

1. Property Line Adjustment Application

Property Line Adjustment Application

Property Owner Representative THIS IS PUBLIC RECORD

~~PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):~~

Copy of purchase contract must be included with submittal for application to be accepted.

NAME: Red Mountain Group (Attn: John Clay)

ADDRESS: 1234 E 17th Street

Santa Ana, CA 92701



PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase must be included with submittal for application to be accepted.

NAME: Lincoln City I, LLC (Attn: Michael H. Mugel)

ADDRESS: 1234 East 17th Street

Santa Ana, CA 92701



SITE INFORMATION:

Parcel/Lot 1:

ZONING DISTRICT: G-C (General Commercial)

TAX MAP AND LOT: 07-11-10-AD-0-000; 500

SITE ADDRESS (Location if unaddressed): 2403 NW Oar Pl., Lincoln City, OR 97367

SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 4,683 sq. ft.

SQUARE FOOTAGE **AFTER** ADJUSTMENT: 29,165 sq. ft.

How is access obtained to this parcel/lot? NW Oar Place

How will the adjustment impact the access? No impacts with the adjustment.

Parcel/Lot 2:

ZONING DISTRICT: G-C (General Commercial)

TAX MAP AND LOT: 07-11-10-AD-0-000; 1700

SITE ADDRESS (Location if unaddressed): 2429 NW U.S. 101, Lincoln City, OR 97367

SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: 42,026 sq. ft.

SQUARE FOOTAGE **AFTER** ADJUSTMENT: 40,484 sq. ft.

How is access obtained to this parcel/lot? U.S. Route 101

How will the adjustment impact the access? No impacts with the adjustment.

***Additional Parcels. Refer to the attached document for additional information.**



List the name of the existing road or street upon which each parcel/lot fronts and the width of frontage BEFORE the adjustment:

Parcel/Lot 1 Name: NE / NW U.S. Hwy 101 Width: ±100 feet

Parcel/Lot 2 Name: _____ Width: _____

****All lots front NE/ NW U.S. Hwy 101**

List the name of the existing road or street upon which each parcel/lot fronts and the width of frontage AFTER the adjustment:

Parcel/Lot 1 Name: NE / NW U.S. Hwy 101 Width: ±100 feet

Parcel/Lot 2 Name: _____ Width: _____

*****No changes are proposed to the existing (NE / NW U.S. Hwy 101) road**

ACKNOWLEDGEMENTS:

My/our initials on the blank next to each item below indicate my/our acknowledgement that the submitted property line adjustment complies with each requirement.

AKS The size, shape, or configuration of two existing units (lots or parcels) of land, each of which is a legal lot or parcel, is to be modified by the relocation of a common boundary between the parcels/lots (LCMC 16.08.160.A)

AKS An additional unit of land is not being created (LCMC 16.08.160.B)

AKS Adjustment of the property line(s) shall not cause or increase any nonconformity with any applicable zoning or other requirement of the City of Lincoln City to a greater extent than prior to the adjustment (LCMC 16.08.160.C)

AKS The application package includes documents showing the legal descriptions of each parcel/lot both BEFORE AND AFTER the required adjustment, clearly titled as such.

AKS The submitted map shows the property lines, dimensions, and square footages of each parcel/lot both BEFORE AND AFTER the requested adjustment, with clear labels of all items

AKS The submitted map shows the existing structures, fences, and walls on both parcels/lots with distances to the property lines both BEFORE AND AFTER the requested adjustment, with clear labels of all items

AKS The submitted map shows the names and widths of existing streets and roads and the amount of frontage each parcel/lot has on each existing street and road both BEFORE AND AFTER the requested adjustment, with clear labels of all items

AKS The submitted map shows existing utility services, pipes, and lines and all easements on each parcel/lot, with clear labels of all items

NOTE: ALL OF THE ABOVE MAP ITEMS MUST BE CLEARLY IDENTIFIED ON THE SUBMITTED MAP and DOCUMENTS MUST BE ATTACHED BEFORE THE APPLICATION CAN BE ACCEPTED FOR PROCESSING

I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete, and accurate. If the applicant is a contract purchaser, the applicant must provide written authorization from the current property owner. I (We) have read and fully understand, and agree to meet, the criteria for property line adjustments as outlined in Lincoln City Municipal Code (LCMC) Chapter 16.08 and reflected in this application.

I (We) acknowledge that providing false information in the application shall be a violation and grounds to deny the application and void the approval.



Property Owner/Contract Purchaser (signature required)

Date

Property Owner/Contract Purchaser (signature required)

Date

Property Owner/Contract Purchaser (signature required)

Date

Property Owner/Contract Purchaser (signature required)

Date

- *All property owners listed on the deed of each parcel/lot must sign the application.*
- *All contract purchasers listed on the purchase contract must sign the application.*
- *If contract purchasers are individuals other than the property owners shown on the deed, all property owners listed on the deed as well as all contract purchasers listed on the purchase contract must sign the application.*

**PROPERTY LINE ADJUSTMENT APPLICATION
SITE INFORMATION**

Parcel/Lot 3:

ZONING DISTRICT: **G-C (General Commercial)**
TAX MAP AND LOT: **07-11-10-AD-0-000; 2100**
SITE ADDRESS (Location if unaddressed): **2403 NW U.S. 101
Lincoln City, OR 97367**
SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: **5,791 sq. ft.**
SQUARE FOOTAGE **AFTER** ADJUSTMENT: **0 sq. ft.**
How is access obtained to this parcel/lot? **U.S. Route 101**
How will the adjustment impact the access: **No impacts with the adjustment.**

Parcel/Lot 4:

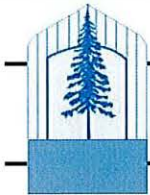
ZONING DISTRICT: **G-C (General Commercial)**
TAX MAP AND LOT: **07-11-10-AD-0-000; 2200**
SITE ADDRESS (Location if unaddressed): **2409 US-101
Lincoln City, OR 97367**
SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: **5,758 sq. ft.**
SQUARE FOOTAGE **AFTER** ADJUSTMENT: **0 sq. ft.**
How is access obtained to this parcel/lot? **U.S. Route 101**
How will the adjustment impact the access: **No impacts with the adjustment.**

Parcel/Lot 5:

ZONING DISTRICT: **G-C (General Commercial)**
TAX MAP AND LOT: **07-11-10-AD-0-000; 2300**
SITE ADDRESS (Location if unaddressed): **2401 NW U.S. 101
Lincoln City, OR 97367**
SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: **5,724 sq. ft.**
SQUARE FOOTAGE **AFTER** ADJUSTMENT: **0 sq. ft.**
How is access obtained to this parcel/lot? **U.S. Route 101**
How will the adjustment impact the access: **No impacts with the adjustment.**

Parcel/Lot 6:

ZONING DISTRICT: **G-C (General Commercial)**
TAX MAP AND LOT: **07-11-10-AD-0-000; 2400**
SITE ADDRESS (Location if unaddressed): **South, adjust to the parking lot of 2401 NW U.S. 101
Lincoln City, OR 97367**
SQUARE FOOTAGE **PRIOR** TO ADJUSTMENT: **5,667 sq. ft.**
SQUARE FOOTAGE **AFTER** ADJUSTMENT: **0 sq. ft.**
How is access obtained to this parcel/lot? **U.S. Route 101**
How will the adjustment impact the access: **No impacts with the adjustment.**



Property Owner Authorization Form

I hereby affirm that I am the owner of the property located at:

Property Address/Location: 2429 NW US 101

City: Lincoln City State: Oregon Zip Code: 97367

Tax Map and Parcel Number: 07 - 11 - 10 - AD - 0-000

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the City of Lincoln City, Planning & Community Development Department for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the City of Lincoln City, Planning & Community Development Department.

Project/Activity for which Application is being made: Process land use application for a property line

adjustment with the City of Lincoln City, consolidating Tax Lots 500, 2100, 2200, 2300, & 2400.

Printed Owner Name: Lincoln City I, LLC, Michael H. Mugel, Manager

Printed Name of Permit Applicant/
Owner's Authorized Agent: Red Mountain Group, John Clay

Address: 1234 East 17th Street

City: Santa Ana State: CA Zip Code: 92701