



CITY OF STAYTON
APPLICATION FOR PARTITION OR SUBDIVISION

Application for: [ ] Subdivision [x] Partition

PROPERTY OWNER: Estate of Eunice V. Clarkson
Address: 580 W. Maple St.
City/State/Zip: Stayton, OR, 97383
Phone: ( ) -
Email:

APPLICANT: Charles R. Clarkson Personal Representative of Decedent's Estate
Address: 42455 Kingston Lyons Dr.
City/State/Zip: Stayton OR 97383
Phone: (503) 769-7993
Email: clarksoncr@wvi.com

APPLICANT'S REPRESENTATIVE:
Address:
City/State/Zip:
Phone: ( ) -
Email:

CONSULTANTS: Please list below planning and engineering consultants.

Table with 2 columns: PLANNING and ENGINEERING. Rows include Name, Address, City/State/Zip, Phone, and Email.

Select one of the above as the principal contact to whom correspondence from the Planning Department should be addressed:

- [ ] owner [x] applicant [ ] applicant's representative [ ] planning consultant [ ] engineer

LOCATION:

Street Address: 580 West Maple St.
Assessor's Tax Lot Number and Tax Map Number: 091W15BB00100
Closest Intersecting Streets: Evergreen & Narblad Lane

DESCRIPTION OF PROPOSAL: Total Acreage: .89 No. of Lots 2

ZONE DISTRICT: Low Density

NAME OF PROPOSED SUBDIVISION (does not apply to partitions):

SIGNATURE OF APPLICANT: Charles R. Clarkson

DO NOT WRITE BELOW THIS LINE

Application received by: DBF Date: 8/29/18 Fee Paid: \$ 1350 Receipt No. 10.002830
Land Use File# 17-09/18

The property, at 580 W. Maple Street was purchased by Charles E. Clarkson and Eunice V. Clarkson in 1961. Charles E. Clarkson died in 1965 and Eunice V. Clarkson died on May 17, 2017. The heirs to the estate would like to partition the land into two lots, with members of the family retaining ownership.

The land is .89 acre and measures 165 ft. wide and approximately 233 ft. deep. If partitioned, Lot #1 would be 82.5 ft. wide and 233 ft. deep and include the home. Lot #2 would be the exact same size and be left vacant. Homes adjacent to or nearby would not be affected by this partition, since nothing would actually change in the physical appearance of the property.

Facilities available to the site include a 6" water main and an 8" sewer main on Maple St. Other services available include electricity, telephone, internet access and Cable TV.

Curbs and sidewalks were established and are in good condition, extending the full length on the front of the property.

Other than dividing the property into 2 lots, the partition will not impact the existing pattern of development in the area. Some time ago, a number of neighbors petitioned the City of Stayton to designate the area as Low Density. It was approved at that time and is still maintained as such.

There no known natural, physical or geographic features associated with this property that could cause problems within the neighborhood or the City of Stayton.

Although this home was built in 1910, it has not been designated as a historic site or structure.

There are no deed covenants or deed restrictions to the proposed partition of this land.