

NOTICE OF DECISION
PARTITION PRELIMINARY PLAT AND VARIANCE
1117 N COLLEGE ST – FILE NO. PAR23-0001/VAR23-0003

September 29, 2023

Garrett Rupp
32930 SW Ladd Hill Rd
Wilsonville, OR 97070
Sent via email to: garrett@ruppfb.com

Dear Mr. Rupp,

The Newberg Community Development Director has approved the proposed preliminary plat and variance application, PAR23-0001/VAR23-0003, for the three-lot partition of 1117 N College ST, Tax Lot R3218DB 00300, subject to the conditions listed in the attached report. The decision will become effective on October 16, 2023, unless an appeal is filed.

You may appeal this decision to the Newberg Planning Commission within 14 calendar days of this decision in accordance with Newberg Development Code 15.100.170. All appeals must be in writing on a form provided by the Planning Division. Anyone wishing to appeal must submit the written appeal form together with the required fee of \$582.00 (plus 5% technology fee) to the Planning Division within 14 days of the date of this decision.

The deadline for filing an appeal is 4:30 pm on October 13, 2023.

At the conclusion of the appeal period, please remove all notices from the site.

A new lot is not a legal lot for purposes of ownership (title), sale, lease, or development/land use until a final plat is recorded for the partition containing the lot. Preliminary plat approval shall be effective for a period of two years from the date of approval. The preliminary plat shall lapse if a final plat has not been submitted by September 29, 2025, or other assurance provided, pursuant to NMC 15.235.070.

Please contact me at leanne.wagener@newbergoregon.gov or 505-554-7768 if you have any further questions.

Sincerely,

A handwritten signature in cursive script that reads "M. Leanne Wagener".

Leanne Wagener, Assistant Planner
City of Newberg | Community Development Department |
Cell. 503-849-9774 | Direct. 503-554-7768 | leanne.wagener@newbergoregon.gov