



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540
Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

PRELIMINARY/FINAL PLAT APPLICATION

Form with fields: Number of Lots, Associated Files, Property Owner (JOHN MICHAEL STEVENSON), Mailing Address (P.O. BOX 1396 MEDFORD OR 97501), Phone (541 941 6177), Street Address (103 N. FRONT ST.), Email Address (STEVENSON.ROD@GMAIL.COM), Applicant/Consultant (if not owner), Mailing Address (including zip), Phone.

Table with 4 columns: Assessor's Map Number (Township, Range, Section, Quarter Section), Tax Lots, Acres, Zone. Row 1: 38-1W- 23 CD TAX LOT 8000, Tax Lots, .28, RS-7. Row 2: 38-1W- 7900, Tax Lots, .28, RS-7.

Subzone (if applicable)

Type of Application
(Application fees are calculated by ACTUAL PROCESSING COSTS)

Form with checkboxes for: Subdivision, Flag Lot Partition, Subdivision or Partition Replat, Partition, Plat Vacation, Final Plat.

Required Submittals

- Pre-Application Conference Completed (if yes, then date) MARCH 24, 16
Application Form (signed).
Tentative Plat (15 copies/subdivision or 3 copies/partition) - Drawn to scale, including ALL applicable provisions of 8-2.320 of the Talent Subdivision Code.
Applicant's Statement (15 copies/subdivision or 3 copies/partition) - Including ALL applicable provisions of 8-2.330 of the Talent Subdivision Code.
One electronic copy of plat and applicant's statement in PDF format. Plat shall be reduced to 11x17.
Tree Removal Permit (if applicable).
Supplementary information as required by the Talent Subdivision Code or the Talent Zoning Code.

ON FILE WITH NEATHAMER SURVEYING 541 732 2869

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Applicant's Signature
Property Owner's Signature (required)

3-28-2016
Date
3-28-2016
Date

**APPLICATION FEES & DEPOSITS**

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

**Application Deposits:** Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

**Fixed Fee Applications:** Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

_____ Applicant's Signature	3-28-16 _____ Date
_____ Property Owner's Signature (required)	3-28-16 _____ Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

_____ Applicant's Signature	3-28-16 _____ Date
_____ Property Owner's Signature (required)	3-28-16 _____ Date

<b>FOR OFFICE USE ONLY</b>			
Deposit Paid (Amount): \$518 <sup>00</sup>	Date: 3-29-16	Received By: C. Bradley	File Number: MLP 16-001

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

*The City of Talent is an Equal Opportunity Provider*

May 2, 2016

City of Talent . Community Development  
P O Box 445  
Talent, Oregon 97540

RE: Minor Land Partition- MLP 2016-001

TO: City of Talent

Dear Zac Moody,

Attached with this document are survey plans that now include tree location and contour lines.

In addition, proposed new driveway and easement locations are located. Location of utilities is also noted,

The proposed preliminary plat complies with all applicable codes. No variances are necessary. There are no home owner associations; the single-family residential lot sizes comply with the square footage requirements, each lot has approximately 10,200 Square feet for a 1500-2000 square foot home that meets all set-backs.

The proposed plan will include a common drive, a reciprocal easement, ensuring access and maintenance rights will be drawn up and recorded at time of final plat.

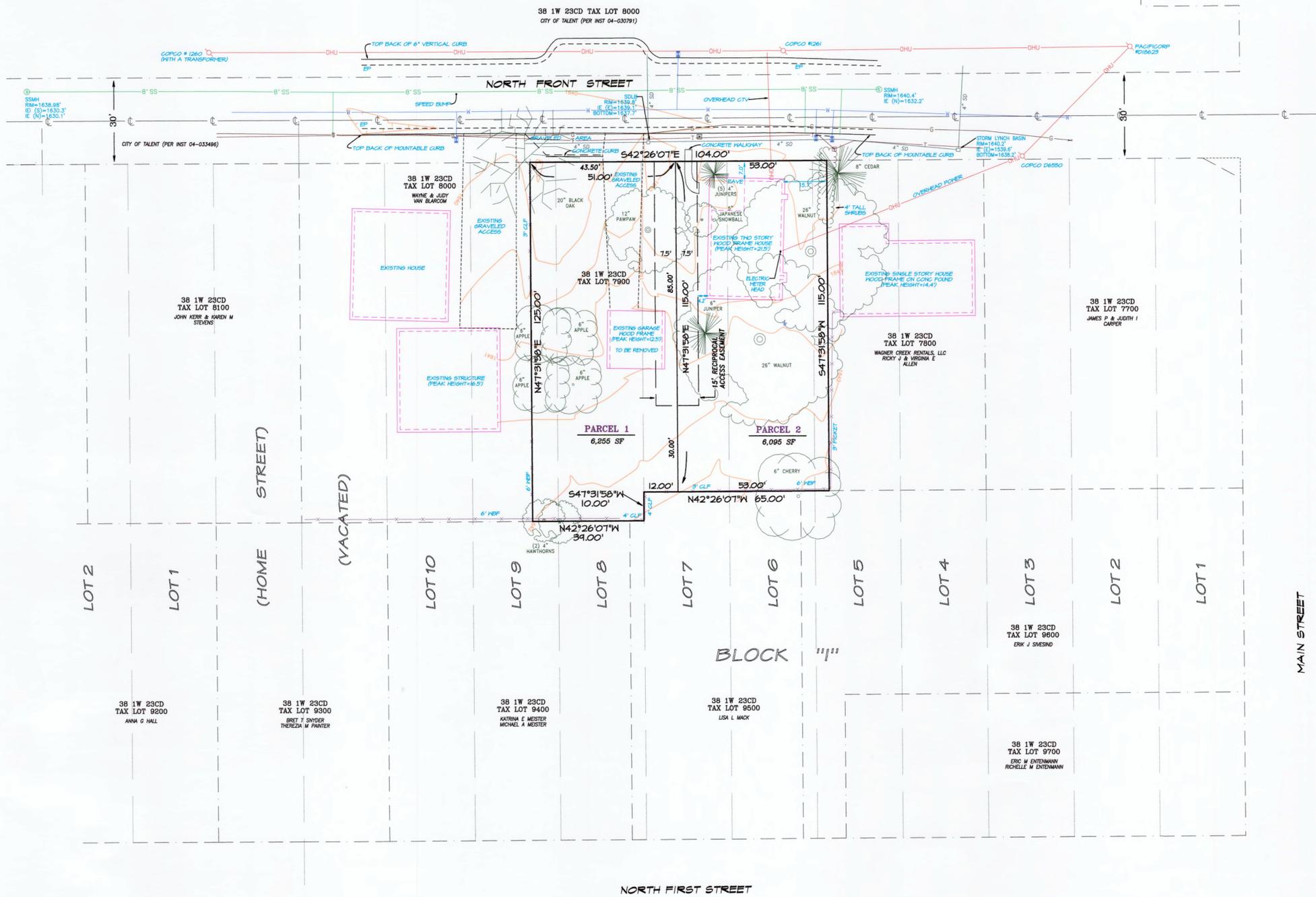
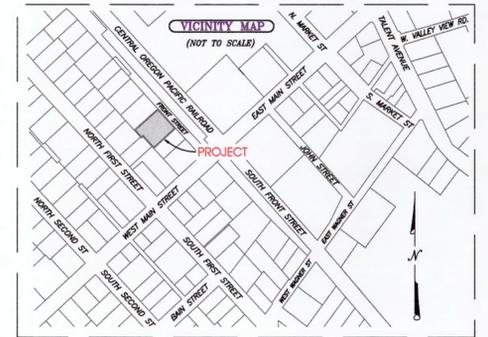
Sincerely,

Mike Stevenson  
Owner 103 Front Street  
Talent, Oregon

# PRELIMINARY PARTITION PLAT

A replat of a portion of 5 to 9 of Block "1", of the Plat of the Town of Talent, being located in the Southeast One-quarter of the Southwest One-quarter of Section 23, Township 30 South, Range 1 West of the Willamette Meridian, in the City of Talent, Jackson County, Oregon.

PREPARED FOR:  
**MICHAEL STEVENSON**  
 PO Box 1396  
 Medford, OR. 97501



### NOTES:

Existing garage located at westerly side of subject tax lot herein is to be removed as depicted hereon.

The exterior boundary for this project (Tax Lot 7900), as depicted hereon, was surveyed utilizing existing monuments and instrument Number 2008-057221 of the Official Records of Jackson County, Oregon.

All existing underground utilities, as depicted hereon, were located with reasonable accuracy, as marked on the ground by affected agencies and utility companies. Oregon Administrative Rules Chapter 452, Division 1, Definitions, 45-001-0010 (12), states: "reasonable accuracy" means location within 24 inches of the outside lateral dimensions of both sides of an underground facility.

Project subject to the following matters of record:

The subject property herein lies within the boundaries of the Rogue Valley Sewer Services, and is subject to the levies and assessments thereof.

### LEGEND:

- Indicates a utility marked natural gas line.
- Indicates an existing natural gas valve.
- Indicates an existing natural gas meter.
- Indicates an existing natural gas fiberglass placard.
- SS— Indicates a utility marked sanitary sewer line.
- Indicates an existing sanitary sewer manhole.
- Indicates an existing sanitary sewer cleanout.
- Indicates an existing sanitary sewer lateral.
- SD— Indicates a utility marked storm drain line.
- Indicates an existing storm drain manhole.
- Indicates an existing storm area drain.
- Indicates an existing mail box.
- X— Indicates an existing street light.
- Indicates an existing electric pedestal.
- Indicates an existing electric meter box.
- Indicates an existing utility pole and guy anchor.
- OHU— Indicates an existing aerial utility line.
- OHE— Indicates an existing aerial electric line.
- E— Indicates a utility marked electric line.
- TV— Indicates a utility marked cable tv line.
- T— Indicates a utility marked telephone line.
- Indicates an existing telephone pedestal.
- Indicates a utility marked water line.
- Indicates an existing water meter.
- Indicates an existing water valve.
- Indicates an existing fire hydrant.
- Indicates an existing pop-up water sprinkler.
- Indicates an existing domestic irrigation box.
- Indicates a deciduous tree with drip-line diameter drawn to scale.
- Indicates a non-deciduous tree with drip-line diameter drawn to scale.
- w=1000'— Indicates the elevation of the top of a valve nut for a water valve.
- Indicates centerline of an existing fence as noted hereon.
- PUE— Indicates a proposed public utility easement.
- SF— Indicates the number of square feet within a closed area such as a lot.
- SN— Indicates a survey recorded by number in the office of the Jackson County Surveyor.
- Vol. Pg.— Indicates an instrument from the Official Records of Jackson County, Oregon.
- Doc. No.— Indicates an instrument from the Deed Records of Jackson County, Oregon.

### SITE INFORMATION:

ADDRESS: 103 Front Street  
 SCHOOL DISTRICT: Phoenix-Talent  
 FIRE DISTRICT: Number 5  
 IRRIGATION DISTRICT: Talent Irrigation District  
 SANITATION DISTRICT: RVSS (Formerly BCVSA)  
 PROJECT AREA (NET): 0.28 ACRES  
 EXISTING ZONING: RS-7 (Old Town Design District)  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL

### ABBREVIATIONS:

- CLF= Indicates a chain link fence.
- CMP= Indicates an existing corrugated metal pipe.
- EP= Indicates the edge of a paved surface.
- PVC= Indicates an existing polyvinyl chloride pipe.
- RCP= Indicates an existing re-enforced concrete pipe.
- SDCB= Indicates an existing storm sewer catch basin.
- SDCI= Indicates an existing storm sewer curb inlet.
- SDCO= Indicates an existing storm sewer cleanout.
- SDMH= Indicates an existing storm sewer manhole.
- SECO= Indicates an existing sanitary sewer cleanout.
- SSMH= Indicates an existing sanitary sewer manhole.
- TBC= Indicates the top back of a curb line.
- TMH= Indicates an existing telephone manhole.
- WBF= Indicates a wood board fence.
- WPFL= Indicates a white painted fog line.
- WV= Indicates an existing water valve.
- N, NE, SW Indicates a general direction: northerly, northeasterly, southwesterly, etcetera.

### BASIS OF SURVEY:

Basis of bearings is the Centerline of Main Street per Survey Number 13555, as filed in the office of the Jackson County Surveyor.

Basis of elevations is a National Geodetic Survey (NGS) bench mark Number B 760, with an elevation of 1637.46 feet. Said elevation being on the NSVD24 (56) vertical datum, and was computed using VertCon from the NGS website.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert V. Neathamer*

OREGON  
 JULY 19, 1994  
 ROBERT V. NEATHAMER  
 2675  
 Renewal Date 12/31/16

PREPARED BY: Neathamer Surveying, Inc.  
 3126 State St, Suite 203  
 P.O. Box 1584  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

PLOT DATE: April 28 2016 PROJECT NUMBER: 06117-A

