

SPACE RESERVED FOR WASHINGTON CO. RECORDERS USE

**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

After recording return to:  
City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A REPLAT } ORDER NO. 2463  
FOR LOT CONSOLIDATION APPLICATION FOR A NEW OFFICE } LD2015-0022 ORDER APPROVING  
BUILDING IN THE OI ZONING DISTRICT (CORNELL OAKS } CORNELL OAKS OFFICE BUILDING  
OFFICE BUILDING). STPI, APPLICANTS. }  
}

The matter came before the Planning Commission on March 9, 2016, on a request for approval of a Replat One application to consolidate two existing lots into one lot of record in order to construct a new office building in the OI (Office Industrial) zoning district. The subject site is located at 15425 NW Greenbrier Parkway. Tax Lots 600 & 700 on Washington County Tax Assessor’s Map 1N132CA.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated March 2, 2016 and Supplemental Memorandum dated March 8, 2016, as applicable to the approval criteria contained in Section 40.45.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2015-0022** is **APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated March 2, 2016 and Supplemental Memorandum dated March 8, 2016 and this Land Use Order, and subject to the conditions of approval as follows:

**A. Prior to Final Plat approval, the applicant shall:**

1. Have commenced construction of the site development improvements to provide minimum critical public services (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
2. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)

Motion **CARRIED**, by the following vote:

<b>AYES:</b>	Wilson, Kroger, Doukas, Nye, Sajadpour, and Winter.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	Overhage.

Dated this 21<sup>st</sup> day of March, 2016.

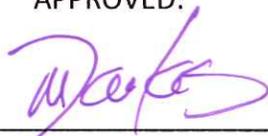
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2463 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on March 31, 2016.

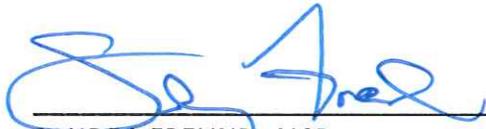
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

APPROVED:

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
SANDRA FREUND, AICP  
Planning Manager