

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2363
REPLAT ONE FOR LOT CONSOLIDATION TO)	LD2014-0007 ORDER APPROVING
CONSOLIDATE THE TWO EXISTING LOTS INTO ONE)	TIMBERLAND SENIOR HOUSING
LOT. (TIMBERLAND SENIOR HOUSING). REMBOLD)	
PROPERTIES LLC, APPLICANT	

The matter came before the Planning Commission on August 20, 2014, on a request for approval of a Replat One for Lot Consolidation to consolidate the two existing lots into one lot. The subject site is bounded by NW 118th Avenue, NW Timberview Lane and NW Cedar Falls Drive and is specifically identified as Tax Lot's 200 and 500 on Washington County Assessor's Map 1N1-34CD.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 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 August 13, 2014, and Staff's Memorandum dated August 13, 2014, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2014-0007** 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 August 13, 2014, Staff's Memorandum dated August 13, 2014, and subject to the conditions of approval as follows:

1. Prior to recording of the final plat, have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (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 rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
2. On the final plat 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)
3. Provide a 6.5 foot wide public access easement for the street trees not located within the public right of way on the final plat. (Transportation/LP)
4. Prior to building permit issuance, record a plat with Washington County for the consolidation of the two existing lots of record. (Planning/JF)

AYES: Doukas, Kiene, Stephens, Winter, and Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: Nye and Wilson.

Dated this 25th day of August, 2014.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2364 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 4:00 p.m. on September 4, 2014.

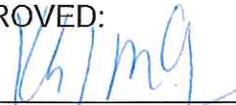
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Associate Planner

APPROVED:



KIM OVERHAGE
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager