



Variance #1

City of North Plains

31360 NW Commercial St. North Plains, OR 97133

Ph. 503-647-5555 Fax 503-647-2031

Email: info@northplains.org

GENERAL LAND USE APPLICATION

Lot #4

Applicant General Information

Applicant Name: J.T. Roth Construction, Inc.

Mailing Address: 12600 SW 72ND Ave. Ste. 200

Tigard OR 97223

Street Apartment/Unit #

City State ZIP Code

Email Address: trudys@jtrothinc.com Phone: (503)639-2639

Property Owner: Same as Above

Mailing Address: _____

Street Apartment/Unit #

City State ZIP Code

Email Address: _____ Phone: () -

Property Description

Address: 30110 NW Stewart Lane

North Plains OR 97133

Street Apartment/Unit #

City State ZIP Code

Tax Lot ID: _____ Existing Zoning: _____

Property Area: _____ Existing Land Use: _____

General Development Description: _____

Fees

Land Use Process	Fee	Land Use Process	Fee
<input type="checkbox"/> Annexation	\$10,000 deposit*	<input type="checkbox"/> Non-Conforming Use	\$265
<input type="checkbox"/> Appeal	\$315	<input type="checkbox"/> Subdivision	\$2,880
<input type="checkbox"/> Comp Plan Amendment, Text	\$8,000	<input type="checkbox"/> Manu Home Park	\$4,000
<input type="checkbox"/> Comp Plan Amendment, Map	\$5,000	<input type="checkbox"/> Modification – Minor	\$150
<input type="checkbox"/> Conditional Use, Residential	\$395	<input type="checkbox"/> Modification – Major	\$2,125
<input type="checkbox"/> Conditional Use, Ind. & Comm.	\$745	<input type="checkbox"/> SNR Permit	\$1,640
<input type="checkbox"/> Design Review Type II	\$185	<input type="checkbox"/> Similar Use	\$615
<input type="checkbox"/> Design Review Type III	\$890	<input type="checkbox"/> Street Vacation	\$1,675
<input type="checkbox"/> Floodplain Permit	\$1,925	<input type="checkbox"/> UGB Expansion	\$28,000
<input type="checkbox"/> Partition, with street dedication	\$640	<input checked="" type="checkbox"/> Variance, Administrative	\$145
<input type="checkbox"/> Partition, no street dedication	\$400	<input type="checkbox"/> Variance, PC Hearing	\$1,115
<input type="checkbox"/> Lot Line Adjustment	\$275	<input type="checkbox"/> Zoning Code Amendment	\$2,825
<input type="checkbox"/> Other:			

* plus \$9,000 election deposit

pd \$145 on 3/2/2015 #026726



MARK STEWART
HOME DESIGN

2392 6th MAIN ST.
DESIGN SUITE 305
SHERWOOD, OR 97140

(503) 865-8311 P

www.markstewart.com

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Important Disclosure
Please Read

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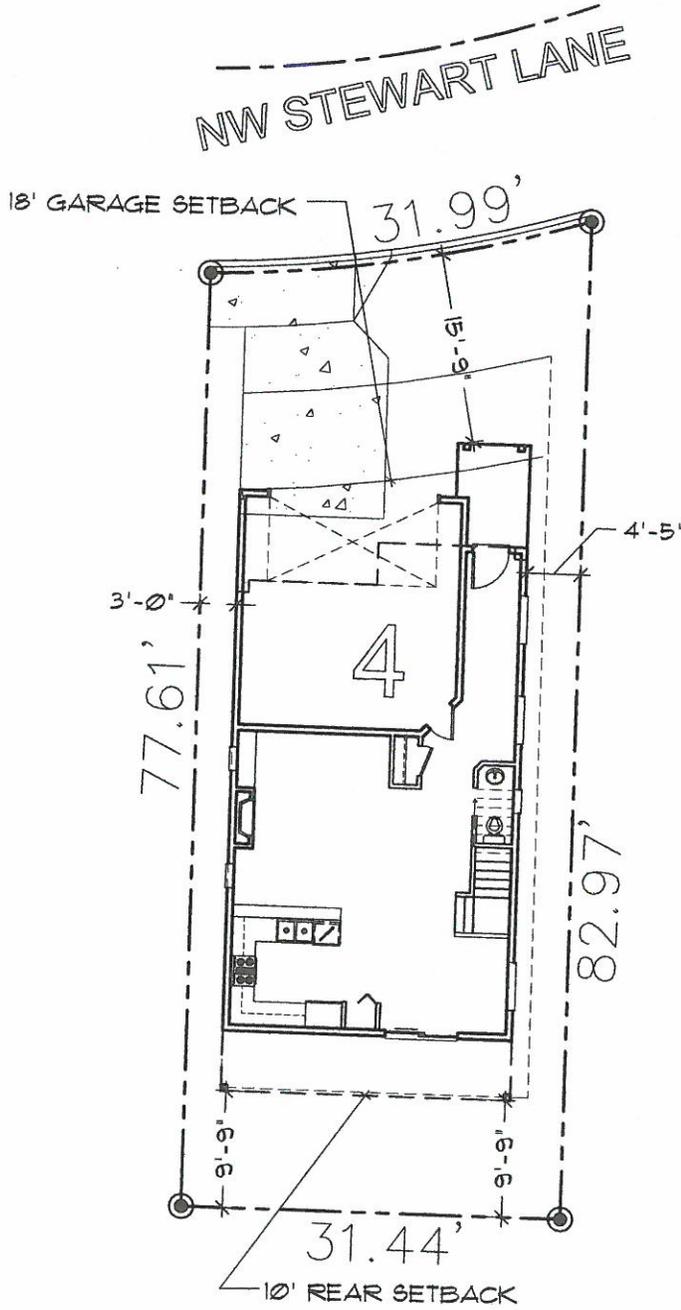
CLIENT: **JT ROTH**

PLAN: **MCKAY FIELDS**
LOT #4

REVISION: FEBRUARY 2018

SITE

65



LOT 4 SQ. FOOTAGE = 2,501.1

MCKAY FIELDS
LOT #4

SCALE: 1" = 10'-0"



30110 Stewart Lane

Set back variance request J.T. Roth Construction Inc.
McKay Fields lot 4, 30110 NW Stewart Lane
North Plains, OR:

Total lot area 2,501 square feet

General Development Description:

The lot is in a subdivision of like sized lots. Due to a curve in the road this lot is slightly shallower than others in the subdivision. This requires a variance in front and rear setbacks to allow the placement of a home that is in conformity to neighboring homes that are in the process of being built. No side yard adjustment is being sought. It is requested that the allowed front yard setback be changed from 20' to 18'. The current rear yard setback is 10'. It is requested that we be allowed to bring this down to a setback of 9'-9".

Tax Lot ID # not assigned yet. (mreh)



Variance #2

City of North Plains

31360 NW Commercial St. North Plains, OR 97133

Ph. 503-647-5555 Fax 503-647-2031

Email: info@northplains.org

GENERAL LAND USE APPLICATION

Lot #5

Applicant General Information

Applicant Name: J. T. Roth Construction, Inc

Mailing Address: 12600 SW 72ND Ave Ste. 200
Street Apartment/Unit #

Tigard OR 97223
City State ZIP Code

Email Address: frudys@jtrothinc.com Phone: (503) 639-2639

Property Owner: Same as Above

Mailing Address: _____
Street Apartment/Unit #

_____ City State ZIP Code

Email Address: _____ Phone: () - _____

Property Description

Address: 30126 NW Stewart Lane
Street

North Plains OR 97133
City State ZIP Code

Tax Lot ID: _____ Existing Zoning: _____

Property Area: _____ Existing Land Use: _____

General Development Description: _____

Fees

Land Use Process	Fee	Land Use Process	Fee
<input type="checkbox"/> Annexation	\$10,000 deposit*	<input type="checkbox"/> Non-Conforming Use	\$265
<input type="checkbox"/> Appeal	\$315	<input type="checkbox"/> Subdivision	\$2,880
<input type="checkbox"/> Comp Plan Amendment, Text	\$8,000	<input type="checkbox"/> Manu Home Park	\$4,000
<input type="checkbox"/> Comp Plan Amendment, Map	\$5,000	<input type="checkbox"/> Modification – Minor	\$150
<input type="checkbox"/> Conditional Use, Residential	\$395	<input type="checkbox"/> Modification – Major	\$2,125
<input type="checkbox"/> Conditional Use, Ind. & Comm.	\$745	<input type="checkbox"/> SNR Permit	\$1,640
<input type="checkbox"/> Design Review Type II	\$185	<input type="checkbox"/> Similar Use	\$615
<input type="checkbox"/> Design Review Type III	\$890	<input type="checkbox"/> Street Vacation	\$1,675
<input type="checkbox"/> Floodplain Permit	\$1,925	<input type="checkbox"/> UGB Expansion	\$28,000
<input type="checkbox"/> Partition, with street dedication	\$640	<input checked="" type="checkbox"/> Variance, Administrative	\$145
<input type="checkbox"/> Partition, no street dedication	\$400	<input type="checkbox"/> Variance, PC Hearing	\$1,115
<input type="checkbox"/> Lot Line Adjustment	\$275	<input type="checkbox"/> Zoning Code Amendment	\$2,825
<input type="checkbox"/> Other:			

* plus \$9,000 election deposit

pd # 145 on 3/2/2015 #026726



22892 8th MAIN ST.
DESIGN SUITE 203
CHERWOOD, OR 97140
(503) 605-2311 P
www.markstewart.com

Mark Stewart
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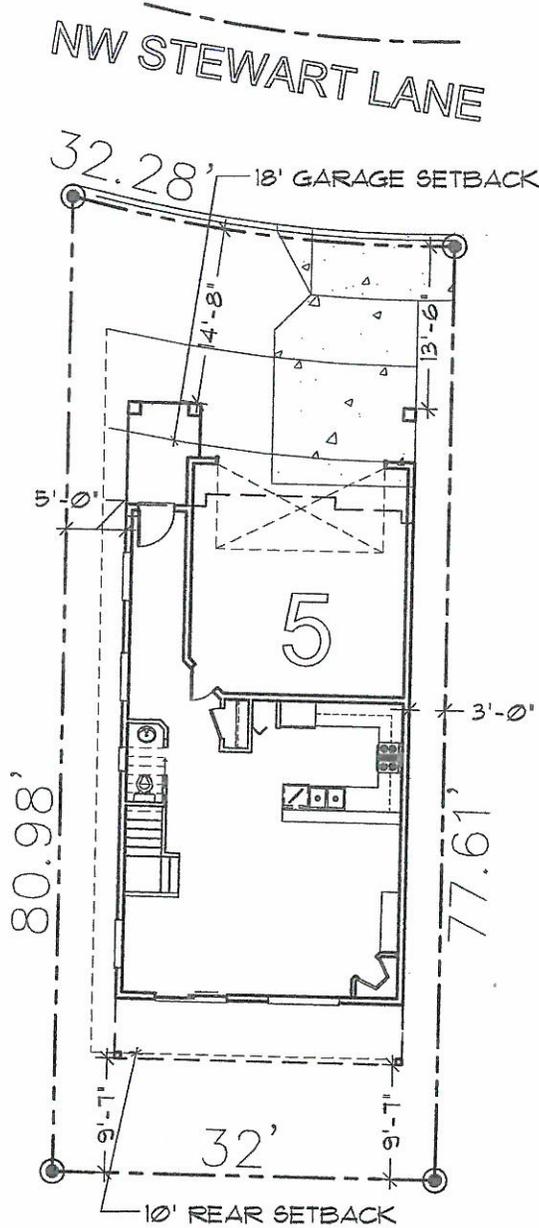
These plans and specifications are prepared by Mark Stewart Home Design, Inc. and are subject to the terms and conditions of the contract. The buyer shall be responsible for obtaining all necessary permits and approvals from the local authorities. The buyer shall be responsible for the accuracy of the information provided by the local authorities. The buyer shall be responsible for the accuracy of the information provided by the local authorities.

Important Disclosure
Please Read

The floor plan has been prepared and checked for accuracy by Mark Stewart Home Design, Inc. and is subject to the terms and conditions of the contract. The buyer shall be responsible for obtaining all necessary permits and approvals from the local authorities. The buyer shall be responsible for the accuracy of the information provided by the local authorities. The buyer shall be responsible for the accuracy of the information provided by the local authorities.

CL 2010
JT ROTH
PLAN # MCKAY FIELDS
LOT #5
REVISED JANUARY 2010

PLAN
SITE
OF



LOT 5 SQ. FOOTAGE = 2,513.9

MCKAY FIELDS
LOT #5

SCALE: 1" = 10'-0"

30126 Stewart Lane



Set back variance request J.T. Roth Construction Inc.
McKay Fields lot 5, 30126 NW Stewart Lane
North Plains, OR:

Total lot area 2,513.9 square feet

General Development Description:

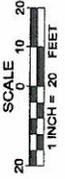
The lot is in a subdivision of like sized lots. Do to a curve in the road this lot is slightly shallower than others in the subdivision. This requires a variance in front and rear setbacks to allow the placement of a home that is in conformity to neighboring homes that are in the process of being built. No side yard adjustment is being sought. It is requested that the allowed front yard setback be changed from 20' to 18'. The current rear yard setback is 10'. It is requested that we be allowed to bring this down to a setback of 9'-7".

RECORDED AS DOCUMENT NO. _____

MCKAY FIELDS

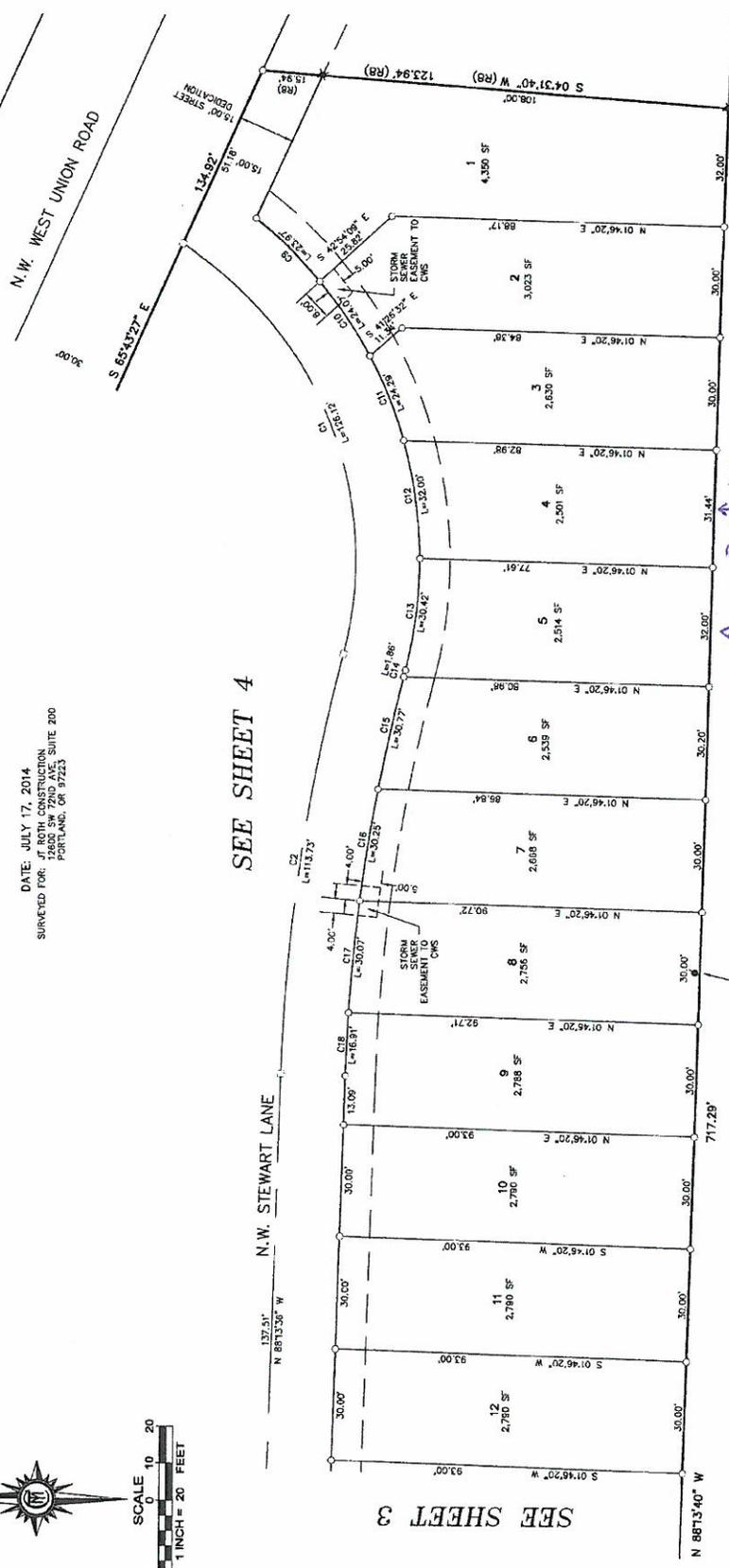
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN,
CITY OF NORTH PLAINS, WASHINGTON COUNTY, OREGON

DATE: JULY 17, 2014
 SURVEYED FOR: MCKAY FIELDS, INC.
 1480 SW 72ND AVE, SUITE 200
 PORTLAND, OR 97223



SEE SHEET 4

SEE SHEET 3



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SURVEYOR # 2600
SUNIL K. TADLER
03333

RENEWAL DATE DECEMBER 31, 2015

SHEET 2 OF 5



8138 SE ST HELMS ST
 PORTLAND, OR 97053
 CLATSOP COUNTY REGISTRATION # 0003186-0580
 PHONE (503) 885-6677 FAX (503) 886-0580
 E-MAIL: 882@MCKAYCONSULTING.COM

30110
 30126

LEGEND

- FD 5/8" IR W/IPC INSCRIBED "LAND
- IR 1/2" PER IR
- FD MONUMENT AS NOTED
- ▲ DESIGN SET PER (R8)
- SET 5/8" IR W/IPC INSCRIBED "CMT
- 30335
- SET 5/8" IR W/ALUMINUM CAP
- INSCRIBED "CMT BR335" IN ASPHALT
- SN WASHINGTON COUNTY SURVEY NUMBER
- PIPE PUBLIC UTILITY EASEMENT
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD	CHORD DISTANCE
C1	100.00'	27°15'25"	128.17'	N85°40'33"E	117.92'	117.92'
C2	500.00'	130°13'27"	113.25'	N81°32'38"W	113.45'	113.45'
C3	117.00'	114°27'31"	24.07'	N85°27'11"E	24.33'	24.33'
C4	117.00'	113°3'38"	24.29'	N85°07'41"E	24.24'	24.24'
C5	117.00'	15°40'06"	31.00'	N82°04'31"E	31.82'	31.82'
C6	117.00'	145°33'45"	31.02'	S82°08'27"E	30.33'	30.33'
C7	117.00'	145°33'45"	31.02'	S82°08'27"E	30.33'	30.33'
C8	483.00'	37°28'00"	33.27'	N27°14'23"W	30.76'	30.76'
C9	483.00'	37°28'00"	33.25'	N89°51'13"W	30.23'	30.23'
C10	483.00'	37°28'00"	33.07'	N89°51'13"W	30.27'	30.27'
C11	483.00'	205°21'	16.31'	N87°13'28"W	16.81'	16.81'