

April 10, 2024

City of Banks – Planning Department
13680 NW Main Street
Banks, OR 97106

RE: Final Approval request for Partition – 13067 NW Main Street, 2N331BC05800

Please find enclosed an application for Final Approval of the portion of our parcel located at 13067 NW Main Street.

The following supporting documents are also enclosed:

- Check for final application fee (\$480.00)
- Signed Land Use Application for Partition Final Approval
- Review copy of Final Partition Plat
- Email from Keegan Gulick regarding street tree condition.
- CWS Service Provider Letter
- ODOT Approval letter for approach upgrade

We also request a minor modification to the conditions of the preliminary plat. Condition No. 4 requires street trees prior to final approval. After consulting with City Planning representative, Keegan Gulick, (see attached email) it was determined that this requirement could be deferred until such time that the building permits are sought for the northerly parcel

Regarding the requirements of *Section 152.009 (B) Final plat approval process and criteria:*

- (1) The final plat is consistent with the proposed and approved configuration. The Conditions of Approval have been met as follows:
 - The plat has been submitted prior to the expiration date of the approval (September 27, 2025).
 - The plat was prepared by a professional land surveyor licensed in Oregon.
 - No new development is proposed on the property. No new frontage improvements are proposed at this time.
 - The applicant has contacted ODOT & received approval to upgrade the State Highway approach. This improvement will not occur until future development of the northerly parcel.
- (2) No public improvements were required in the Conditions of Approval and no development is currently proposed.
- (3) No new streets or roads have been dedicated.
- (4) Access is provided by the existing right-of-way of Oregon Highway No. 47 (NW Main St.). No new streets, roads or easements have been created.
- (5) No new public improvements have been created or dedicated.
- (6) No covenants, conditions, restrictions, easements or maintenance agreements have been created
- (7) A service provider letter from Clean Water Services is attached.
- (8) The enclosed plat contains the necessary affidavit and dimensions to an approved corner.

Upon approval by the City, our surveyor will submit the partition plat to Washington County for review. Please contact me if you have any questions or require additional information.

Sincerely,

Jennifer Bailey
45975 NW Levi White Rd.
Banks, OR 97106