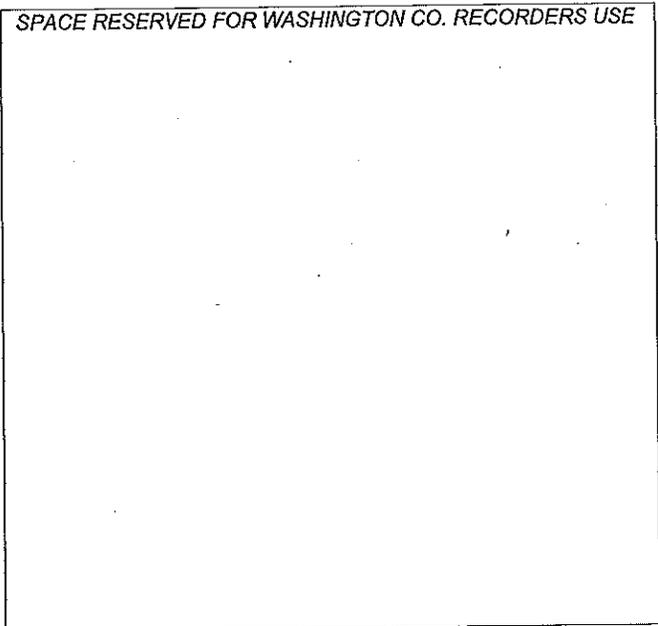


**BEFORE THE PLANNING COMMISSION
FOR
THE CITY OF BEAVERTON, OREGON**

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. 2354
A REPLAT FOR LOT CONSOLIDATION FOR THE)	LD2013-0015 ORDER APPROVING
EXISTING THREE LOTS TO BECOME ONE LOT)	SUNSET VIEW MULTI-FAMILY
(SUNSET VIEW MULTI-FAMILY RESIDENTIAL).)	
PEDCOR INVESTMENTS-2013 CXXIV, LP,)	
APPLICANT.)	

The matter came before the Planning Commission on June 25, 2014; on a request for approval of a Replat for lot consolidation for the existing three lots to become one lot. The subject site is located at 16251 SW Jenkins Road, west of 162nd Avenue between SW Jenkins Road and SW Baseline Road and are specifically identified as Tax Lots 4800, 5000, and 5100 on Washington County Assessor's Map 1S105CB.

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 June 18, 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 LD2013-0015 is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the
ORDER NO. 2354

public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated June 18, 2014, and subject to the conditions of approval as follows:

A. Prior to recording of the final plat:

1. Show granting of any required on-site easements and public street dedications on the 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)
2. Have verified to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate, per adopted City standards and requirements (Site Development Div. / JJD)
3. Have verified to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate, per adopted City standards and requirements. (Site Development Div. / WKP)

B. Prior to occupancy of any building:

4. Provide the City with a copy of the recorded plat from Washington County records. (Planning / JF)

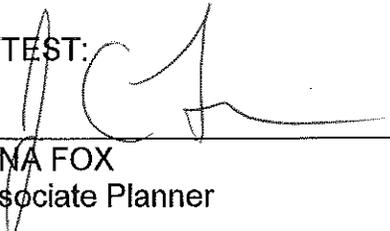
AYES: Nye, Kiene, Wilson, Winter, and Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: Doukas and Stephens.

Dated this 30 day of June, 2014.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2354 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 5:00 p.m. on July 10 2014.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Associate Planner

APPROVED:



KIM OVERHAGE
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager