



**Clackamas County Planning and Zoning Division  
Department of Transportation and Development**

Development Services Building  
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)  
[www.clackamas.us/planning](http://www.clackamas.us/planning)

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**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date of Mailing of this Notice:** 11/20/2023

**Notice Mailed To:** Property owners within 500 feet of the subject property  
Community Planning Organizations (CPO)  
Interested Agencies

**File Number:** Z0400-23

**Application Type:** Partition

**Proposal:** Partition 3.81 RA1 zone property into 2 parcels parcel to the north currently developed with a single family home and parcel to the south with garage/shop for new residential development. Access is currently identified through adjacent property flag pole strip.

**Applicable Zoning and Development Ordinance (ZDO) Criteria:** In order to be approved, this proposal must comply with ZDO Sections ZDO 316, 1105, 1000, 1001, 1002, 1005, 1006, 1007, 1012 in accordance with 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

**Applicant:** VOLOSEVYCH, SERGIY

**Property Owner:** VOLOSEVYCH SERGIY

**Site Address:** 18339 S REDLAND RD  
OREGON CITY, OR 97045

**Location:** N off of Redland Rd.

**Assessor's Map and Tax Lot:** 33E06B 03601

**Zoning:** RA1-RURAL AREA RESIDENTIAL

**Staff Contact:** Lizbeth Dance 503-742-4524

**E-mail:** [LDance@co.clackamas.or.us](mailto:LDance@co.clackamas.or.us)

**File Number:** Z0400-23

**Community Planning Organization:** The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHER'S CPO  
WARD LANCE 503-631-2550  
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at [communityinvolvement@clackamas.us](mailto:communityinvolvement@clackamas.us). In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

**How to Review this Application:** A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

**Decision Process:** Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

**How to Comment on this Application:**

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

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Your Name/Organization

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Telephone Number

*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or [DRenhard@clackamas.us](mailto:DRenhard@clackamas.us).*

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? |  
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



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**TYPE II OR III LAND USE APPLICATION**

**DEEMED COMPLETE**

ORIGINAL DATE SUBMITTED:

FILE NUMBER:

APPLICATION TYPE:

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

**Comments:**

**Check one:**

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



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**STAFF USE ONLY**

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RECEIVED

Oct 9 2023

Clackamas County  
 Planning & Zoning Division

Z0400-23-M

BC  
 Staff Initials: \_\_\_\_\_ File Number: \_\_\_\_\_

Land use application for:

# PARTITION

(For a maximum of three total parcels and including 'Type II' replats)

Application Fee: \$2,705  
 (+ \$4,030 if Hydrogeologic Review is required)

APPLICANT INFORMATION			
Applicant name: <b>SERGIY VOLOSEVYCH</b>	Applicant email: <b>SERGIYVOL@YAHOO.COM</b>	Applicant phone: <b>503-380-7084</b>	
Applicant mailing address: <b>18339 S Redland Rd.</b>	City: <b>OREGON CITY</b>	State: <b>OR</b>	ZIP: <b>97045</b>
Contact person name (if other than applicant): <b>LUBOV</b>	Contact person email:	Contact person phone: <b>503-481-8185</b>	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL	
Brief description of proposal: <b>Divide property for 2 parcel</b>	Pre-application conference file number: <b>ZPAC0145-21</b>

SITE INFORMATION		
Site address: <b>118339 S Redland Rd OREGON CITY</b>	Comprehensive Plan designation:	Zoning district: <b>RA1</b>
Map and tax lot #: Township: <u>3</u> Range: <u>3E</u> Section: <u>06B</u> Tax Lot: <u>03601</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: <b>3.81 acres</b>	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: <b>SERGIY VOLOSEVYCH</b> <b>LUBOV VOLOSEVYCH</b>	Signatures of all property owners: <b>Sergiy Volosevych</b> <b>Lubov Volosevych</b>	Date(s): <b>10/09/2023</b>
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**I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.**

Applicant signature: <b>Sergiy Volosevych</b>	Date: <b>8/20/23</b>
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## A. Complete a pre-application conference:

You must attend a pre-application conference with Planning and Zoning staff before filing this application. [Information about the pre-application conference](#) process and a request form are available from the Planning and Zoning website.

## B. Review applicable land use rules:

This application is subject to the provisions of [Section 1105, Subdivisions, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

## C. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$2,705**. If Hydrogeologic Review is required, there is an additional fee of \$4,030. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Preliminary plat:** The preliminary plat must be drawn to a scale of not less than one inch = 20 feet and not more than one inch = 200 feet. If the preliminary plat is larger than 11 x 17 inches, five reduced-sized, legible copies of the preliminary plat shall be submitted on 8.5 x 14-inch or 11 x 17-inch paper. The preliminary plat must include all of the following (when applicable):
  - Source of domestic water and location of any existing and proposed wells;
  - Method of wastewater disposal and location of any existing and proposed onsite wastewater treatment systems;
  - Existing and proposed utility lines and facilities;
  - Calculations demonstrating that the proposed density complies with the minimum and maximum density standards of ZDO [Section 1012, Lot Size and Density](#), or for zoning districts not subject to Section 1012, demonstrating compliance with the minimum lot size in the applicable zoning district;
  - Locations, dimensions, and area of each lot, parcel, and tract;
  - The north-south dimension and front-lot-line orientation of each proposed lot or parcel, except for lots or parcels for which an exception from the solar design standard of ZDO [Subsection 1017.03](#) is requested pursuant to Subsection 1017.04. For the purpose of this submittal requirement, "north-south dimension" and "front lot line" are defined in Subsection 1017.02;
  - Date the preliminary plat was prepared;
  - North arrow;
  - Identification of each lot or parcel by number;
  - Locations and widths of all roads abutting the subject property, including road names, direction of drainage, approximate grades, and whether public or private;
  - Locations and widths of all proposed roads, including proposed names, approximate grades, radii of curves, and whether public or private;

- Location and width of legal access to the partition, other than public or County roads, if applicable;
  - Contour lines at two-foot intervals if 10 percent slope or less or five-foot intervals if exceeding 10 percent slope within an urban growth boundary (UGB); contour lines at 10-foot intervals outside a UGB; and the source of contour information;
  - Locations of all seasonal and/or perennial drainage channels, including their names if known, and flow direction;
  - Locations and widths of all existing and proposed easements, to whom they are conveyed and for what purpose;
  - Locations and dimensions of all existing and proposed driveways and walkways;
  - Locations and dimensions of existing structures to be retained and their setbacks from existing and proposed lot lines;
  - Locations and dimensions of all areas to be offered for public use;
  - Boundaries and type of restricted areas identified in ZDO Subsection 1012.05, as applicable; and
  - Locations of all significant vegetative areas, including, but not limited to, wooded areas, specimen trees, and bearing trees.
- Service Feasibility Determinations:** Request that the property's water provider, sanitary sewer provider, and surface water management authority, as applicable, each complete a Preliminary Statement of Feasibility and include those completed statements with your application. If the proposed development will be served by an onsite wastewater treatment system (e.g., a septic system), include an approved Site Evaluation or Authorization Notice from the Septic & Onsite Wastewater Program attesting to the feasibility of your proposal.
- For a property with designated Open Space:** If the subject property to be partitioned includes land designated Open Space by the County's Comprehensive Plan, a *vicinity map* showing the location of the subject property in relation to adjacent properties, roads, bikeways, pedestrian access, utility access, and manmade or natural site features that cross the boundaries of the subject property. An *existing conditions map* of the subject property with the Open Space designation must also be provided. The existing conditions map must illustrate all of the following (when applicable):
- Contour lines at two-foot intervals for slopes of 20 percent or less within a UGB; contour lines at five-foot intervals for slopes exceeding 20 percent within a UGB; contour lines at 10-foot intervals outside a UGB; and the source of contour information;
  - Slope analyses designating portions of the site according to the following slope ranges and identifying the total land area in each category: zero to 20 percent; greater than 20 percent to 35 percent; greater than 35 percent to 50 percent; and greater than 50 percent;
  - Drainage;
  - Potential hazards to safety, including areas identified as mass movement, flood, soil, or fire hazards pursuant to ZDO Section 1003, Hazards to Safety;
  - Marsh or wetland areas, underground springs, wildlife habitat areas, and surface features such as earth mounds and large rock outcroppings;
  - Location of wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. Where the subject property is heavily wooded, an aerial photography, at a scale of not more than one inch = 400 feet, may be submitted and only those trees that will be affected by the proposed development need be sited accurately;
  - Location of any overlay zoning districts regulated by ZDO Section 700, *Special Districts*;
  - Noise sources;
  - Sun and wind exposure;
  - Significant views; and
  - Existing structures, impervious surfaces, utilities, landscaping, and easements.

- For a property that is already a platted lot or parcel:** If the subject property is already a platted lot or parcel, include a full copy of the latest partition or subdivision plat and a density calculation made pursuant to ZDO Subsections 1105.04(B)(2) and (3).
- Master plan, if required by ZDO Section 1012:** Minimum density and maximum lot size standards apply in certain zoning districts. ZDO Section 1012 allows for partitions that do not meet required minimum density and maximum lot size standards, provided a master plan is submitted demonstrating that the standards could be met for the entire property through future land division.
- For Historic Landmark sites, and sites located in a Historic District or Historic Corridor:** Submit a narrative and/or plans demonstrating compliance with ZDO Subsection 707.06(C)(6), as applicable.
- Any additional information or documents advised of during the pre-application conference**

**D. Answer the following questions:**

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Is the subject property already a *platted* lot or parcel?

NO, it is not platted.

YES, and I understand this partition is subject to the additional criteria for a replat. The property to be partitioned is currently identified as follows:

Plat name/number: \_\_\_\_\_

Current parcel number for subject property: \_\_\_\_\_

2. In an Urban Low Density Residential District, the partition may be designated as a zero-lot-line development. In a zero-lot-line development, there are no minimum rear and side setbacks for single-family dwellings, manufactured homes, and structures accessory to single-family dwellings and manufactured homes, except from rear and side lot lines on the perimeter of the final plat.

Are you requesting this partition be designated as a zero-lot-line development?

NO

YES

3. a. Will the partition include common areas and facilities and/or is it located in Government Camp, where snow removal and storage are required? (Examples of common areas and facilities include open space, private roads, access drives, parking areas, and recreational uses.)

NO (skip to Question 4)

YES (answer Questions 3.b. and 3.c)

b. Identify all the proposed common areas and facilities:



c. Who will own, improve, operate, and maintain the common areas and facilities and/or provide for snow removal and storage in Government Camp?

A nonprofit, incorporated homeowners association that:

1. Will continue in perpetuity unless the requirement is modified pursuant to either ZDO Section 1309, Modification, or the approval of a new land use permit application;
2. Mandates membership in the homeowners association for each parcel owner; and
3. Is incorporated prior to recording of the final plat.

A government entity named: \_\_\_\_\_

A nonprofit conservation organization named: \_\_\_\_\_

An alternative entity named and described in the box below:

4. Is the subject property in a future urban area, as defined by Chapter 4 of the Comprehensive Plan?

NO

YES, and the location of proposed easements, road dedications, structures, wells, and onsite wastewater treatment systems is consistent with the orderly future development of the subject property at urban densities for the following reasons:

**F. If the property is already platted and in the AG/F, EFU, or TBR District:**

If the partition constitutes a replat and is in the AG/F, EFU, or TBR District, answer all of the following questions. Attach additional pages, if necessary.

1. Would the replat **decrease** the size of a lot of record that, before the replat, is smaller than 80 acres *and* contains an existing dwelling or is approved for the construction of a dwelling?

NO

YES, it would decrease the size of a lot of record that is currently smaller than 80 acres and contains an existing dwelling.

YES, it would decrease the size of a lot of record that is currently smaller than 80 acres and is approved for a dwelling per the following building permit or land use permit number: \_\_\_\_\_

2. Would the replat **decrease** the size of a lot of record that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres?

NO

YES, it would decrease the size of a lot of record that contains an existing dwelling to a size smaller than 80 acres.

YES, it would decrease the size of a lot of record that that has been approved for a dwelling to a size smaller than 80 acres. The following building permit or land use permit number is the approval for the dwelling: \_\_\_\_\_

3. Would the replat **increase** the size of a lot of record to a size as large as or larger than the minimum lot or parcel size required for it to qualify for a dwelling?

YES, the replat would increase the size of one of the lots of record to a size that would be large enough for it to qualify for a dwelling.

NO, the lot of record that will be increased in size will *not* be as large or larger than the minimum lot or parcel size required for it to qualify for a dwelling, for the following reasons:

NO, because the replat would not increase the size of any lot of record.

**E. If the property is already platted:**

Partitioning a property that is already platted involves a “replat”. The number of lots or parcels in a replatted area cannot exceed the number previously approved for the area, unless: the gross site area of the affected plat is increased, or is of sufficient size to allow additional lots or parcels, or; the zoning on the subject property has been changed since the existing plat was approved, permitting a greater density on all, or part, of the original platted area.

If the subject property is already a *platted* lot or parcel, identify the circumstances that allow for the number of lots or parcels in the replatted area to exceed the number previously approved for the area (attach additional pages, if necessary):

- N/A* The gross site area of the affected plat will be increased from \_\_\_\_\_ acres to \_\_\_\_\_ acres.
- The gross site area of the affected plat will remain \_\_\_\_\_ acres, which is a sufficient size to allow additional lots or parcels.
- The zoning of the subject property has been changed since the existing plat was approved, permitting a greater density on all, or part, of the original platted area, as explained in the box below:

4. *N/A* ZDO Subsection 1105.04(A)(3)(c)(iv) **prohibits** replats in a natural resource zone when the replat would allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling if that land use approval for a dwelling would be based on an acreage standard.

In the box below, explain how the proposed replat would *not* be used to allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling based on an acreage standard.

5. *N/A* ZDO Subsection 1105.04(A)(3)(c)(v) **prohibits** the replat of a property line that resulted from a subdivision or partition authorized by a waiver so that any lot of record affected by the replat is larger than:

- Two acres if the lot of record is, before the replat, two acres in size or smaller and is high-value farmland, high-value forestland, or within a ground water restricted area; or
- Five acres if the lot of record is, before the replat, five acres in size or smaller and is *not* high-value farmland, high-value forestland, or within a groundwater restricted area.

Would the proposed replat comply with Subsection 1105.04(A)(3)(c)(v)?

NO

YES

6. ZDO Subsections 1105.04(A)(3)(c)(vi) and (vii) **prohibit** replats in a natural resource zone that would separate:

N/A

- A temporary dwelling for care, home occupation, relative farm help dwelling, or processing facility from the lot of record on which the primary residential use or other primary use exists; or
- An accessory dwelling in conjunction with a farm use approved pursuant to Subsection 401.05(C)(12), except as provided in OAR 660-033-0010(24)(B).

In the box below, explain how the proposed replat will comply with these subsections. For example, if there is no temporary dwelling for care, home occupation, relative farm help dwelling, processing facility, or accessory dwelling on either property affected by the adjustment, say so.

# SITE PLAN

LOCATED IN THE  
 N.W. 1/4 SECTION 6, T.3S., R.3E., W.M.  
 CLACKAMAS COUNTY, OREGON  
 MARCH 21, 2022 SCALE 1"=50'  
 LATEST REVISION: DECEMBER 1, 2022

## SURVEY NOTES:

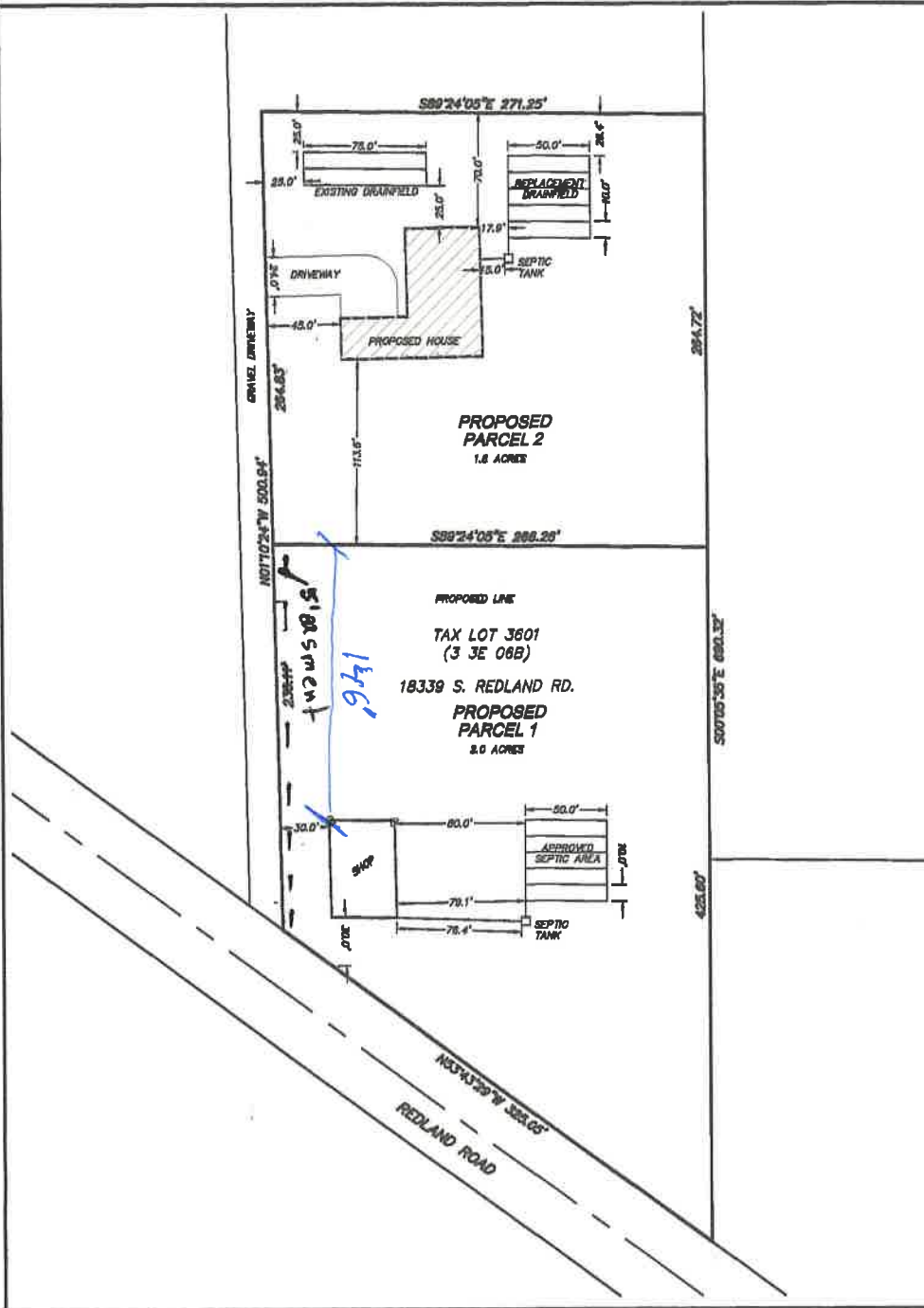
PROPERTY LINES SHOWN HEREON ARE APPROXIMATE IN NATURE AND SHOULD BE TREATED AS SUCH, NO RESOLUTION WAS PERFORMED, LINES SHOWN ARE FROM EXISTING SURVEY DATA AND EXISTING PARCEL MAP DATA.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER SURVEY NUMBER 2005-373, CLACKAMAS COUNTY SURVEY RECORDS.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC.

NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

PROPOSED INFORMATION SHOWN PER CLIENT INSTRUCTIONS.



GRAPHIC SCALE



(IN FEET)  
 1 INCH = 50 FT.

**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.  
 18376 MOLALLA AVE., SUITE 120  
 OREGON CITY, OREGON 97045

PHONE 503.650.0188 FAX 503.650.0189

Chrisb

centerline concepts

Chrisb @ centerline concepts . com

lizbeth

Lolance @ chokamas . us

### C. IMPORTANT

Your application will be deemed complete, if, within 180 days of the date the application was first submitted, Planning and Zoning receives one of the following:

1. All of the missing information; or
2. Some of the missing information and written notice from you (the applicant) that no other information will be provided; or
3. Written notice from you (the applicant) that none of the missing information will be provided.

If any one of these options is chosen within 180 days of the date of the initial submittal, approval or denial of your application will be subject to the relevant criteria in effect on the date the application was first submitted.

Your application will be considered if, on the 181<sup>st</sup> day after the date the application was first submitted, you have been mailed this notice and have not provided the information requested in Options 1-3 above. In this case, no further action will be taken on your application.

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Applicant or authorized representative, please check one of the following and return this notice to: **Clackamas County Planning and Zoning, 150 Beaver Creek Road, Oregon City, OR, 97045 or the staff contact email on page 1 of this notice**

- I am submitting the required information (attached); or
- I am submitting some of the information requested (attached) and no other information will be submitted; or
- I will not be submitting the requested information. Please accept the application as submitted for review and decision.

Sergiy Volosevych  
Signed

11/14/23  
Date

SERGIY VOLOSEVYCH  
Print Name





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 www.clackamas.us/planning

## PRELIMINARY STATEMENT OF FEASIBILITY

TO BE COMPLETED BY APPLICANT		
Applicant name: Sergiy Volosevyck	Applicant email: sergiyvol@yahoo.com	Applicant phone: 503-380-7084
Project engineer:	Project engineer email:	Project engineer phone:
Site address: 18339 S Redland Rd, Oregon City, OR 97045		
Map and tax lot #: Township: <u>3</u> Range: <u>3E</u> Section: <u>06B</u> Tax Lot: <u>3601</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

TO BE COMPLETED BY SERVICE PROVIDER / SURFACE WATER MANAGEMENT AUTHORITY	
Name of service provider / surface water management authority: Clackamas River Water	Name and title of authorized representative: Anthony Steele, Engineering Associate
Representative email: asteel@crwater.com	Representative phone: 503-722-9239
Check all that apply:  <b>Water Service</b> <input checked="" type="checkbox"/> Water service, including fire flows, is available in levels appropriate for the development and adequate water system capacity is available in source, supply, treatment, transmission, storage, and distribution, or such levels and capacity can be made available through improvements completed by the developer or the system owner. <input type="checkbox"/> Water service is adequate with the exception of fire flows. The applicant shall provide a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or sprinkler system, is acceptable. <input type="checkbox"/> Adequate water service cannot be provided.  <b>Sanitary Sewer Service</b> <input type="checkbox"/> Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner. <input type="checkbox"/> Adequate sanitary sewer service cannot be provided.  <b>Surface Water Management, Treatment, and Conveyance</b> <input type="checkbox"/> Adequate surface water management, treatment, and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner. <input type="checkbox"/> Adequate surface water management, treatment, and conveyance cannot be provided.	
Is this statement issued subject to any conditions of approval? <input checked="" type="checkbox"/> YES, and those conditions are attached. <input type="checkbox"/> NO	
Signature of authorized representative: 	Date of signature: 11/14/23



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## PRELIMINARY STATEMENT OF FEASIBILITY

TO BE COMPLETED BY APPLICANT		
Applicant name: <b>Sergiy Volosevych</b>	Applicant email: <b>SERGIYVOL@YAHOO.COM</b>	Applicant phone: <b>503-380-7084</b>
Project engineer:	Project engineer email:	Project engineer phone:
Site address: <b>18339 S Redland Rd. OREGON CITY OR 97045</b>		
Map and tax lot #:		
Township: <u>3</u>	Range: <u>3</u>	Section: <u>06B</u> Tax Lot: <u>3601</u>
Township: _____	Range: _____	Section: _____ Tax Lot: _____
Township: _____	Range: _____	Section: _____ Tax Lot: _____

TO BE COMPLETED BY SERVICE PROVIDER / SURFACE WATER MANAGEMENT AUTHORITY	
Name of service provider / surface water management authority: <b>Clackamas County DFD</b>	Name and title of authorized representative: <b>Jonny Gish DRC</b>
Representative email: <b>j.gish@clackamas.us</b>	Representative phone: <b>503-604-8271</b>
Check all that apply:	
<p><b>Water Service</b></p> <p><input type="checkbox"/> Water service, including fire flows, is available in levels appropriate for the development and adequate water system capacity is available in source, supply, treatment, transmission, storage, and distribution, or such levels and capacity can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Water service is adequate with the exception of fire flows. The applicant shall provide a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or sprinkler system, is acceptable.</p> <p><input type="checkbox"/> Adequate water service cannot be provided.</p> <p><b>Sanitary Sewer Service</b></p> <p><input type="checkbox"/> Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Adequate sanitary sewer service cannot be provided.</p> <p><b>Surface Water Management, Treatment, and Conveyance</b></p> <p><input checked="" type="checkbox"/> Adequate surface water management, treatment, and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Adequate surface water management, treatment, and conveyance cannot be provided.</p>	
Is this statement issued subject to any conditions of approval?	
<input type="checkbox"/> YES, and those conditions are attached. <input type="checkbox"/> NO	
Signature of authorized representative: 	Date of signature: <b>11/8/23</b> <b>11/08/23</b>

04260458 - C  
SLN

Title Order No. 04260458  
Escrow No. 04260458

After Recording Return To:  
Sergiy Volosevych  
8411 SE Sherret St.  
Portland, OR 97266

Until a change is requested all tax statements shall be sent to  
the following address:  
Sergiy Volosevych  
8411 SE Sherret St.  
Portland, OR 97266

Clackamas County Official Records 2004-115106  
Sherry Hall, County Clerk

00772675200401151060020028  
12/17/2004 09:38:01 AM

D-D Cnt=1 Stn=4 MELISSA  
\$10.00 \$11.00 \$10.00

\$31.00

STATUTORY WARRANTY DEED

Kathryn E. Waldrop, Grantor, conveys and warrants to Sergiy Volosevych & Lubov Volosevych Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Clackamas County, Oregon, to wit:

See Exhibit A attached hereto and made a part hereof.

This property is free from encumbrances, EXCEPT: .Rights of the public in and to any portion of the herein described premises lying within the boundaries of Redland Road.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$195,000.00, a portion of which will be paid to an accommodator pursuant to an ~~XXXXXX~~ exchange. (Here comply with the requirements of ORS 93.030)  
1031-

Dated this 15 day of December, 2004

Kathryn E. Waldrop  
Kathryn E. Waldrop

STATE OF OREGON }  
County of Clackamas } ss



On this December 15<sup>th</sup>, 2004, before me, the undersigned, personally appeared the within named Kathryn E. Waldrop known to me to be the identical individual who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

Stormi L. Leland  
Notary Public for the State of Oregon  
My commission expires: 10.3.08

Pacific NW Title

WARRANTY DEED

ALVIN R. VENTURA

heretofore called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY A. BARREK and the grantee does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns that certain parcel of property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Clatsop and State of Oregon described as follows, to-wit:

A tract of land situated in the Northwest one-quarter of Section 6, T. 3 S., R. 3 E., of the W.M., in the County of Clatsop and State of Oregon, described as follows:

Beginning at a 3/4 inch iron pipe found at the Northwest corner of the tract of land described in book 26, page 740, Deed Records, said iron pipe being the Northwest corner of the 1/4 acre tract of land described in Book 629, page 269, Deed Records; thence South 24° 05' 47" East along the North line of said Schroeder tract a distance of 297.01 feet to a point; thence South 0° 05' 47" East parallel with the East line of the Schroeder tract a distance of 300 feet; thence North 89° 24' 05" West parallel with the North line of said Schroeder tract 277.01 feet to a point 20 feet East of the West line of the tract conveyed to Marilyn L. Ostrander, et ux, by Deed recorded December 11, 1969 as Recorder's Fee No. 69-25781, Film Records; thence South parallel with said West line, South 11° 56' East 486.55 feet, more or less, to the North line of Redland Road, Market Road No. 20; thence North 53° 43' 30" West along the Northern right of way of said road to the Southwest corner of the said Ostrander tract; thence North 11° 56' West 786.55 feet to the point of beginning.

RESERVING unto the grantor an exclusive easement for ingress and egress over the West 20 feet of the South 486.55 feet of the above described tract of land to be appurtenant to grantor's remaining land which lies immediately East and South of the above described tract of land.

Recorded By  
Title Insurance Company  
443674

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantee is lawfully seized in the simple of the above granted premises, free from all encumbrances

and that  
grantee will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except as otherwise provided in the above described instrument.  
The true and actual consideration paid for this grantee, stated in terms of dollars, is \$ 65,000.00  
The true and actual consideration paid for this grantee, stated in terms of dollars, is \$ 65,000.00  
In witness whereof, the grantor has executed this instrument this 7th day of February, 1979.  
If a corporate grantor, it has caused its name to be signed and sealed by its officers duly authorized thereto by  
order of its board of directors.

Alvin R. Ventura  
Alvin R. Ventura

STATE OF OREGON, County of Clackamas } ss.  
February 7, 1979.  
Personally appeared the above named  
Alvin R. Ventura  
and acknowledged the foregoing instru-  
ment to be his voluntary signed and  
executed instrument.

Notary Public for Oregon  
My commission expires: 1/17/82  
Alvin R. Ventura  
GRANTOR'S NAME AND ADDRESS  
Timothy A. Marek et ux  
GRANTOR'S NAME AND ADDRESS  
TIC - OC  
EGROW NO. 443674  
MAY BE RECORDED IN THE FOLLOWING OFFICE  
Timothy A. & Lorraine R. Marek  
18367 Redland Road  
Oregon City, Oregon 97045  
NAME AND ADDRESS ZIP

STATE OF OREGON } ss.  
County of Clackamas }  
I, George D. Poppen, County Clerk, Ex-Officio  
Recorder of Conveyances and Ex-Officio Clerk  
of the Circuit Court of the State of Oregon, for  
the County of Clackamas, do hereby certify that  
the within instrument of writing was received for  
and recorded in the records of said county at  
79 FEB 14 8:26  
WITNESS MY HAND AND SEAL OFFICE  
George D. Poppen  
RECORDED IN THE OFFICE OF THE COUNTY CLERK  
RECORDING CERTIFICATE  
CCF-R6 79 6365