



CITY OF THE DALLES

Community Development Department

313 COURT STREET
THE DALLES, OREGON 97058
(541) 296-5481 ext. 1125

SITE TEAM AGENDA

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

Thursday, August 27, 2026, 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

Action Items

*These items are for your review and comment. Please provide comments before **August 21, 2026**.*

1. ST 100-26, 2629 West 10th Street, Mark McCavic

Applicant proposes to partition an 8,198 square foot parcel into two parcels: Parcel 1 as 4,075 square feet and Parcel 2 as 4,123 square feet.

The property is zoned "RM" Medium Density Residential and is identified as Map and Tax Lot 2N 13E 32 AC 2900.

Planner: Cialita Keys

2. ST 102-26, 1N 13E 3 CD 4900 East 11th Street, Doroteo Avellaneda Maldonado

Applicant proposes to develop a small commercial market on a currently vacant lot on East 11th Street.

The property is zoned "RH" High Density Residential with "NC" Neighborhood Center overlay. Tax Lot is 1N 13E 3 CD 4900.

Planner: Cialita Keys

Next regularly scheduled meeting: Thursday, September 10, 2026.



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 100-26
Received: 7/30/2026
Filing Fee: \$103.00
Receipt #: XBP# 323947585
Meeting Date: 8/24/2026

Filing fee due with submittal

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: _____ | |

Applicant

Name: mark McCavic
Address: 5277 cherry hts Rd
Phone #: 541 993 0458
Email: mark.ccsd@gmail.com

Legal Owner (if other than Applicant)

Name: Same
Address: _____
Phone #: _____
Email: _____

Property Information

Address: 2629 W 10th St
The Dalles OR 97058

Map and Tax Lot: 2N 13E 32 AC 2900

Project Description / Concept Plan (continue on next page if necessary)

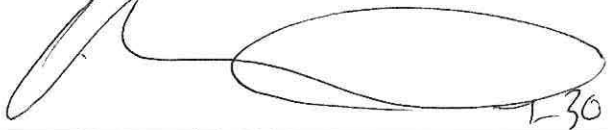
SUBDIVIDE LOT

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.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant


Date L-30-26

Signature of Property Owner



Date

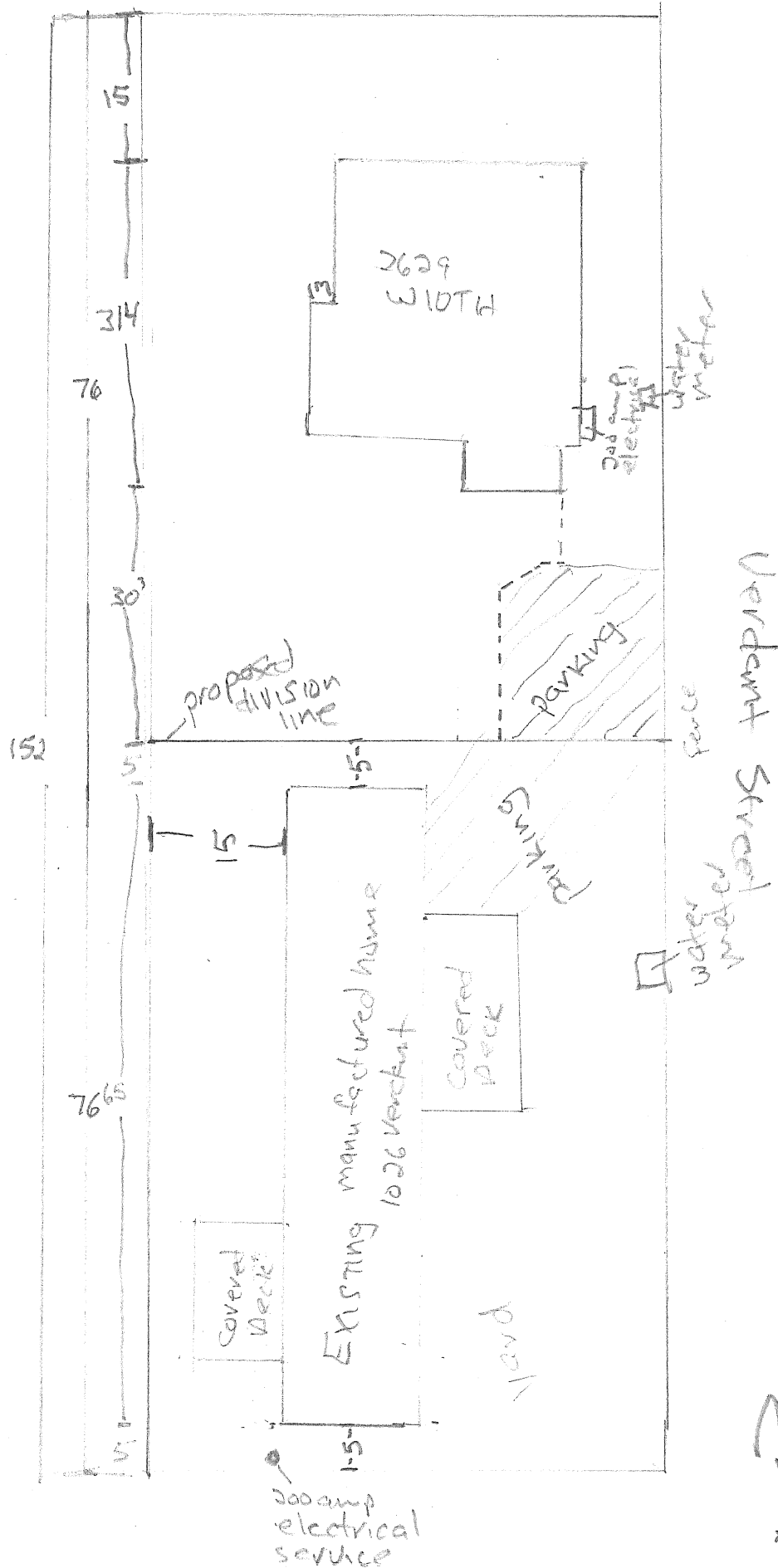
Department Use Only

City Limits: ☒ Yes ☐ No Zone: EM Overlay: No Airport Zone: ☒ Yes ☐ No
Geohazard Zone: No Flood Designation: No
Historic Structure: ☐ Yes ☒ No Current Use: No
Previous Planning Actions:

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

3/4" = 10ft

W 10TH STREET





2715 W 10TH ST

1027 VERDANT ST W

2701 W 10TH ST

1026 VERDANT ST W

1020 VERDANT ST W

1018 VERDANT ST W

2629 W 10TH ST

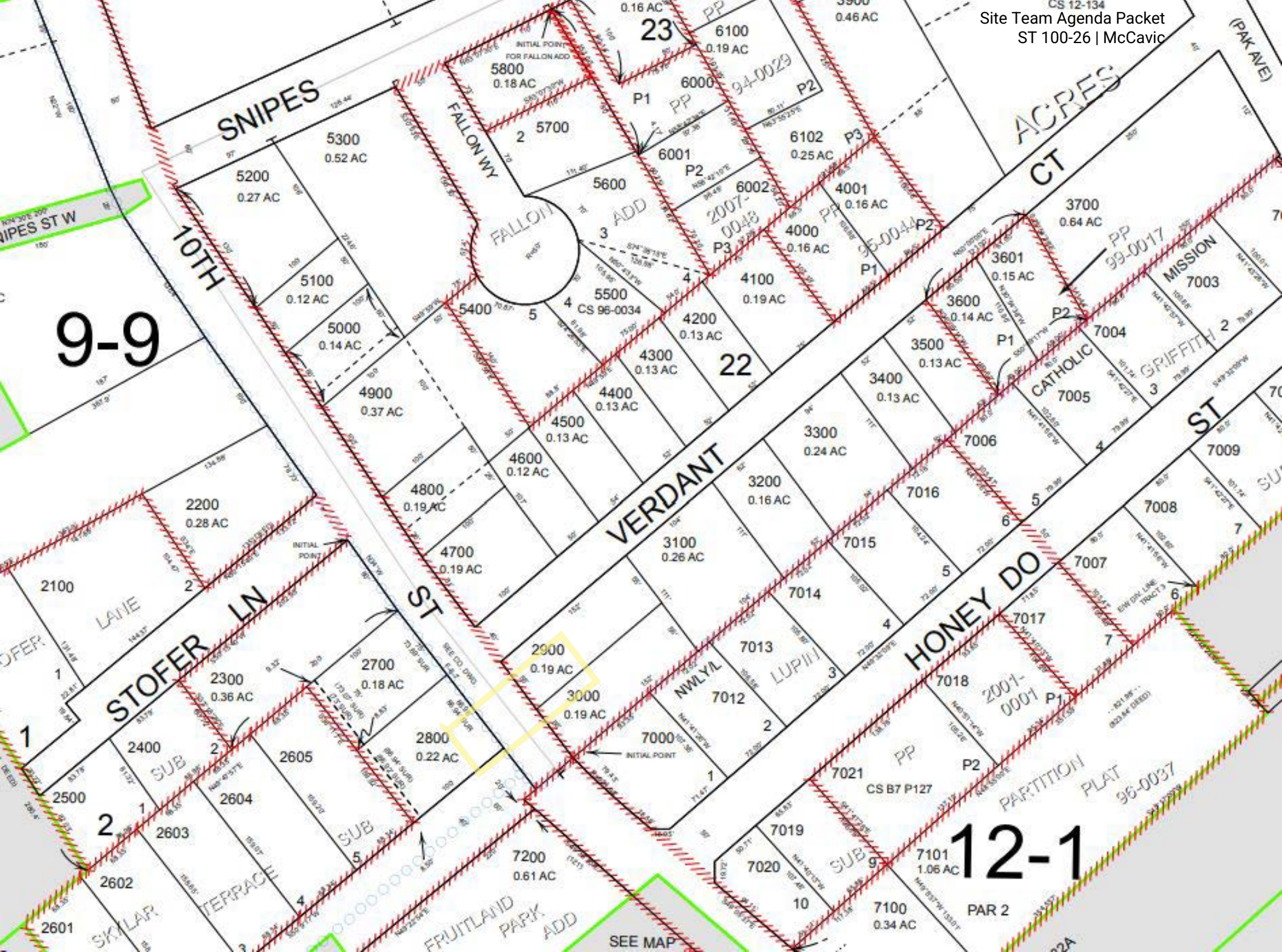
2625 W 10TH ST

997 HONEY DO ST

1009 HONEY DO ST

2617 W 10TH ST

2628 W 10TH ST



PRELIMINARY PARTITION PLAT

TAX LOT 02N-13E-32AC 2900

LYING IN TRACT 22, SNIPES ACRES IN THE

NE1/4 OF THE NW1/4, SECTION 32, TWP. 2 N., RANGE 13 E., W.M.

CITY OF THE DALLES, WASCO COUNTY, OREGON

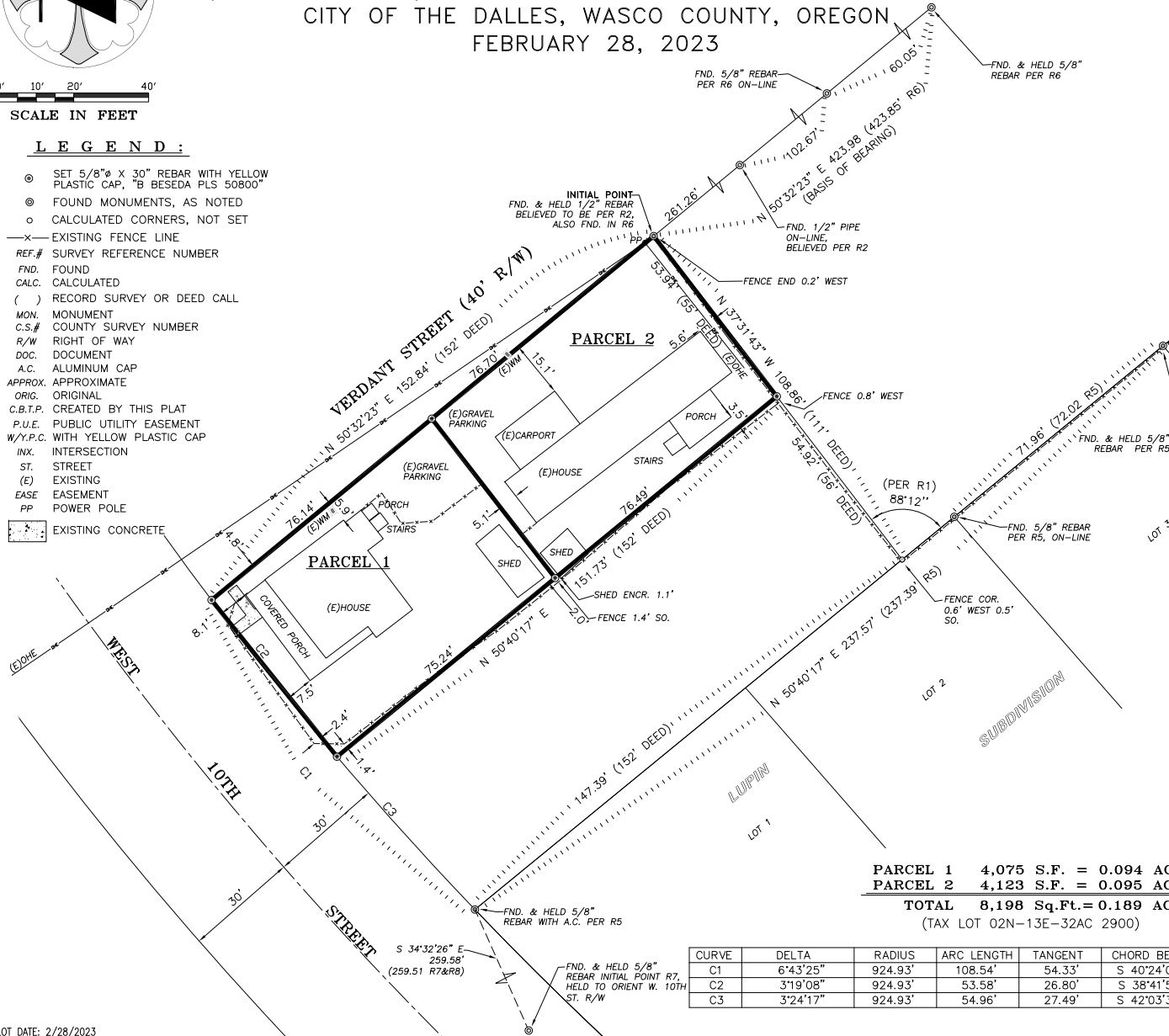
FEBRUARY 28, 2023



0' 10' 20' 40'
SCALE IN FEET

LEGEND:

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED
- CALCULATED CORNERS, NOT SET
- X- EXISTING FENCE LINE
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- C.S.# COUNTY SURVEY NUMBER
- R/W RIGHT OF WAY
- DOC. DOCUMENT
- A.C. ALUMINUM CAP
- APPROX. APPROXIMATE
- ORIG. ORIGINAL
- C.B.T.P. CREATED BY THIS PLAT
- P.U.E. PUBLIC UTILITY EASEMENT
- W/Y.P.C. WITH YELLOW PLASTIC CAP
- INX. INTERSECTION
- ST. STREET
- (E) EXISTING
- EASE EASEMENT
- PP POWER POLE
- EXISTING CONCRETE



**WASCO COUNTY
SURVEYOR'S OFFICE**

Survey No. _____

Filed _____

By _____

Document Number _____

Plat Number _____

Slide Number _____

OWNER:

MARK E. McCAVIC
5277 CHERRY HEIGHTS RD.
THE DALLES, OREGON 97058

RECORDING INFORMATION

DECLARATION:

I, Mark E. McCavic, 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.

Mark E. McCavic Date _____

ACKNOWLEDGEMENT

This Instrument was acknowledged before me on the _____ day of _____, 2023 by Mark E. McCavic

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 _____, 2023

Wasco County Surveyor

I hereby certify this partition was examined and approved as of this _____ day of _____, 2023

The Dalles City Engineer

I hereby certify this partition was examined and approved as of this _____ day of _____, 2023

The Dalles Planning Director

I hereby certify this partition was examined and approved as of this _____ day of _____, 2023

Wasco County Assessor

Wasco County Tax Collector

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

REGISTERED
PROFESSIONAL
LAND SURVEYOR

FOR REVIEW ONLY

OREGON
JULY 13, 1999
BENJAMIN S. BESEDA
50800

EXPIRES: 12/31/2023

PARCEL 1 4,075 S.F. = 0.094 AC.
PARCEL 2 4,123 S.F. = 0.095 AC.

TOTAL 8,198 Sq.Ft. = 0.189 ACRES
(TAX LOT 02N-13E-32AC 2900)

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	6°43'25"	924.93'	108.54'	54.33'	S 40°24'05" E	108.48'
C2	3°19'08"	924.93'	53.58'	26.80'	S 38°41'57" E	53.57'
C3	3°24'17"	924.93'	54.96'	27.49'	S 42°03'39" E	54.96'

PLOT DATE: 2/28/2023

SHEET 1 OF 2

S.D.H.

W.O. #16503.par

PRELIMINARY PARTITION PLAT

TAX LOT 02N-13E-32AC 2900
LYING IN TRACT 22, SNIPES ACRES IN THE
NE1/4 OF THE NW1/4, SECTION 32, TWP. 2 N., RANGE 13 E., W.M.
CITY OF THE DALLES, WASCO COUNTY, OREGON
FEBRUARY 28, 2023

WASCO COUNTY
SURVEYOR'S OFFICE

Survey No. _____

Filed _____

By _____

RECORDING INFORMATION

Document Number _____

Plat Number _____

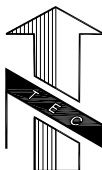
Slide Number _____

OWNER:

MARK E. McCAVIC
5277 CHERRY HEIGHTS RD.
THE DALLES, OREGON 97058

LEGEND:

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- CALC. CALCULATED
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TOTAL 8,198 Sq.Ft. = 0.189 ACRES
(TAX LOT 02N-13E-32AC 2900)

REFERENCES:

- 1) PLAT OF SNIPES ACRES
FOR JAS. & JENNIE C. SNIPES
BY DAVID G. GLASS, P.E. 114
RECORDED SEPTEMBER 5, 1923
SLIDE A-036
- 2) SUBDIVISION OF TRACT 22, SNIPES ACRES
BY ROGER J. WILHELM, COUNTY SURVEYOR
FILED FEBRUARY 15, 1966
C.S. #430-2
(THIS MAP IS A SURVEY ONLY, NOT A
RECORDED SUBDIVISION)
- 3) WEST 10TH STREET HOSTETLER ROAD-CITY
LIMITS SECTION BY
WASCO COUNTY ROAD DEPARTMENT
C. DENNIS KRAMER PLS 856
JANUARY 1966
REVISED JANUARY 1980 & DECEMBER 1983
C.S. #F-8-7
- 4) PLAT OF GRIFFITH SUBDIVISION
FOR LUPIN DEVELOPMENT CORP. BY
TENNESON ENGR. CORP. WO.#8397
RECORDED JULY 18, 1995
DOC. #95-2661 (SLIDE A-99)
- 5) PLAT OF LUPIN SUBDIVISION
FOR E.T. & N.H. DAWKINS AND L.A. PERRY
BY TENNESON ENGR. CORP. WO.#9020
RECORDED JULY 31, 1998
DOC. #98-3848 (SLIDE A-102)
C.S. #14-038
- 6) PARTITION PLAT 99-0017
FOR LOWELL R. ROY BY
TENNESON ENGR. CORP. WO.#9642
RECORDED NOVEMBER 16, 1999
DOC. #99-6080 (SLIDE C121-A)
C.S. #11-113
- 7) PARTITION PLAT 2007-0045
FOR STANLEY R. & TONYA G. DECKER BY
TENNESON ENGR. CORP. WO.#12251
RECORDED OCTOBER 23, 2007
DOC. #2007-005401 (SLIDE D-48A)
C.S. #15-077
- 8) PARTITION PLAT (FILED AS A SURVEY ONLY)
FOR NEW LIFE PENTECOSTAL CHURCH, INC
BY TENNESON ENGR. CORP. WO.#15220
FILED _____, 2023
C.S. #_____

NOTES:

1. BEARINGS ARE OREGON COORDINATE SYSTEM, COLUMBIA RIVER EAST ZONE (NAD 83 (2011) EPOCH 2010.0) BY G.P.S. OBSERVATION BETWEEN FOUND MONUMENTS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VERDANT STREET AS SHOWN ON THE SURVEY.
2. MONUMENTATION FOR THIS PARTITION WAS COMPLETED ON _____, 2023.
3. THE SUBJECT PROPERTY DOES NOT LIE IN A CITY OF THE DALLES GEOLOGIC HAZARD ZONE.
4. BOTH PARCELS ARE DEVELOPED WITH SINGLE-FAMILY RESIDENCES.
5. THE CITY OF THE DALLES SANITARY SEWER SYSTEM SERVES THE EXISTING HOMES ON THE SUBJECT PROPERTY.
6. CHENOWITH WATER PUD POTABLE WATER SYSTEM SERVES THE EXISTING HOMES ON THE SUBJECT PROPERTY.
7. ZONING IS CITY OF THE DALLES "RM" MEDIUM DENSITY RESIDENTIAL.
8. THIS LAND USE ACTION WAS REVIEWED AND GRANTED CONDITIONAL APPROVAL BY THE CITY OF THE DALLES AS MIP-____-23.
9. THERE ARE NO PHYSICAL OR ENVIRONMENTAL CONSTRAINTS SUCH AS FLOOD WAYS, FLOOD PLAINS, NATURAL DRAINAGE WAYS OR NATURAL GROUND SLOPE IN EXCESS OF 15% ASSOCIATED WITH THIS SITE.
10. THERE ARE NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, CREEKS, STREAMS, PONDS, RIPARIAN AREAS. THE SITE CONTAINS TREES WITH GREATER THAN 14" DIAMETER.
11. THE SUBJECT PROPERTY IS VESTED IN MARK McCAVIC BY WARRANTY DEED RECORDED AT AT DOC. #2002-1838, DEED RECORDS OF WASCO COUNTY.
12. NO ACCESS POINT WILL BE ALLOWED FROM WEST 10TH STREET.
13. OWNERSHIP, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD VERIFIED BY REFERENCE TO WASCO TITLE INC. PRELIMINARY TITLE REPORT COMPLETED FEBRUARY 3, 2023 UNDER ORDER No. 14-53747.
14. ALL EXISTING UTILITY SERVICES LIE WHOLLY ON THE PARCEL THEY SERVE.

NARRATIVE:

TO BE ON FINAL PLAT...

SURVEYOR'S CERTIFICATE:

TO BE ON FINAL PLAT....

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



REGISTERED
PROFESSIONAL
LAND SURVEYOR

FOR REVIEW ONLY

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2023



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 102-26
Received: 8/14/26
Filing Fee: \$103
Receipt #: 325653613
Meeting Date: 8/27/26

Filing fee due with submittal

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: _____ | |

Applicant

Name: DOROTEO AVELLANEDA MALDONADO
Address: 708 E 11th Street
THE DALLES OREGON 9705-2757
Phone #: 541.993.0090
Email: obra-gerar@hotmail.com

Legal Owner (if other than Applicant) (DUEÑO)

Name: DOROTEO AVELLANEDA MALDONADO
Address: 708 E 11th Street
THE DALLES OREGON 9705-2757
Phone #: 541.993.0090
Email: obra-gerar@hotmail.com

Property Information

Address: 708 E 11th Street the dalles

Map and Tax Lot: 1N 13E 3 CD 4900

Project Description / Concept Plan (continue on next page if necessary)

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.

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Signature of Applicant

Signature of Property Owner DUENO

Date

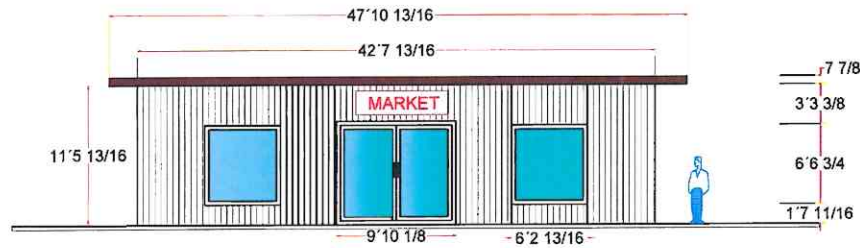
Date

Department Use Only

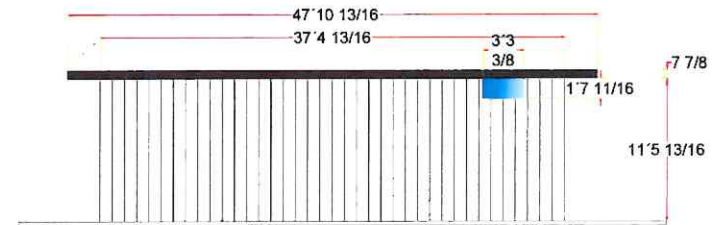
City Limits: ☒ Yes ☐ No Zone: RH Overlay: NC Airport Zone: ☒ Yes ☐ No
Geohazard Zone: Zone 1 Flood Designation: N/A
Historic Structure: ☐ Yes ☒ No Current Use: Vacant Lot

Previous Planning Actions:

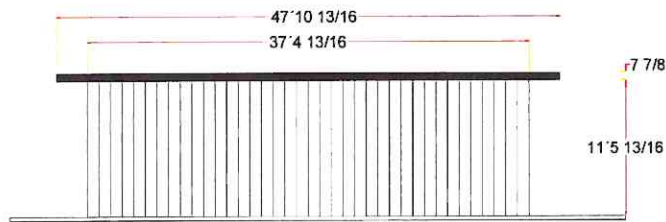
Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?



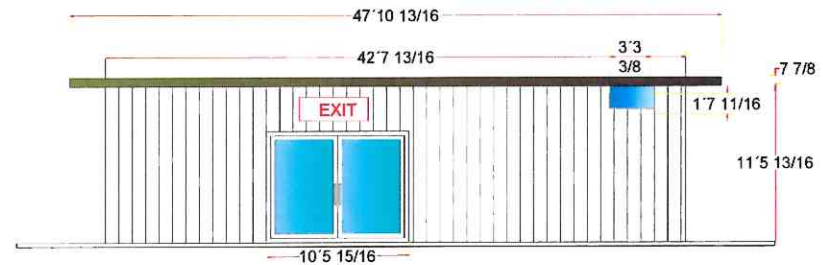
ALZADO FRONTAL



ALZADO LATERAL DERECHO



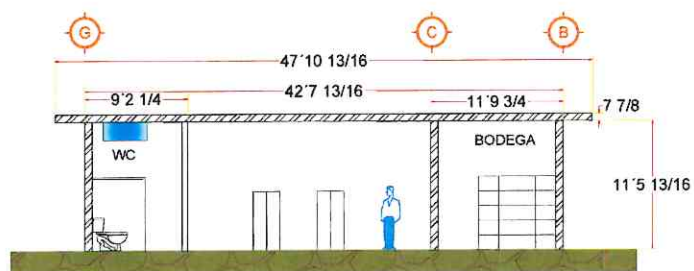
ALZADO LATERAL IZQUIERDO



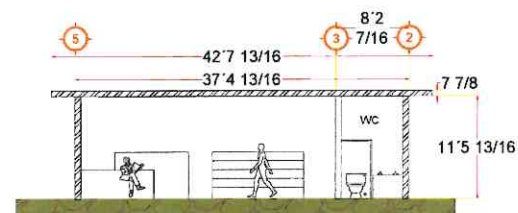
ALZADO POSTERIOR

0 5 10 mts.
ESCALA GRAFICA

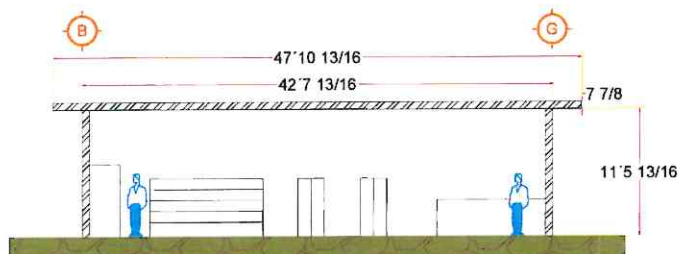
	PROYECTO	MARKET	DISEÑO ARQUITECTÓNICO	ALZADOS	TERRENO	3730.38 FT2	A.P. CONSTRUCCION EN PLANTA	1595.21 FT2		ACTUALIZACIONES			UBICACION	708 E 11 Th Street THE DALLES, OREGON 97058-2757	ESPECIFICACIONES Y COMENTARIOS	OTROS DATOS
	ARQUITECTO	MOISES HERNANDEZ GONZALEZ														
	PROPIETARIO	DOROTEO MALDONADO, AVELLANEDA														



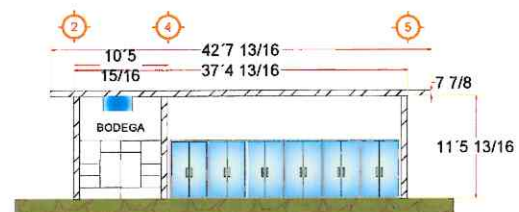
CORTE LONGITUDINAL



CORTE TRANSVERSAL



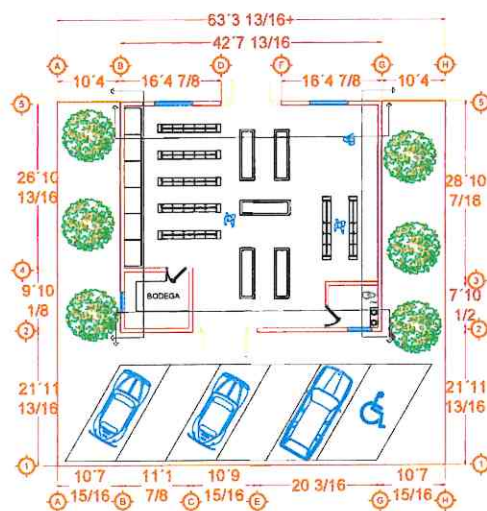
CORTE LONGITUDINAL



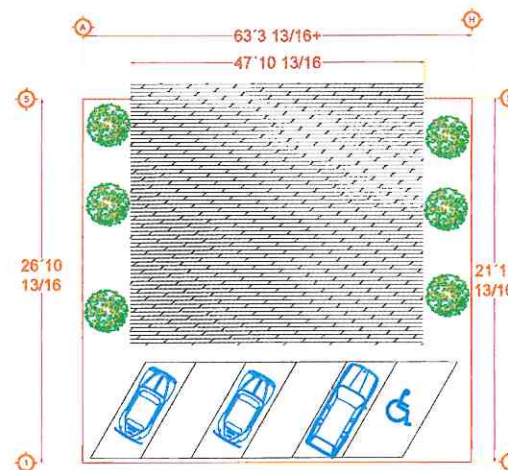
CORTE TRANSVERSAL

0 3 10 mts.
ESCALA GRAFICA

	PROYECTO MARKET ARGUMENTO MOISES HERNANDEZ GONZALEZ PROPIETARIO DOROTEO MALDONADO, AVELLANADA	DISEÑO ARGUMENTO: TITULO CORTES/ SECCIONES	AREAS TERRENO 3739.38 FT2 AREA CONSTRUCCION PLANTA PLANTA 1595.21 FT2		ACTUALIZACIONES <table><thead><tr><th>NO.</th><th>FECHA</th><th>REVISION</th></tr></thead><tbody><tr><td>1</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr><tr><td>8</td><td></td><td></td></tr><tr><td>9</td><td></td><td></td></tr><tr><td>10</td><td></td><td></td></tr></tbody></table>	NO.	FECHA	REVISION	1			2			3			4			5			6			7			8			9			10			UBICACION  708 E 11 Th Street THE DALLES, OREGON 97058-2757	ESPECIFICACIONES / COMENTARIOS	ENTRADA <table><tr><td>FECHA</td><td>27/02/2021</td></tr><tr><td>FECHA</td><td>27/02/2021</td></tr><tr><td>FECHA</td><td>27/02/2021</td></tr><tr><td>FECHA</td><td>27/02/2021</td></tr></table>	FECHA	27/02/2021	FECHA	27/02/2021	FECHA	27/02/2021	FECHA	27/02/2021
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PLANTA BAJA

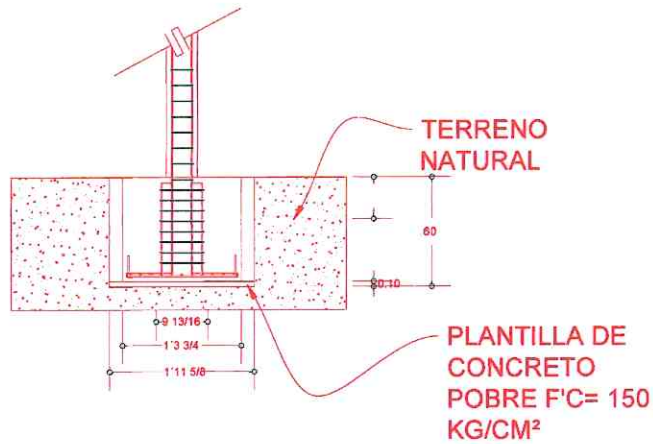


PLANTA CONJUNTO

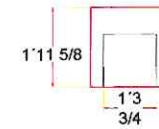
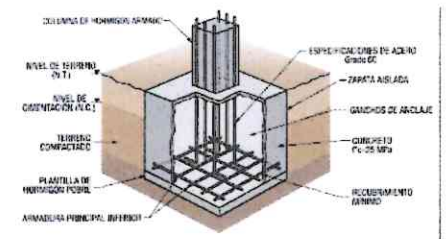
ESCALA GRAFICA 10m

PROYECTO MARKET	DISEÑO ARQUITECTÓNICO PLANOS DE DISTRIBUCION	ÁREAS TOTAL: 3739.38 FT ² SUP. CONSTRUCCION: 1595.21 FT ²	ACTUALIZACIONES No. Fecha Descripción 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11.	UBICACION 708 E 11 Th Street THE DALLES, OREGON 97058-2757	PARAFIRACIONES / COMENTARIOS	OTROS DATOS FECHA: AUGUST 13, 2016 DISEÑADOR: J.T.G. PLANTA: 01
PROPIETARIO DOROTEO MALDONADO, AVELLANADA	ARQUITECTO MOISES HERNANDEZ GONZALEZ					

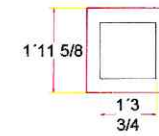
DETALLE DE ZAPATA AISLADA



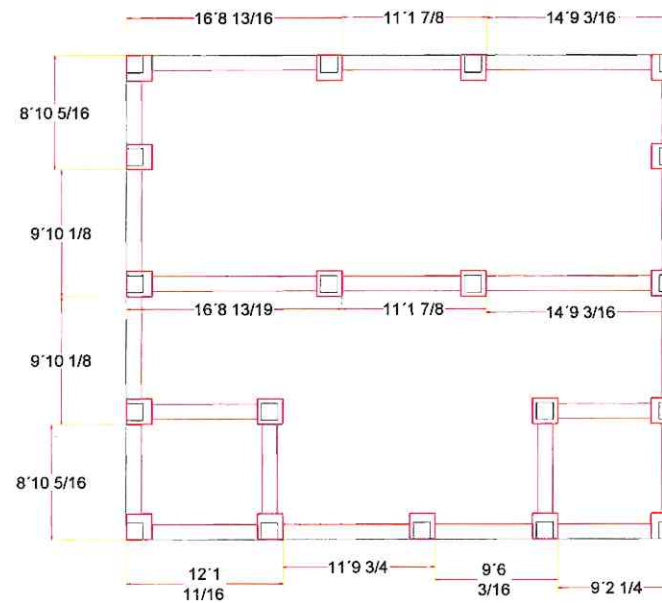
DETALLE DE ZAPATA



ZAPATA PERIMETRAL



ZAPATA CENTRAL



ESCALA GRAFICA 10 mts.

	PROYECTO	MARKET	DISEÑO ARQUITECTÓNICO	DETALLES CIMENTACION	TERRENO	3739.38 FT2	SUP. CONSTRUCCION PLANTA ZAPATA	1595.21 FT2		ACTUALIZACIONES				UBICACIÓN	708 E 11 Th Street THE DALLES, OREGON 97058-2757	ESPECIFICACIONES / COMENTARIOS	PROYECTO		
	ARQUITECTO	MOISES HERNANDEZ GONZALEZ								CLIENTE									
	PROPIETARIO	DOROTEO MALDONADO, AVELLANADA								FECHA	AUGUST 12, 2024	ESCALA					FT.S		