



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Costal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

September 28, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Beaverton Plan Amendment
DLCD File Number 020-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT OR DEADLINE TO APPEAL: October 13, 2006

This amendment was not submitted to DLCD for review prior to adoption. Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

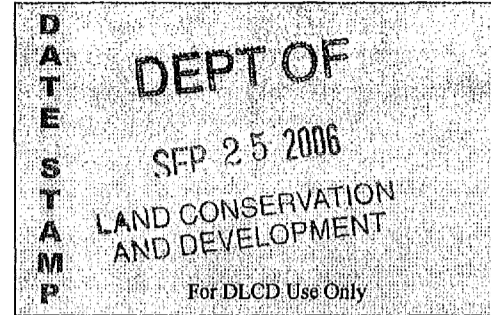
Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Barbara Fryer, City of Beaverton

<paa>



FORM 2 Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: City of Beaverton Local file number: CPA2006-0004/ZMA2006-0003
Date of Adoption: 9/19/2006 Date Mailed: 9/22/2006
Date original Notice of Proposed Amendment was mailed to DLCD: N/A

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
Assigning City annexing and land use to 107 properties annexed from the county.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME".
If you did not give Notice for the Proposed Amendment, write "N/A".
N/A

Plan Map Changed from: Multiple, See Attached to: Multiple, See Attached
Zone Map Changed from: Multiple, See Attached to: Multiple, See Attached
Location: SouthBeaverton Acres Involved: 76.44
Specify Density: Previous: N/A New: N/A
Applicable Statewide Planning Goals: N/A

Was and Exception Adopted? YES NO

DLCD File No.: 020-06
(NOA)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

- Forty-five (45) days prior to first evidentiary hearing?** Yes No
If no, do the statewide planning goals apply? Yes No
If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

None

Local Contact: Barbara Fryer Phone: (503) 652-3718 Extension: _____
Address: PO Box 4755 City: Beaverton
Zip Code + 4: 97076-4755 Email Address: bfryer@cl.beavertn.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. **Send this Form and TWO (2) Copies of the Adopted Amendment to:**

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. **Please Note:** Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to **8-1/2x11 green paper only**; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 4406

AN ORDINANCE AMENDING ORDINANCE NO. 4187,
FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE
MAP AND ORDINANCE NO. 2050, THE ZONING MAP
FOR PROPERTIES LOCATED IN SOUTH BEAVERTON;
CPA2006-0004/ZMA2006-0003

- WHEREAS,** These properties annexed to the City of Beaverton through Ordinance 4342 in April 2005, Ordinance 4355 in July 2005, Ordinance 4378 in February 2006, and Ordinance 4391 in June 2006; and
- WHEREAS,** The properties are being redesignated in this ordinance from the County's land use designations to the closest corresponding City designations as specified by the Urban Planning Area Agreement (UPAA); and
- WHEREAS,** Since the UPAA is specific on the appropriate designations for these properties, this is not a discretionary land use decision and, therefore, no public hearing is required; and
- WHEREAS,** The Council adopts as to criteria applicable to this request and findings thereon the Community Development Department staff report by Senior Planner Barbara Fryer, dated August 22, 2006, attached hereto as Exhibit B; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

- Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to apply land use designations to properties, as listed in the staff report, on the City of Beaverton Comprehensive Plan Land Use Map, as shown on Exhibits "A1" through "A7" and in accordance with the UPAA.
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to apply zoning districts to the same properties in Section 1 on the City of Beaverton Zoning Map, as shown on Exhibits "A1" through "A7" and in accordance with the UPAA.

First reading this 11th day of September, 2006.

Passed by the Council this 18th day of September, 2006.

Approved by the Mayor this 19th day of September, 2006.

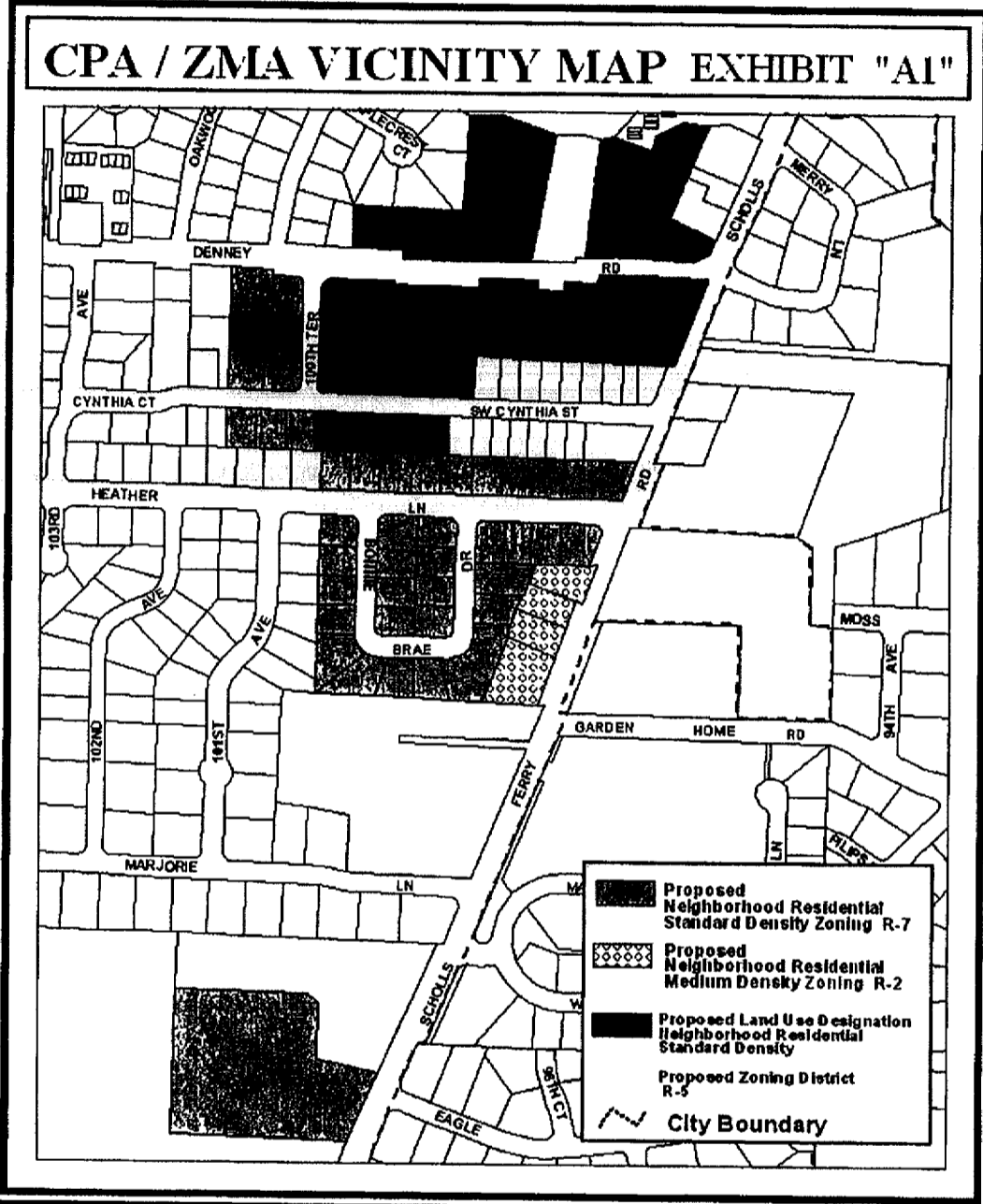
ATTEST:


SUE NELSON, City Recorder

APPROVED:

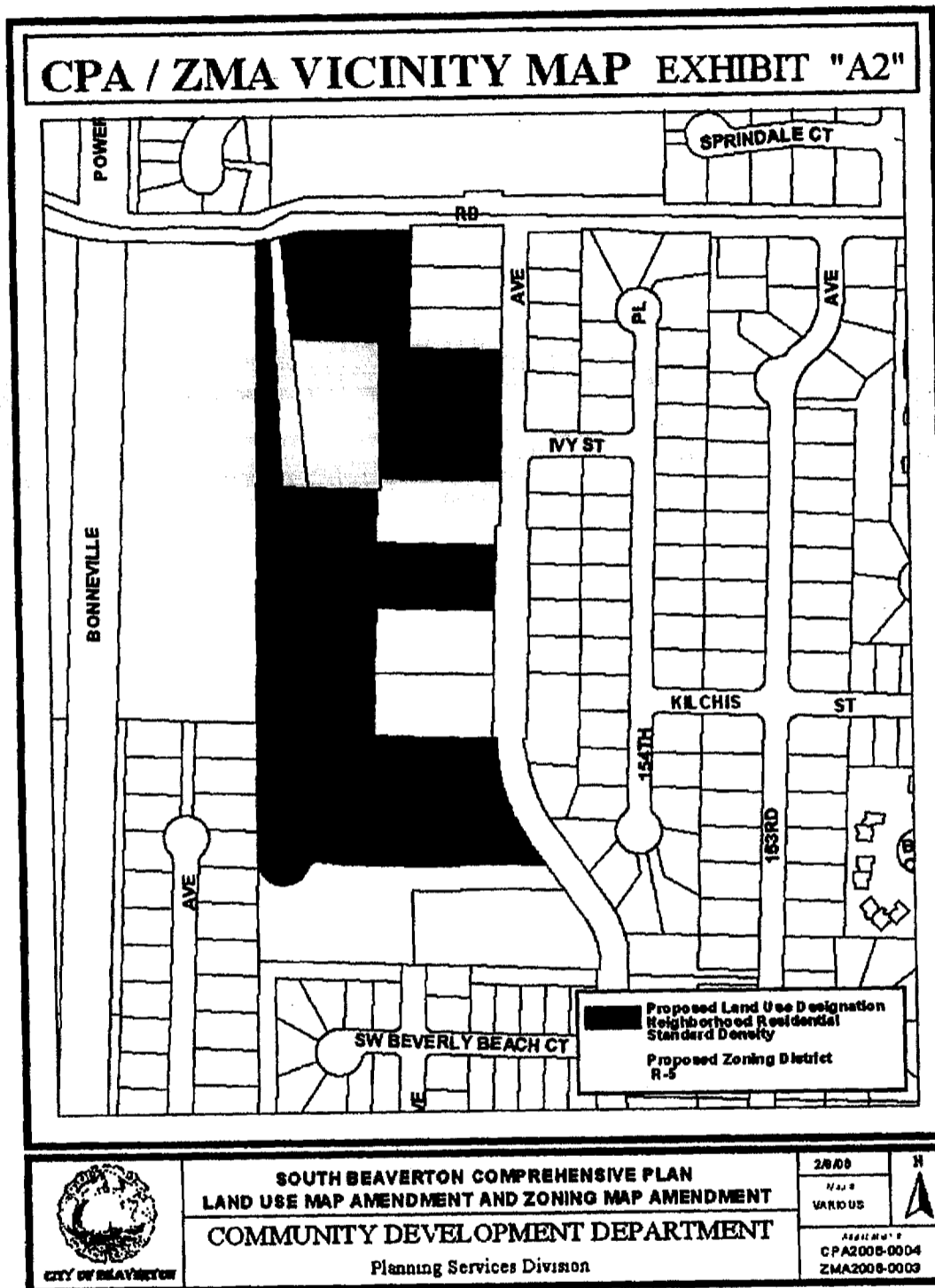

ROB DRAKE, Mayor

CPA / ZMA VICINITY MAP EXHIBIT "A1"

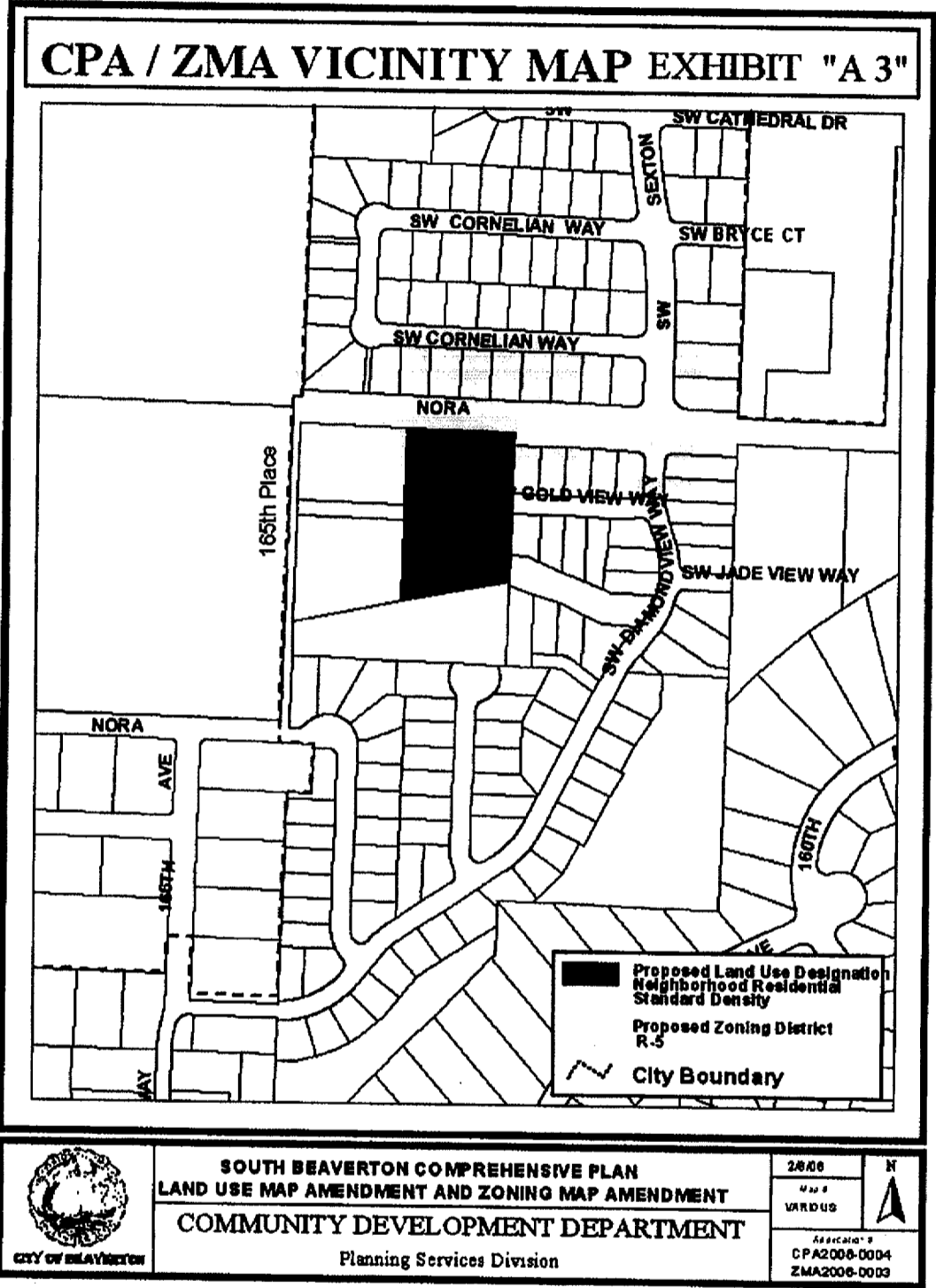


 CITY OF BEAVERTON	SOUTH BEAVERTON COMPREHENSIVE PLAN	2806	N 
	LAND USE MAP AMENDMENT AND ZONING MAP AMENDMENT	DATE: 11/12/06	
	COMMUNITY DEVELOPMENT DEPARTMENT		
	Planning Services Division		
		CPA2006-0004	
		ZMA2006-0003	

ORDINANCE NO. 4406

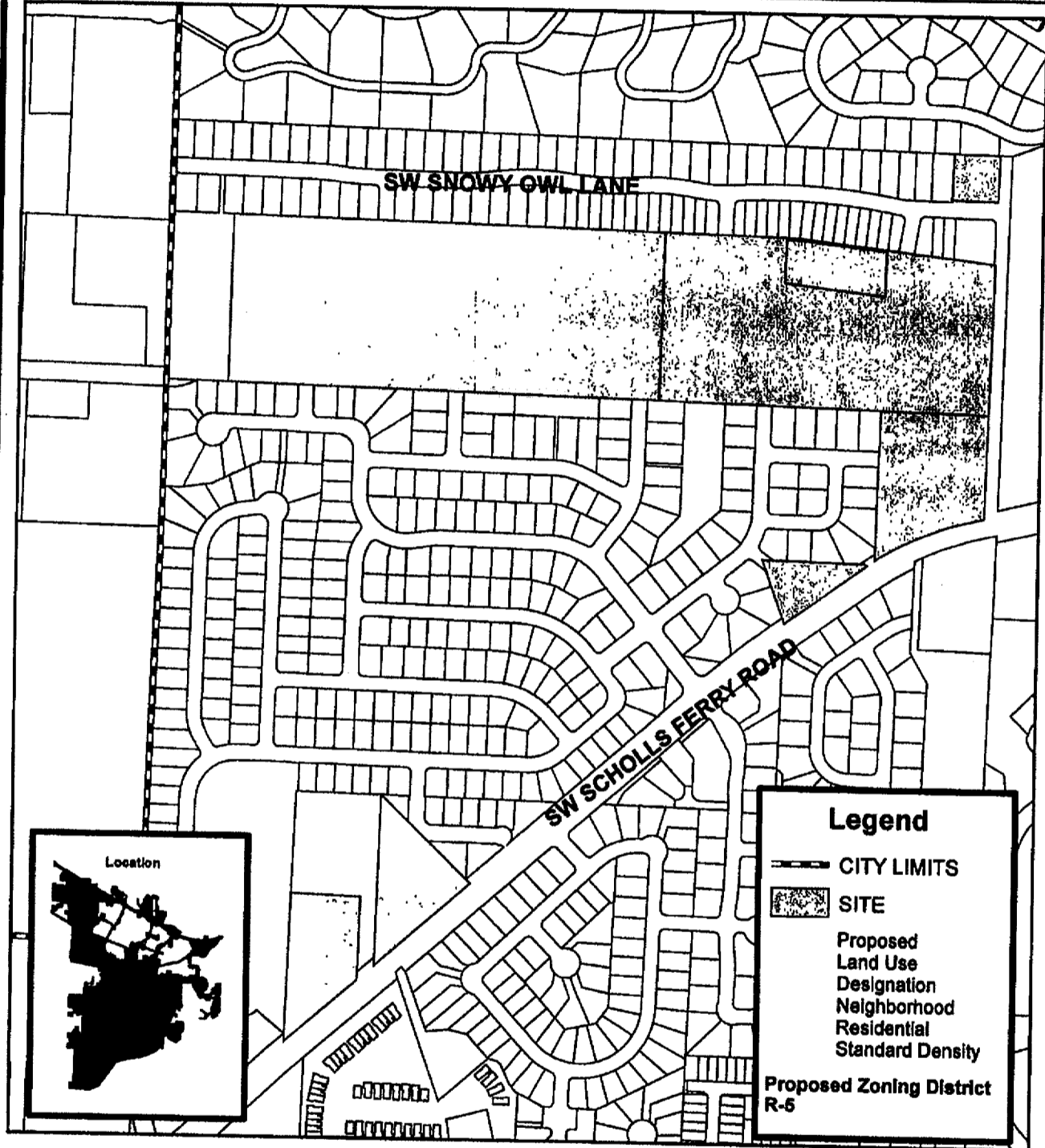


ORDINANCE NO. 4406



CPA / ZMA VICINITY MAP

EXHIBIT "A 4"

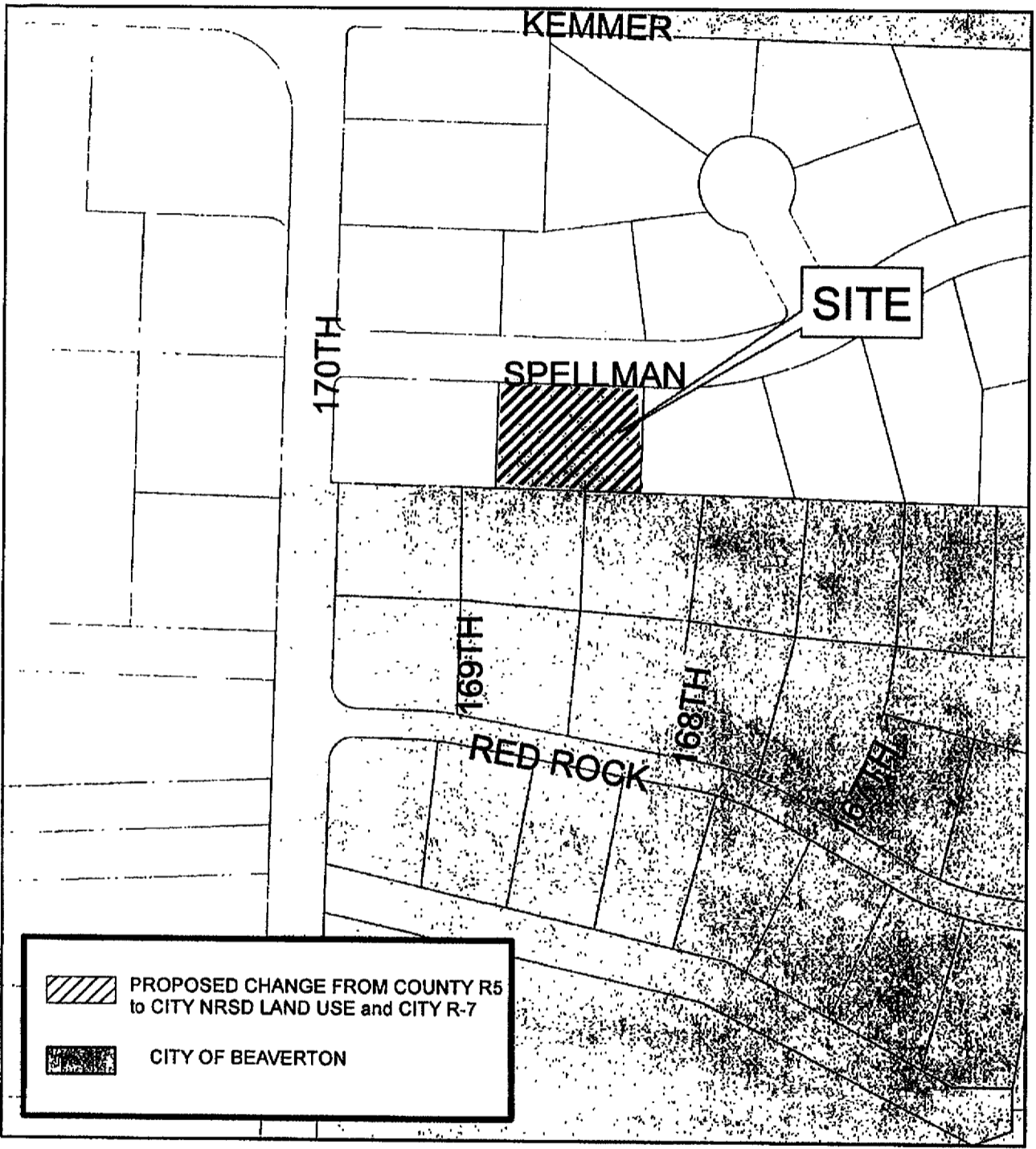


**SOUTH BEAVERTON COMPREHENSIVE PLAN
LAND USE MAP AMENDMENT AND ZONING MAP AMENDMENT**

**COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services division**

2/8/06 N
MAP NUMBER
VARIOUS
Application #
CPA2006-0004
ZMA2006-0003

CPA/ZMA Vicinity EXHIBIT "A 5"



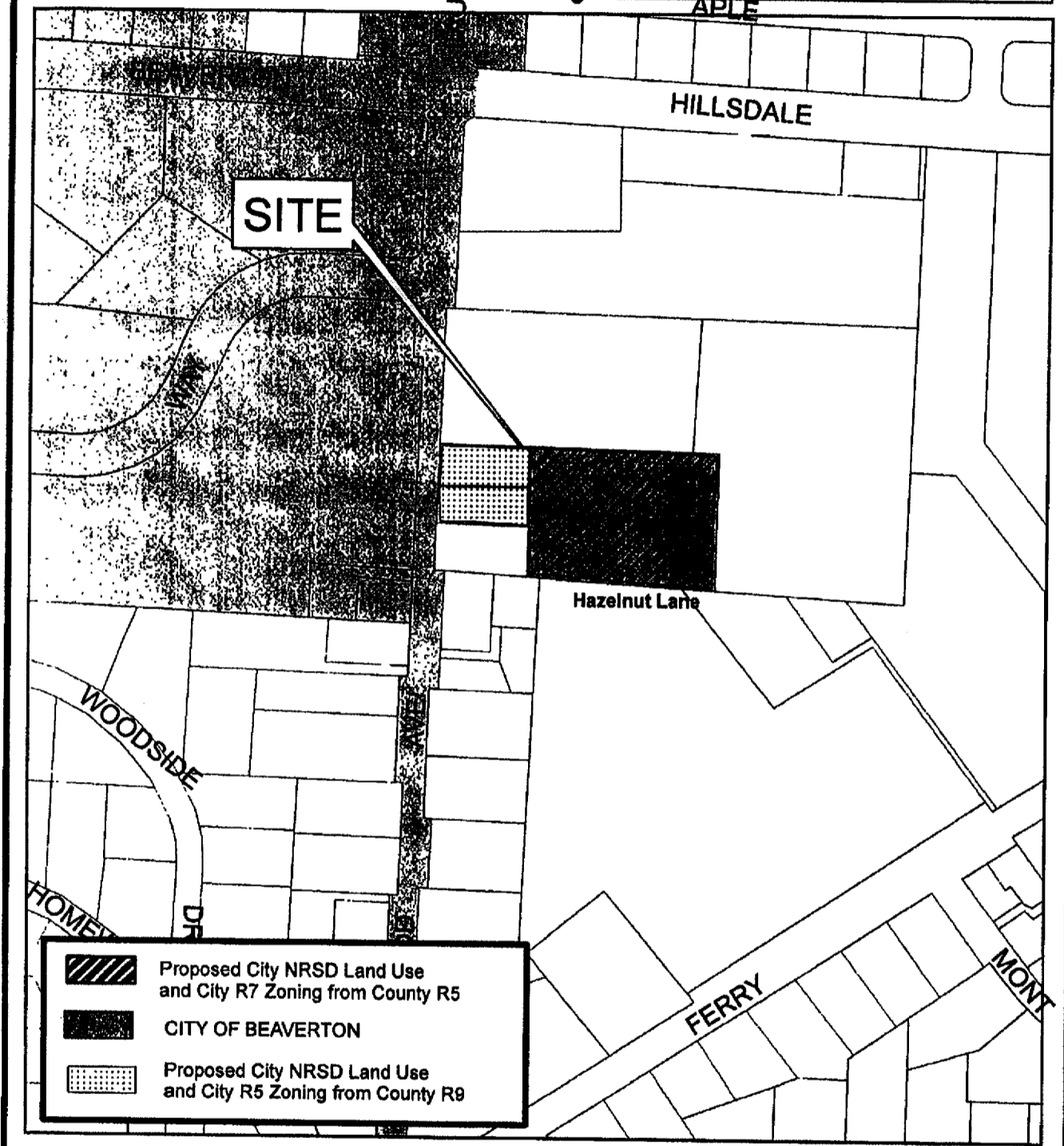
SOUTH BEAVERTON COMPREHENSIVE PLAN
LAND USE MAP AMENDMENT AND ZONING MAP AMENDMENT

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

7/20/06 N
1S130DD01600
CPA2006-0004
ZMA2006-0003

CPA/ZMA Vicinity

EXHIBIT "A 6"



City of Beaverton

SOUTH BEAVERTON COMPREHENSIVE PLAN
LAND USE MAP AMENDMENT AND ZONING MAP AMENDMENT

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

7/20/06

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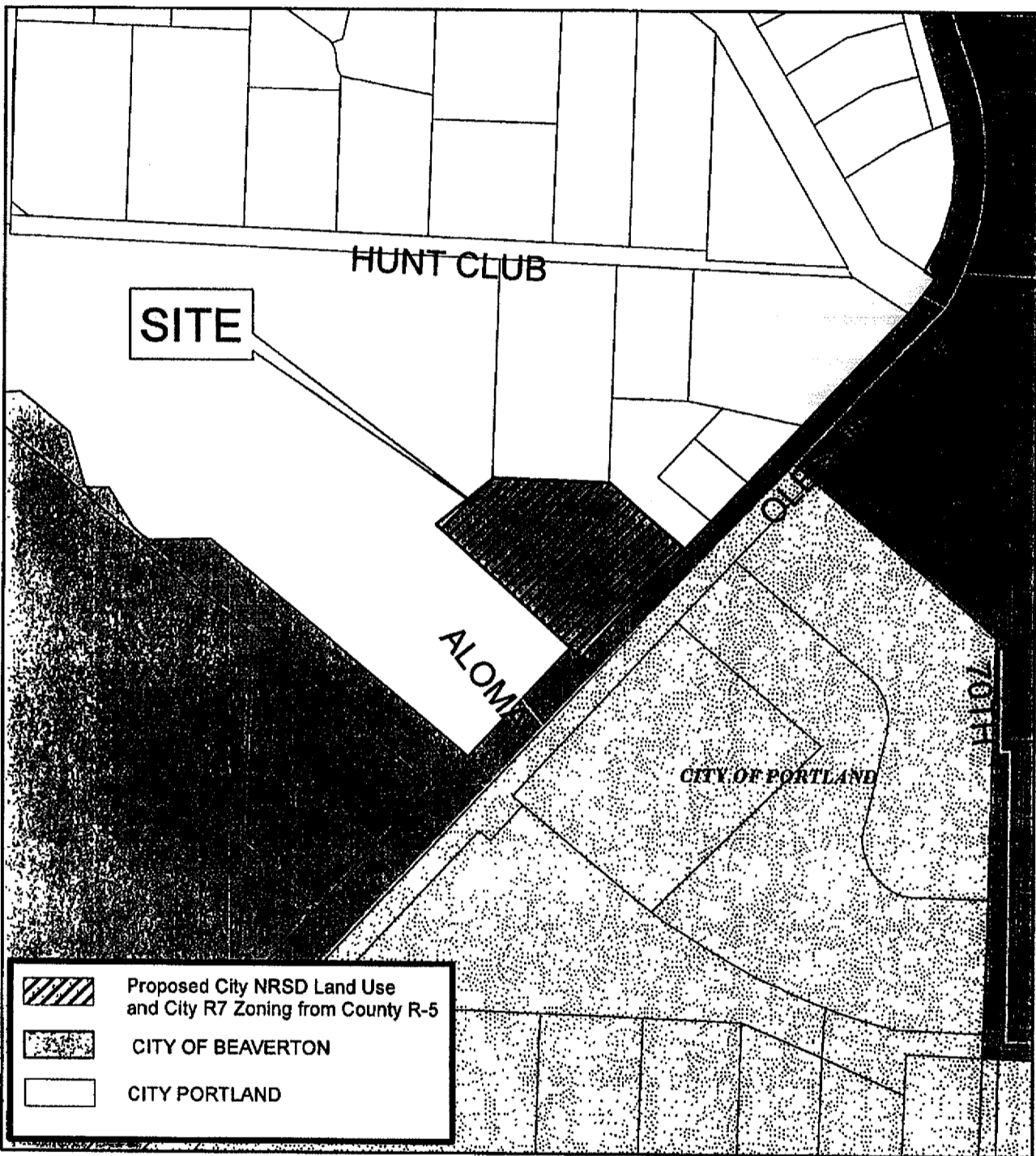


CPA2006-0004
ZMA2006-0003

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CPA/ZMA Vicinity Map

EXHIBIT "A 7"



City of Beaverton

SOUTH BEAVERTON COMPREHENSIVE PLAN
LAND USE MAP AMENDMENT AND ZONING MAP AMENDMENT

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

7/20/06

1S130DD01600

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CPA2006-0004
ZMA2006-0003

008

STAFF REPORT

TO: City Council

AGENDA DATE: September 11, 2006 **REPORT DATE:** August 22, 2006

FROM: Barbara Fryer, AICP, Senior Planner
Community Development Department

SUBJECT: To assign City Land Use (CPA2006-0004) and zoning (ZMA2006-0003) designations for 107 parcels located in south Beaverton. One hundred and one annexed into the City through Ordinance 4342, effective on April 28, 2005. Four properties annexed through Ordinance 4391, effective on June 8, 2006. Ordinance 4355 annexed one property, effective on July 14, 2005. One property annexed through Ordinance 4378, effective on February 23, 2006. The property is described on the Detail Spreadsheet and map series (Maps 1 – 9). The spreadsheet map parcel number corresponds to the numbers on parcels on the maps.

ACTIONS: Amend the City's Comprehensive Plan Land Use Map to show Neighborhood Residential - Standard Density and Neighborhood Residential – Medium Density and the Zoning Map to show Residential – 7,000 square feet minimum land area per dwelling unit (R-7), Residential – 5,000 square feet minimum land area per dwelling unit (R-5), and Residential – 2,000 square feet minimum land area per dwelling unit (R-2), as specified in the Detail Spreadsheet and depicted on Exhibits A1 – A7.

APPLICANT: City of Beaverton

APPROVAL CRITERIA: Comprehensive Plan Section 1.3.1 and the Development Code Section 40.97.15.3.C

SUMMARY AND RECOMMENDATION

The property is designated Residential – 15 units to the acre (R-15), Residential – 9 units to the acre (R-9), Residential – 6 units to the acre (R-6), Residential – 5 units to the acre (R-5), and Institutional by Washington County. The City assigns Comprehensive Plan and Zoning designations to property being annexed into the City as prescribed by the Washington County – Beaverton Urban Planning Area Agreement (UPAA). The UPAA is specific about the appropriate City Land Use Map designation and zoning district as follows:

CPA2006-0004/ZMA2006-0003
September 11, 2006 Agenda Date

<u>County</u>	<u>City Land Use Map Designation</u>	<u>City Zoning</u>
R-15	Neighborhood Residential – Medium Density	Residential (R-2)
R-9	Neighborhood Residential – Standard Density	Residential (R-5)
R-6	Neighborhood Residential – Standard Density	Residential (R-5)
R-5	Neighborhood Residential – Standard Density	Residential (R-7)
Institutional	Shown on Plan	Most restrictive abutting zone

Pursuant to Section 1.3 of the Comprehensive Plan and Section 40.97.15.3.B. of the Development Code, no public hearing is required because the UPAA is specific as to the Comprehensive Plan Land Use Map and Zoning Map designations. This decision does not qualify as a land use decision under ORS 197.015(10)(b)(A) because it is made under land use standards, which do not require interpretation or the exercise of policy or legal judgment.

Staff recommends the City Council adopt an ordinance applying the Land Use Map and Zoning designations with the land use map designations and zoning as specified on the Detail Spreadsheet by individual tax map and lots and depicted on Exhibits A1 through A7 to the 107 properties, effective 30 days after the Mayor's signature.

AMENDMENT SUMMARY

County Designation	City Land Use Map Designation	City Zoning District	Number of Properties	Acreage Total
Residential 5 units per acre & Institutional	Neighborhood Residential Standard Density	Residential 7,000 ft ² per dwelling unit	1	3.70
Residential 5 units per acre	Neighborhood Residential Standard Density	Residential 7,000 ft ² per dwelling unit	46	11.93
Residential 6 units per acre	Neighborhood Residential Standard Density	Residential 7,000 ft ² per dwelling unit	7	9.76
Residential 9 units per acre	Neighborhood Residential Standard Density	Residential 5,000 ft ² per dwelling unit	49	49.74
Residential 15 units per acre	Neighborhood Residential Medium Density	Residential 2,000 ft ² per dwelling unit	4	1.31
TOTAL			107	76.44

DETAIL SPREADSHEET

Map Parcel #	TAX ID	SITE ADDRESS	County	City Land Use Map Designation	City Zoning	Existing Use	ACRES
1	1S123BD01200	9845 SW DENNEY RD	R-9	NRSD	R-5	SFR	1.91
2	1S123BD03000	0	R-9	NRSD	R-5	VACANT	0.34
3	1S123BD01000	9745 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.83
4	1S123BD02900	9727 SW DENNEY RD	R-9	NRSD	R-5	APTS	0.25
5	1S123BC00200	9975 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.37
6	1S123BC00100	0	R-9	NRSD	R-5	SFR	0.48
7	1S123BD02800	9721 SW DENNEY RD	R-9	NRSD	R-5	APTS	0.20
8	1S123BD00800	9645 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.25
9	1S123CB00101	10070 SW DENNEY RD	R-5	NRSD	R-7	SFR	0.29
10	1S123CA00104	9720 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.25
11	1S123CA00100	9760 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.40
12	1S123CA00101	9640 SW DENNEY RD	R-9	NRSD	R-5	APTS	0.57
13	1S123CB06700	7035 SW 100TH TERRACE	R-5	NRSD	R-7	SFR	0.17
14	1S123CA00301	9850 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.36
15	1S123CA00300	9800 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.32
16	1S123CA05800	9990 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.24
17	1S123CA05700	7040 SW 100TH TE	R-9	NRSD	R-5	SFR	0.28
18	1S123CA06600	7051 SW 99TH PL	R-9	NRSD	R-5	SFR	0.17
19	1S123CA06700	7033 SW 99TH PL	R-9	NRSD	R-5	SFR	0.14
20	1S123CA06800	7030 SW 99TH PL	R-9	NRSD	R-5	SFR	0.24
21	1S123CA07300	9780 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.11
22	1S123CA07400	9776 SW DENNEY RD	R-9	NRSD	R-5	SFR	0.17

CPA2006-0004/ZMA2006-0003
September 11, 2006 Agenda Date

Map Parcel #	TAX ID	SITE ADDRESS	County	City Land Use Map Designation	City Zoning	Existing Use	ACRES
23	1S123CB06800	7075 SW 100TH TERRACE	R-9	NRSD	R-5	DUPLEX	0.38
24	1S123CA05600	7078 SW 100TH TERRACE	R-9	NRSD	R-5	APTS	0.37
25	1S123CA07200	0	R-9	NRSD	R-5	Street ROW	0.00
26	1S123CA00102	7085 SW SCHOLLS FERRY	R-9	NRSD	R-5	SFR	0.37
27	1S123CA06500	7069 SW 99TH PL	R-9	NRSD	R-5	SFR	0.13
28	1S123CA06900	7062 SW 99TH PL	R-9	NRSD	R-5	SFR	0.13
29	1S123CB07000	10117 SW CYNTHIA ST	R-5	NRSD	R-7	DUPLEX	0.23
30	1S123CB08900	7115 SW 100TH TERRACE	R-5	NRSD	R-7	DUPLEX	0.23
31	1S123CA06400	7095 SW 99TH PL	R-9	NRSD	R-5	SFR	0.11
32	1S123CA07000	7084 SW 99TH PL	R-9	NRSD	R-5	SFR	0.12
33	1S123CA05500	7114 SW 100TH TERRACE	R-9	NRSD	R-5	DUPLEX	0.18
34	1S123CA05400	9973 SW CYNTHIA ST	R-9	NRSD	R-5	DUPLEX	0.18
35	1S123CA06300	7103 SW 99TH PL	R-9	NRSD	R-5	SFR	0.12
36	1S123CA07100	7108 SW 99TH PL	R-9	NRSD	R-5	SFR	0.13
37	1S123CB07100	10120 SW CYNTHIA ST	R-5	NRSD	R-7	SFR	0.17
38	1S123CB07200	10100 SW CYNTHIA ST	R-5	NRSD	R-7	SFR	0.17
39	1S123CB07300	10080 SW CYNTHIA ST	R-5	NRSD	R-7	SFR	0.17
40	1S123CA05200	9992 SW CYNTHIA ST	R-9	NRSD	R-5	SFR	0.28
41	1S123CA05300	9970 SW CYNTHIA ST	R-9	NRSD	R-5	SFR	0.19
42	1S123CA06200	9940 SW CYNTHIA ST	R-9	NRSD	R-5	SFR	0.14
43	1S123CA06100	9910 SW CYNTHIA ST	R-9	NRSD	R-5	SFR	0.14
44	1S123CA06000	9880 SW CYNTHIA ST	R-9	NRSD	R-5	SFR	0.13
45	1S123CA05900	9860 SW CYNTHIA ST	R-9	NRSD	R-5	SFR	0.13
46	1S123CA01500	10045 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18
47	1S123CA01400	10015 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18
48	1S123CA01300	9985 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18
49	1S123CA01200	9955 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18
50	1S123CA01100	9925 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18
51	1S123CA01090	9895 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18
52	1S123CA01080	9865 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.17
53	1S123CA01000	9835 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.17
54	1S123CA00900	9805 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.17
55	1S123CA00800	7201 SW SCHOLLS FERRY	R-5	NRSD	R-7	SFR	0.21
56	1S123CA01800	10040 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18
57	1S123CA01900	9980 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18
58	1S123CA02000	9940 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.18

Map Parcel #	TAX ID	SITE ADDRESS	County	City Land Use Map Designation	City Zoning	Existing Use	ACRES
59	1S123CA02900	9850 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.19
60	1S123CA02901	9860 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.19
61	1S123CA03000	9840 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.19
62	1S123CA03100	9770 SW HEATHER LN	R-5	NRSD	R-7	SFR	0.19
63	1S123CB04600	10020 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.17
64	1S123CA02100	9865 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.17
65	1S123CB05200	10015 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.17
66	1S123CA02800	9870 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.28
67	1S123CA03200	7325 SW SCHOLLS FERRY	R-15	NRMD	R-2	SFR	0.20
68	1S123CB04700	10010 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.17
69	1S123CA02200	9885 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.17
70	1S123CB05300	10005 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.17
71	1S123CA03300	7315 SW SCHOLLS FERRY	R-15	NRMD	R-2	APTS	0.43
72	1S123CA02700	9890 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.21
73	1S123CB04800	10000 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.19
74	1S123CA02300	9955 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.18
75	1S123CB05400	9985 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.17
76	1S123CA02600	9910 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.23
77	1S123CB04900	9990 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.33
78	1S123CA03501	7375 SW SCHOLLS FERRY	R-15	NRMD	R-2	APTS	0.45
79	1S123CA02500	9930 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.19
80	1S123CB05000	9980 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.30
81	1S123CB05100	9970 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.20
82	1S123CA02400	9950 SW BONNIE BRAE	R-5	NRSD	R-7	SFR	0.21
83	1S123CC02900	7799 SW SCHOLLS FERRY	R-5 / INST	NRSD	R-7	SENIOR HOUSING	3.70
84	1S123CA03302	7345 SW SCHOLLS FERRY	R-15	NRMD	R-2	APTS	0.23

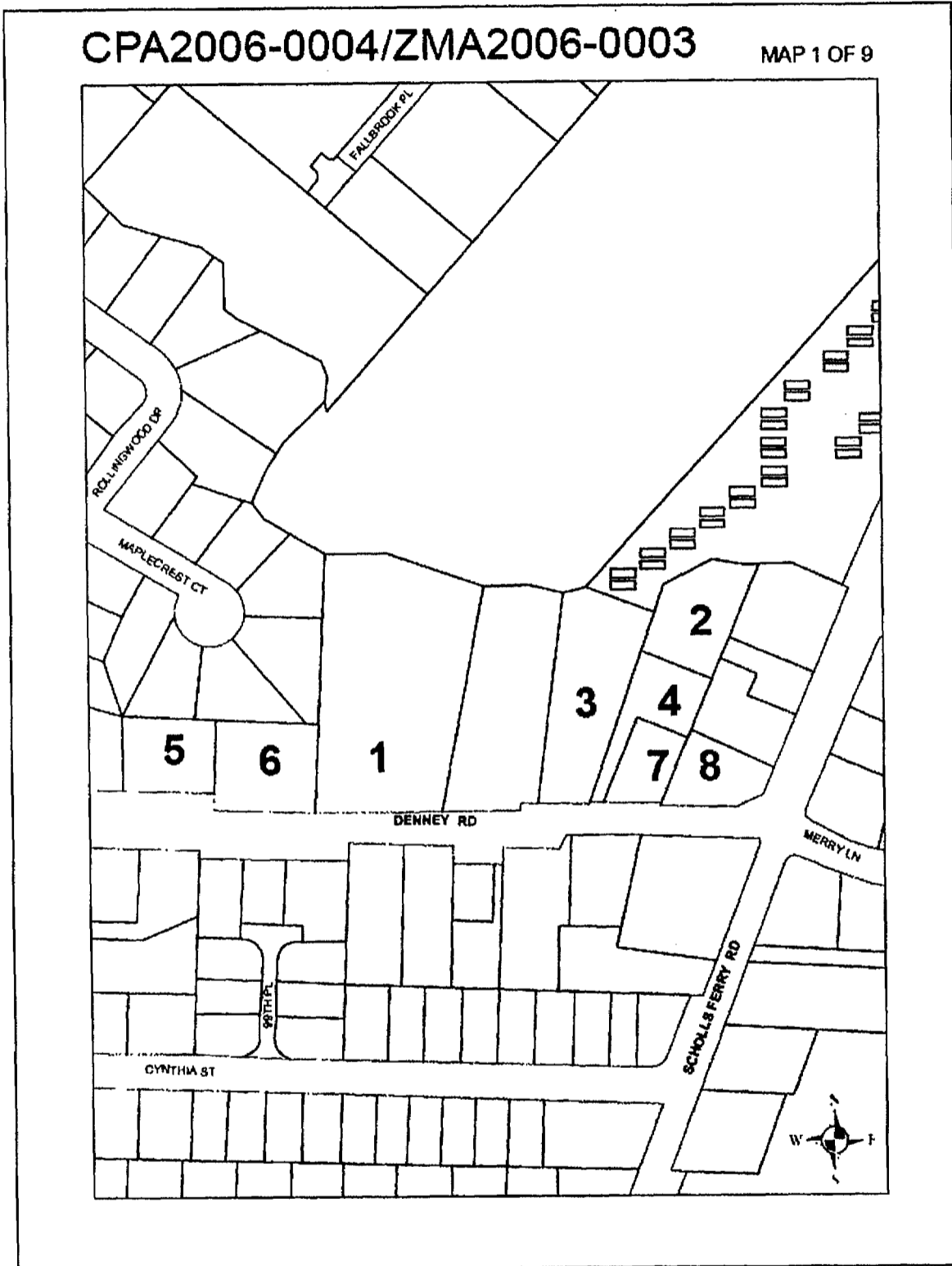
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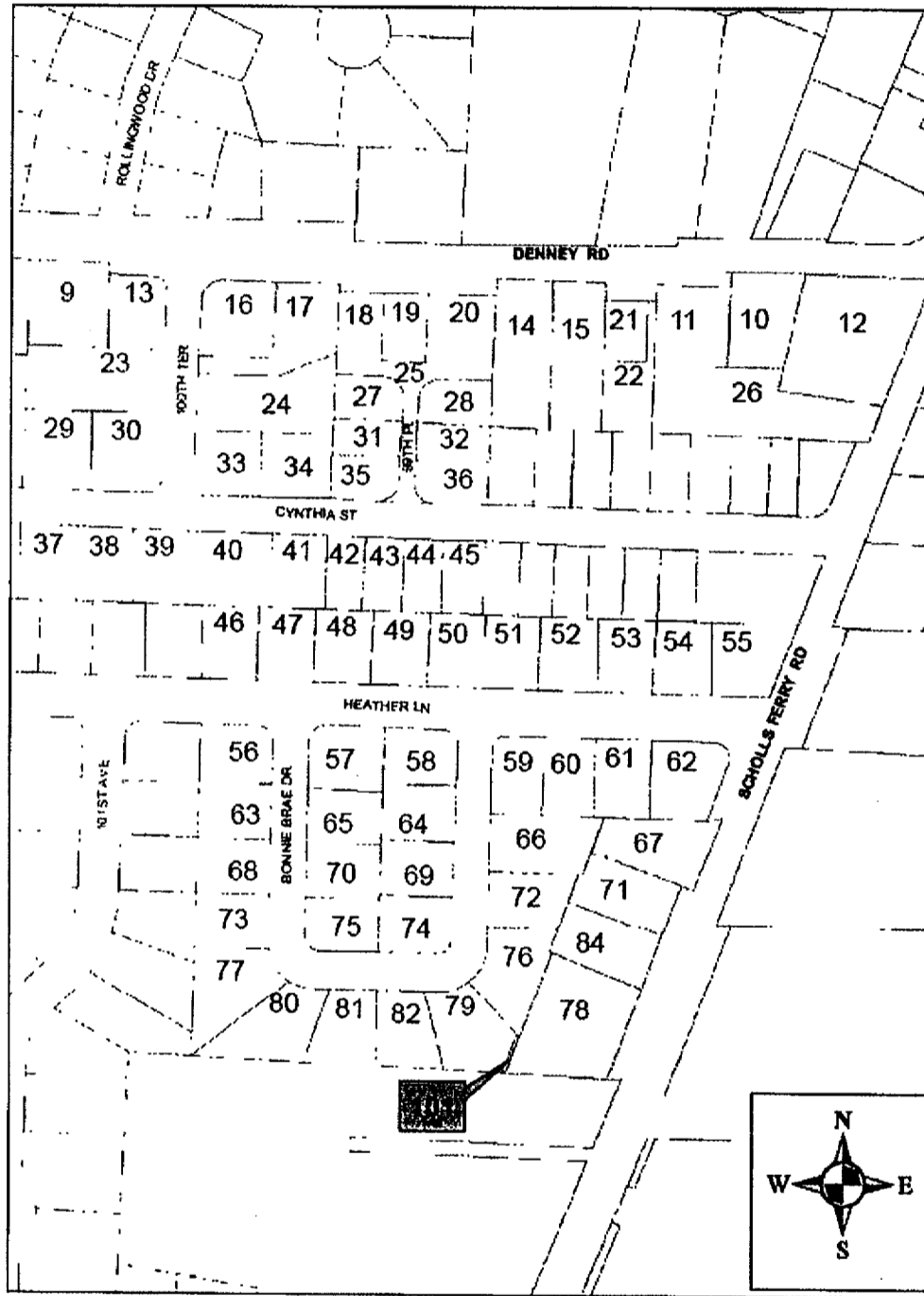
Map Parcel #	TAX ID	SITE ADDRESS	County	City Land Use Map Designation	City Zoning	Existing Use	ACRES
85	1S120BA01000	15760 SW DAVIS RD	R-6	NRSD	R-5	SFR	1.31
86	1S120BA01200	15790 SW DAVIS RD	R-6	NRSD	R-5	SFR	3.22
87	1S120BA01400	6325 SW 155TH AVE	R-6	NRSD	R-5	SFR	0.75
88	1S120BA01500	6385 SW 155TH AVE	R-6	NRSD	R-5	SFR	0.69
89	1S120BA01700	6475 SW 155TH AVE	R-6	NRSD	R-5	SFR	0.70
90	1S120BD00200	6615 SW 155TH AVE	R-6	NRSD	R-5	SFR	2.31
91	1S120BD00100	6601 SW 155TH AVE	R-6	NRSD	R-5	SFR	0.78
92	1S129CB00700	16340 SW NORA RD	R-9	NRSD	R-5	SFR	1.60
93	1S132CD08800	11555 SW 155TH TERRACE	R-9	NRSD	R-5	SFR	0.50
94	1S132CC11300	11680 SW EIDER AVE	R-9	NRSD	R-5	SFR	16.66
95	1S132CD09000	0	R-9	NRSD	R-5	VACANT	11.44
96	1S132CD08900	15740 SW DEERCREST LN	R-9	NRSD	R-5	SFR	1.02
97	1S132CD09100	0	R-9	NRSD	R-5	VACANT	3.08
98	2S105BA00500	15717 SCHOLLS FERRY	R-9	NRSD	R-5	SFR	0.78
99	2S105BB00200	16165 SW OLD SCHOLLS	R-9	NRSD	R-5	SFR	1.84
100	2S105BB03500	16283 SW OLD SCHOLLS	R-9	NRSD	R-5	SFR	1.71
101	1S123CA02600	0	R-5	NRSD	R-7	VACANT	0.01
102	1S130DD01600	16930 SW SPELLMAN	R-5	NRSD	R-7	SFR	0.4
103	1S124DB01900	7185 SW OLESON ROAD	R-5	NRSD	R-7	VACANT	0.95
104	1S113BC00600	8003 SW HAZELNUT LANE	R-5	NRSD	R-7	SFR	0.99
105	1S113BC00500	8011 SW HAZELNUT LANE	R-5	NRSD	R-7	SFR	1.0
106	1S113BC00402	4978 SW LAURELWOOD AVENUE	R-9	NRSD	R-5	SFR	0.27
107	1S113BC00400	4975 SW LAURELWOOD AVENUE	R-9	NRSD	R-5	SFR	0.27
TOTAL							76.44

Map Parcel # corresponds to the number on the tax lot on the following six maps. Map parcels numbers 1 through 8 are on Map 1, numbers 9 through 82, 84 and 101 are on Map 2, map parcel number 83 is on Map 3, map parcel numbers 85 through 91 are on Map 4, map parcel number 92 is on Map 5, map parcel numbers 93 through 100 are on Map 6, map parcel number 102 is on Map 7, map parcel number 103 is on Map 8, and map parcel numbers 104 -107 are on Map 9.

EXISTING CONDITIONS

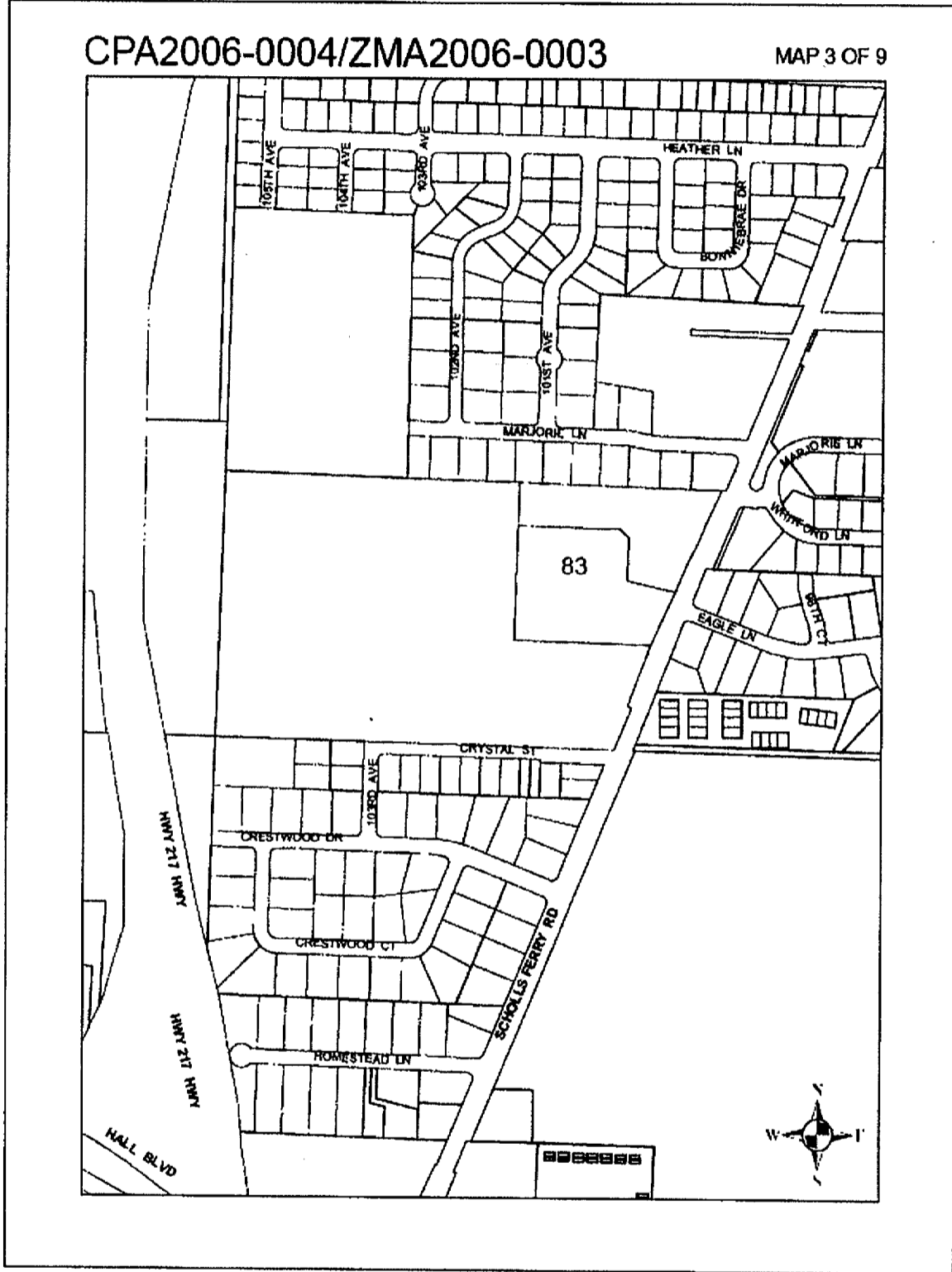
The 107 parcels total approximately 76.44 acres and are addressed as shown on the Detail Spreadsheet. Existing uses on the properties are shown on the Detail Spreadsheet.





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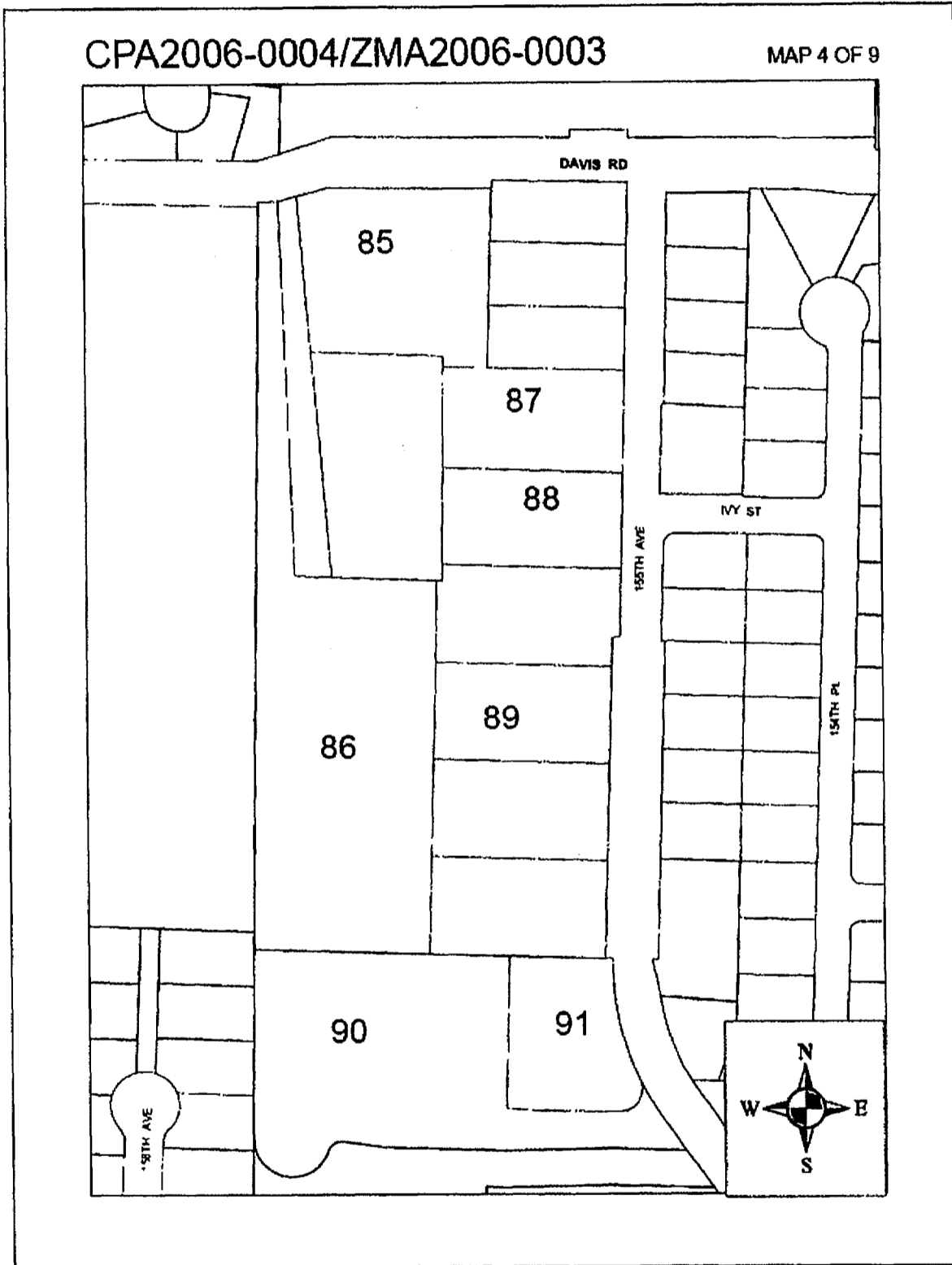
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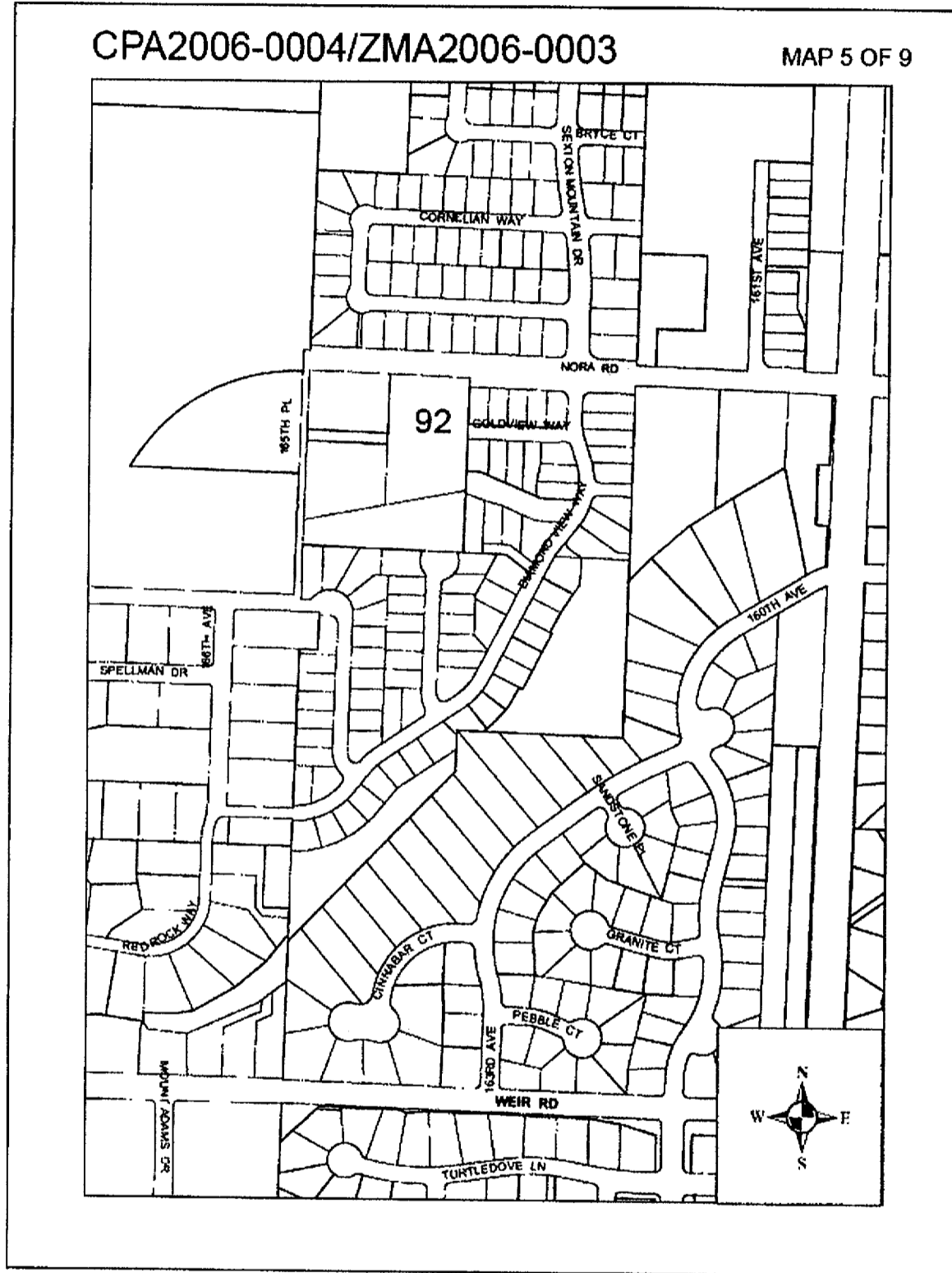
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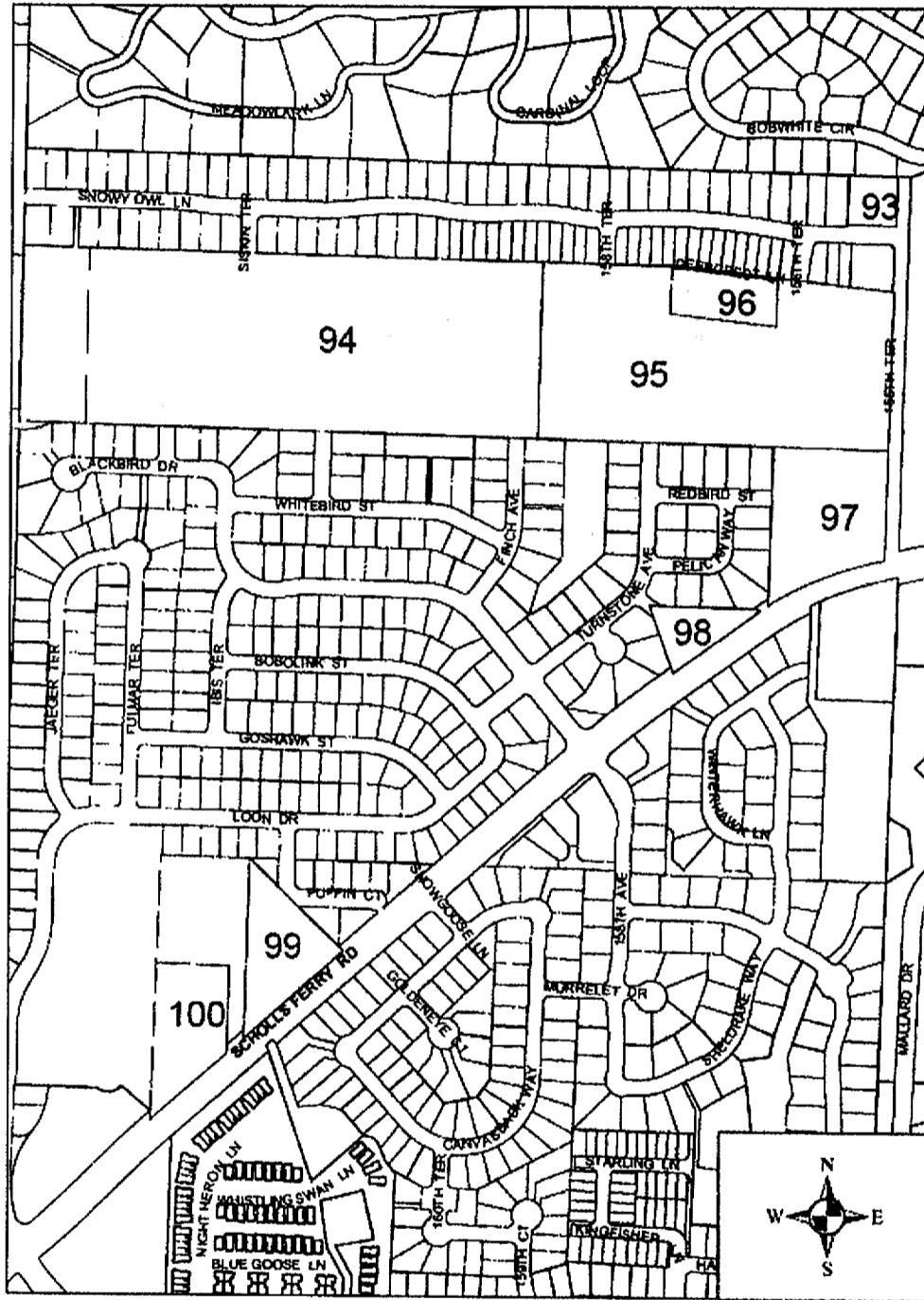


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