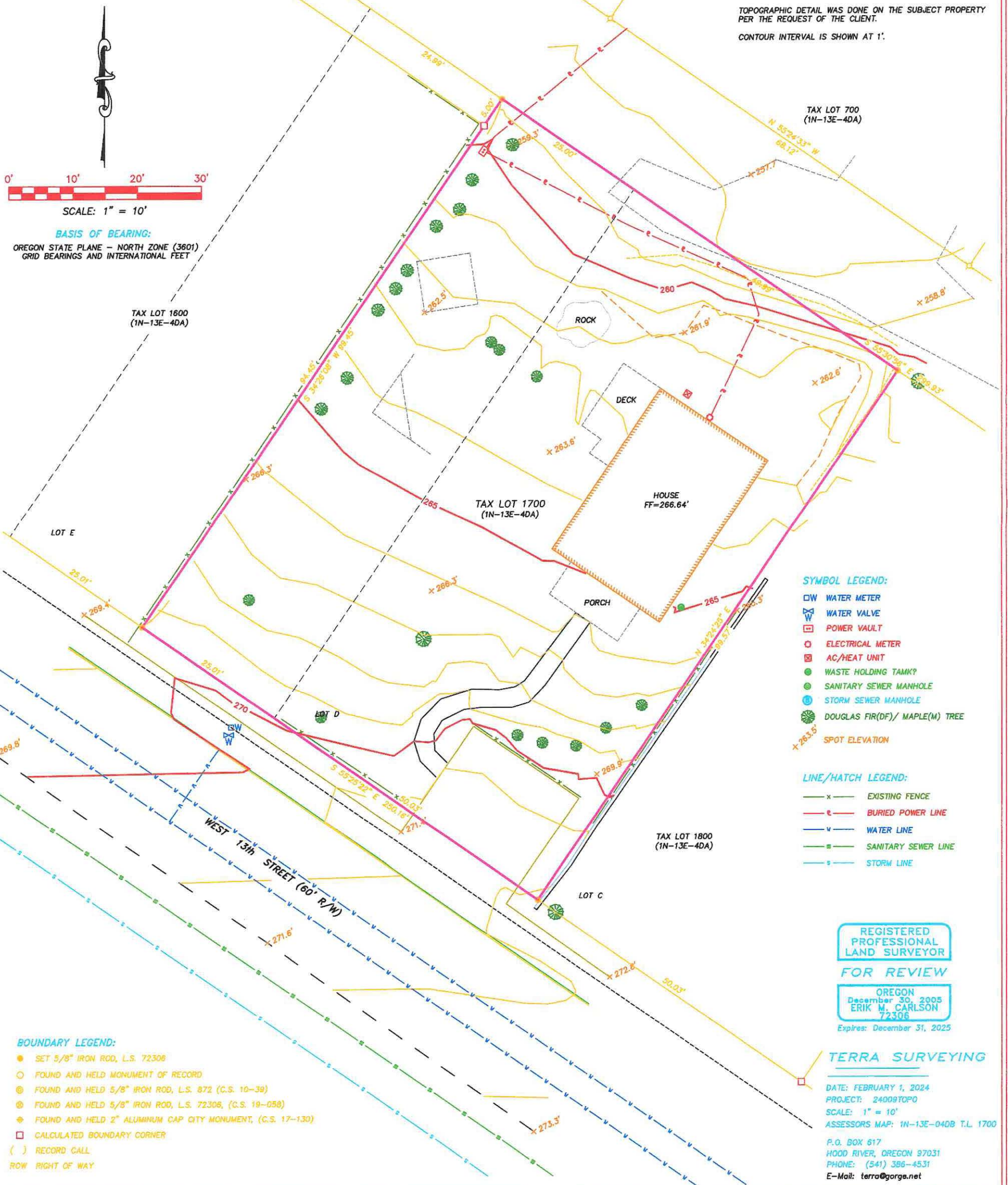
LOT D, AND THE EAST HALF OF LOT E, BLOCK 32,
FORT DALLES MILITARY RESERVATION, IN THE CITY OF
THE DALLES, IN THE COUNTY OF WASCO AND STATE OF
OREGON.

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'.



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. 10-38)
- ⊙ FOUND AND HELD 5/8" IRON ROD, L.S. 72308, (C.S. 19-058)
- ⊙ FOUND AND HELD 2" ALUMINUM CAP CITY MONUMENT, (C.S. 17-130)
- CALCULATED BOUNDARY CORNER
- () RECORD CALL
- ROW RIGHT OF WAY

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
- ⊙ SPOT ELEVATION

LINE/HATCH LEGEND:

- x — EXISTING FENCE
- e — BURIED POWER LINE
- v — WATER LINE
- s — SANITARY SEWER LINE
- s — STORM LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

FOR REVIEW

OREGON
December 30, 2005
ERIK M. CARLSON
72306

Expires: December 31, 2025

TERRA SURVEYING

DATE: FEBRUARY 1, 2024
PROJECT: 24008TOPO
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

- | | | | |
|---|--|---|--|
| ☐ Building Permit | ☐ Demolition | ☐ Physical Constraints | ☐ Change of Use |
| ☐ Property Line Adjustment | ☒ Minor Partition / Replat | ☐ Adjustment | ☐ Fence |

Applicant

Name: Jessey 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

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



2/26/2024

Signature of Property Owner



2/26/2024

Additional Information

Department Comments

Conditions of Approval

Decision

☐

Approved

☐

Denied

Community Development Department

Date

Public Works

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

MINOR PARTITION REVIEW

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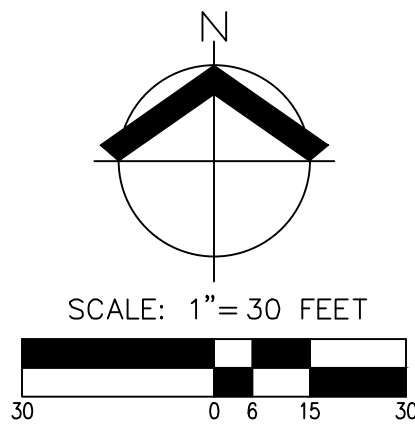
INFORMATION REQUIRED WITH APPLICATION

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 _____

RECORDING INFORMATION

DOCUMENT NUMBER _____

PLAT NUMBER _____

SLIDE NUMBER _____

DECLARATION
I, IESEY A. PUSTOVIT, THE OWNER OF THE
LAND SHOWN HEREIN, HERBEY 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 _____

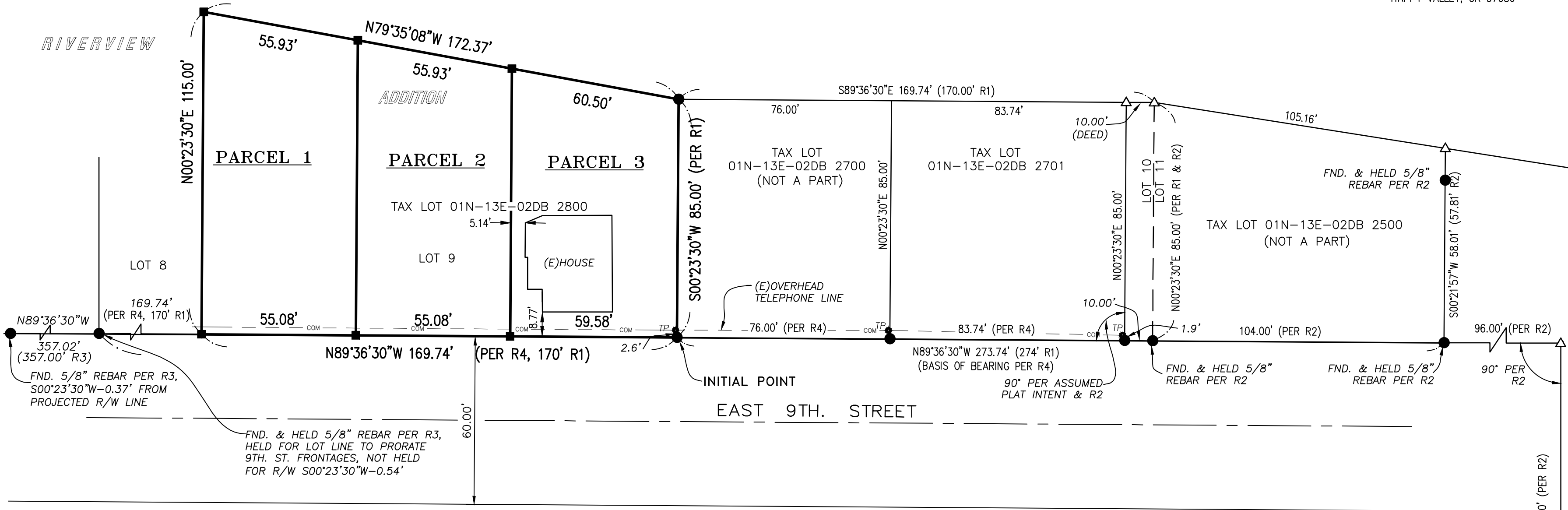
I HEREBY CERTIFY THIS PARTITION WAS
EXAMINED AND APPROVED AS OF THIS _____
DAY OF _____, 2024

WASCO COUNTY ASSESSOR _____

WASCO COUNTY TAX COLLECTOR _____

PREPARED FOR

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



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)

FND. & HELD RR SPIKE
AT C.L.-C.L. INX. E.
10TH. & THOMPSON ST.
AS FND. IN R2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW
COPY

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



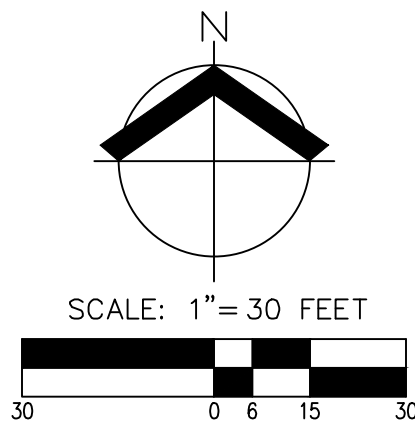
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

H.M.H.

W.O. #10844.Por

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	RECORDING INFORMATION	
	SURVEY NO. _____	
	FILED _____	
BY _____		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

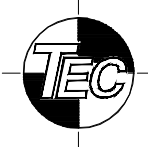
REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW
COPY

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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

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

Applicant

Name: Joe Stewart
Address: 2400 Fairview St
The Dalles
Phone #: 541-300-0700
Email: joeftewart@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 6TH 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'

78'

2492 SQ. FT
480 SQ. FT

PUD ELECTRICITY

14.3'

OFFICE

BATH

30'

72'

36'

CITY
SEWER

6"
STUB

NW NATURAL
GAS

169.5

