

pd 2-23-05  
150.00

CITY OF GEARHART  
P O BOX 2510  
GEARHART, OREGON 97138

APPLICATION FOR: 1. SUBDIVISION  
2. LAND PARTITION

CITY OF GEARHART  
PLANNING COMMISSION - 2ND WEDNESDAY, 7:30 P.M.

FEE: \$ 150.00 PLUS  
ACTUAL EXPENSES

PHONE: (503) 738-5501

1. APPLICANT LKA + Debbie Cutler PHONE 738 0272  
MAILING ADDRESS 3765 HWY 101 N. Gearhart ORE
2. PROPERTY OWNER SAME PHONE \_\_\_\_\_  
MAILING ADDRESS mendenhall + Associates
3. SURVEYOR/ENGINEER NEIL A. MENDENHALL JR. PHONE 738-6363  
MAILING ADDRESS 89228 HWY 101 Warrenton, OR  
97146  
2/22/05 Neil A. Mendenhall TAX LOT 61003CD 00900
4. PROPERTY LOCATION GEARHART HIGHWAY TRACTS ADDITION  
(EAST OF HIGHWAY 101)
5. LEGAL DESCRIPTION Portion of Tract 15 and the south 25'  
of Tract 16 GEARHART HIGHWAY TRACTS ADDITION  
(SEE ATTACHED)
6. SKETCH ATTACHED YES - TENTATIVE PARTITION PLAT  
- CUTLER PARTITION
7. DETAILS AND REASONS FOR REQUEST To make AN ADDITIONAL DT  
for residential homes
8. SIGNATURE (APPLICATION) LKA Cutler  
DATE \_\_\_\_\_
9. SIGNATURE (OWNER) LKA Cutler  
DATE Feb 23 2005

Tax Lot 900

Tract 15, and the South 25 feet of Lot 16, GEARHART HIGHWAY TRACTS ADDITION, in the City of Gearhart, County of Clatsop, State of Oregon.

EXCEPTING THEREFROM the following described tract:

Beginning at an iron pipe set at the Southwest corner of said Tract 15;

thence North  $89^{\circ} 59' 40''$  East along the South line of said Tract 15 a distance of 155 feet to a set iron pipe;

thence due North a distance of 124.57 feet to an iron pipe set on the North line of the South 25 feet of said Tract 16;

thence West along said North line a distance of 166.65 feet to an iron pipe set on the West line of said Tract 16;

thence South  $05^{\circ} 46' 00''$  East along the West line of Tracts 16 and 15 a distance of 125.136 feet to the point of beginning.

TOGETHER WITH an easement over the South 25 feet of the above described tract.-----

CUTLER TENTATIVE PART

IKE & DEBBI CUTLER PARTITION APPLICATION

FEB 2005

THE APPLICANT PROPOSES A DEED RESTRICTION ON THE PROPOSED PARCEL 1 AND PROPOSED PARCEL 2 TO PREVENT FURTHER DIVISION OF THESE PARCELS PRIOR TO DEVELOPEMENT OF A FIFTY FOOT WIDE ROAD INTO THESE PROPERTIES. BY MEANS OF THESE DEED RESTRICTIONS THE APPLICANT WILL COMPLY WITH THE PROVISIONS OF SECTION 23 "MINIMUM STANDARDS" PARAGRAPH 2 UNDER THE SECTION "LAND PARTITIONING" OF THE GEARHART SUBDIVISION ORDINANCE DATED JUNE 1994. THE APPLICANT PROPOSES A 25' WIDE PRIVATE ROAD FOR ACCESS TO TAX LOT 61003CD 900 (ON WHICH IS CURRENTLY SITED ONE RESIDENCE). THE APPLICANT PROPOSES TO CREATE ONE ADDITIONAL HOME SITE ON THIS PROPERTY.

THE PROPOSED SITE WOULD UTILIZE CITY WATER WITH ACCESS TO THE SITE PROVIDED BY A 25' WIDE ROAD, UTILITY, AND FIRE ACCESS EASEMENT. THIS EASEMENT WILL INCLUDE A FIRE TRUCK TURN AROUND AREA AT THE END OF THE EASEMENT TO COMPLY WITH CITY FIRE STANDARDS.

AN ON SITE SEPTIC SYSTEM ACCEPTABLE TO THE DEPT OF ENVIRONMENTAL QUALITY IS PROPOSED FOR THE BUILDING SITE. THE CURRENT RESIDENCE ON TL 91003CD 900 UTILIZES AN SITE SEPTIC SYSTEM.

NO PUBLIC AREAS OR ADDITIONAL TREE PLANTING IS PROPOSED FOR THIS PARTITION.

THE APPLICANT UNDERSTANDS THAT AN ADDITIONAL FIRE HYDRANT MAY NEED TO BE INSTALLED ON THE PROPOSED ROAD AND UTILITY EASEMENT TO COMPLY WITH CITY STANDARDS.

THE APPLICANT INTENDS TO RETAIN THE CURRENT HOUSE ON THE TAX LOT PROPOSED FOR PARTITION. HOWEVER, A TOOL SHED SITED ON THE PROPOSED "PARCEL 2" MAY OR MAY NOT BE RETAINED BY A FUTURE OWNER.

*Ike Cutler*  
*Feb 23, 2005*