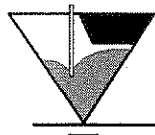


LETTER OF TRANSMITTAL



EGR & Associates, Inc.

Engineers and Geologists

2535B Prairie Road
Eugene, Oregon 97402

(541) 688-8322
Fax (541) 688-8087

DATE: <u>10/19/07</u> <u>10/15/07</u>	JOB NO: 0210-07-0224
ATTENTION: Brian Issa	
RE: Bolton Hill Zone Change	

TO: City of Veneta
Attn: Brian Issa
88184 Eighth Street
Veneta, OR 97487

WE ARE SENDING YOU:

- Drawings
 Report
 Letter
 Copy of Letter
 Plans
 Specifications
 Change Order

 VIA: Fax Transmittal
 Postal Service
 Express Courier
 Hand Deliver

NO.	COPIES	DATE	DESCRIPTION
1	1	10-9-07	Check for \$950 to City of Veneta
2	10	10-8-07	Applicant's Statement and Findings of Fact
3	10		City of Veneta Land Use Application
4	10		RLID Detailed Property Report for 18-06-01 TL 1702
5	10	12-27-06	City of Veneta Comprehensive Plan Diagram
6	10	12-27-06	Veneta Zoning and Floodplain Map
7	10		11x17 Tax Map of 18-06-01
8	10		Full Scale Tax Map of 18-06-01

THESE ARE TRANSMITTED AS CHECKED BELOW:

- As Requested
 For Your Use
 For Approval
 For Review and Comment
 Returned For Corrections
 Approved as Noted
 Approved as Submitted
 Return Corrected Prints
 Resubmit for Approval

REMARKS:

COPY TO: Phil Velie

SIGNED: _____
Dan Olmstead

MAY 2007

**APPLICANT'S STATEMENT AND FINDINGS OF FACT
FOR AMMENDMENT TO ZONE MAP
BOLTON HILL RANCH ESTATES 1ST ADDITION
TAXLOT 1702 TAX MAP 18-06-01-00
CITY OF VENETA, OREGON**

APPLICATION DATE: October 8, 2007

APPLICANT ATR Land LLC
Attn: Phil Velie
P.O. Box 518
Creswell, OR 97426
Phone 541-895-8788

PROPERTY OWNER ATR Land LLC
PO Box 518
Creswell, OR 97426

LOCATION: Assessor's Map 18-06-01-00, Tax Lot 1702

REQUEST: Official Zone Map Amendment

I Background

Tax lot 1702 as shown on tax assessor's map 18-06-01-00 is located inside of the City of Veneta's Urban Growth Boundary and has previously been annexed into the corporate limits of the City.

The subject parcel is planned to be developed to residential use as an addition to the proposed Bolton Hill Ranch Estates located to the north. Preliminary layouts on this parcel indicate that there is the potential for 50-60 single family residential lots.

A Site Location and Description

Location

The subject parcel is located southwest of the Veneta Reservoir on Bolton Hill Road. To the north of the subject parcel is Bolton Hill Road and the proposed Bolton Hill Ranch Estates (under the same ownership). Northern and western boundaries of the subject parcel is Bolton Hill Road. The southern boundary of the parcel is the Veneta UGB. East of the subject parcel is undeveloped land located in the City of Veneta "*Southwest Area Specific Area Development Plan*".

Zoning

The subject parcel for this request is Tax Lot 1702 as shown on tax assessor's map 18-06-01-00. This parcel is located inside of the City of Veneta's corporate limits and within the Urban Growth Boundary. The following table was developed from the City of Veneta's "Veneta Zoning and Floodplain Map 7/24/2006" and "Veneta Comprehensive Plan Diagram 12/27/2006";

Table 1 Existing Zoning Summary

Map Number	Tax Lot	Area	Comp. Plan Designation	Current Zoning	Requested Zoning
18-06-01-00	1702	24.1 ac	L (Low Density Residential)	RR (Rural Residential)	SFR (Single Family Residential)

Tax lot 1702 has a Comprehensive Plan designation of Low Density Residential and a zoning of Rural Residential. The applicant is requesting that Tax Lot 1702 be re-zoned to Single Family Residential (SFR) consistent with the current applicable Comprehensive Plan Designation.

II APPROVAL CRITERIA AND ANALYSIS

Changes to the official zoning map for the City of Veneta are controlled by the *Veneta Land Development Ordinance No. 461* Article 11., The following sections include the applicable review criteria for VLDO 461, Article 12 as shown in the grey text boxes. Sections following each of the review criteria indicate narratives on how the applicant has or intends to meet each requirement.

A Veneta Land Development Ordinance 461

SECTION 11.01 AUTHORIZATION TO INITIATE AMENDMENTS

An amendment to the text of this ordinance may be initiated by the City Council, the City Planning Commission or by application of a property owner or city resident. An amendment to the zoning map may be initiated by the City Council, the City Planning Commission or by application of a property owner.

The property owner, ATR Land LLC, is requesting by application the initiation of the zone map amendment.

The request by an application for an amendment shall be accomplished by filing an application with the Building and Planning Official using forms prescribed pursuant to Section 2.06...

This application includes the required form, *City of Veneta Land Use Application*, pursuant to Section 2.06.

A filing fee in accordance with the provisions of Section 2.08...

This application includes the application fee in the form of a check in the amount of \$950. This amount is based on the required \$350 deposit for *Technical Review/Public Notice* and \$600 fee for *Zone Change (map only)* per the *City of Veneta Land Use Application*.

and a narrative statement explaining the reasons for the amendment shall accompany an application by a property owner.

The subject parcel for this request is Tax Lot 1702 as shown on assessor's map 18-06-01-00. This parcel is located inside of the City of Veneta's corporate limits and within the Urban Growth Boundary and Urban Service Boundary. The subject parcel has a Comprehensive Plan designation of Low Density Residential and a zoning of Rural Residential. The current zoning does not allow the density and level of service provided by the underlying Comprehensive Plan Designation.

The applicant is requesting that Tax Lot 1702 be re-zoned to Single Family Residential (SFR) consistent with the current applicable Comprehensive Plan Designation.

B Conformance with the Adopted Comprehensive Plan

This request to change the zoning of the subject property is consistent with the *Veneta Comprehensive Plan*. Per the current comprehensive plan map the subject property has a plan designation of "L" or low density residential. The current zoning of the subject property is RR, rural residential which would correspond with the "R" plan designation. Changing the zoning of the subject property from RR to SFR make the parcel consistent with the underlying Comprehensive Plan designation.

C Availability of Public Services

The City of Veneta can provide the type and range of urban services for the subject property that are required by the Comprehensive Plan. Specifically the City can provide public wastewater disposal, water supply, and transportation access to the site. This zone change request is the first step in the required land use process for developing the site. Below is a summary of the availability of service to the site. Refinements of the required services will occur during the Tentative Subdivision process and subsequent construction plan review and approval process.

Public Wastewater Disposal

Currently there are three alternatives for providing public wastewater service to the subject property. Selection of an alternative will be refined during the Tentative Subdivision and construction plan approval processes. These alternatives are described below.

Wastewater Option 1

The subject property is located adjacent to the *Veneta Southwest Area Specific Plan*. This refinement plan area is located on the easterly boundary of the subject parcel. The SWASP is located downhill of the subject property and will provide a gravity wastewater collection pipe for connection to the public wastewater system.

Wastewater Option 2

In the event that the subject property develops prior to the SWASP, the applicant proposes a temporary wastewater pump station that would lift the sewage to a public pipe located in the Bolton Hill Road right-of-way. The project specific collection system would be designed to allow connection to the future SWASP gravity pipe. This would allow the temporary pump station to be removed.

Wastewater Option 3

As a final alternative, during the Tentative Subdivision process the applicant could negotiate a public wastewater easement with the owners of the adjacent property in the SWASP. This easement could allow for a public wastewater pipe to be extended to the project prior to the SWASP developing.

Public Water Supply

The City of Veneta can provide public water service to the site from water mains available in the Bolton Hill Road right-of-way. Internal to the site, as part of the Tentative Subdivision and construction plan approval processes, a water distribution network will be designed to provide water service to the future residential lots.

Transportation Access

The subject property is adjacent to existing Bolton Hill Road and proposed streets in the SWASP. Internal to the site, as part of the Tentative Subdivision and construction plan approval processes, a public street network will be designed to provide access to the future residential lots and the adjacent existing and proposed streets.

Stormwater Management

Surface water currently flows off the site to the east at both concentrated points and as sheet flow. The Veneta Land Division Ordinance 462 Article 6.09 states;

All new development and redevelopment shall be designed and constructed such that the system(s) peak discharge for a 10-year frequency storm of the fully developed site shall not exceed the peak storm discharge of the pre-developed site, as determined and approved by the sole discretion of the City Engineer or his/her designee.

The applicant will submit detailed stormwater refinement plans during the Tentative Subdivision and construction plan approval processes.

D Conclusion

This request meets the relevant approval criteria and should be approved by the City of Veneta.

III ATTACHMENTS

1. City of Veneta Land Use Application
2. Lane County Tax Assessor's Map 18-06-01-00
3. *Regional Land and Information Database* Property Report for TL 1702 Map 18-06-01-00
4. *Veneta Comprehensive Plan Diagram* Amended on 12/27/06
5. *Veneta Zoning and Floodplain* Amended on 7/24/06

Date Received _____

Application Number _____

CITY OF VENETA LAND USE APPLICATION

See reverse side of application for explanation of deposits and non-refundable fees

Applicant: ATR Land LCC Attn: Phil Velie
 Address: P.O. Box 518
Creswell, OR 97426
 Signature _____

Home Phone: _____
 Business Phone: 541-895-8788

If the applicant is not the owner of the property, or there is a co-owner, the following information is required:
 Owner's Name & Signature *Phil Velie*

PROPERTY LOCATION Address 24660 Bolton Hill Rd. Veneta, OR 97487
 Assessor's Map 18-06-01-00 Tax Lot 1702 Zoning RR Total Area (Acres or Sq Ft) 24.1ac

PRESENT USE OF PROPERTY: Single family home

PROPOSED USE OF PROPERTY: 50-60 single family residential lots.

(Check all applicable APPLICATIONS and DEPOSITS below)

TECHNICAL REVIEW/PUBLIC NOTICE DEPOSIT (for ALL applications except Property Line Adjustments) . . . \$350

APPLICATION DEPOSITS (Application fees are calculated by ACTUAL PROCESSING COSTS)

SITE PLAN REVIEWS

_____ Site Plan Review/Major Amendment \$1,350
 _____ Site Plan Minor Amendment (Planning Commission) \$ 450
 _____ Site Plan Minor Amendment (Administrative) \$ 350

PLANNED DEVELOPMENTS

_____ Conceptual Plan \$ 350
 _____ General Development Plan \$ 550+\$25/unit
 _____ Final Development Plan \$ 300

LAND PARTITIONS

_____ Tentative Plan \$ 700
 _____ Final Plat \$ 200

SUBDIVISIONS

_____ Tentative Plan \$1,000 + \$25/lot
 _____ Final Plat \$ 350

OTHER APPLICATIONS PROCESSED WITH DEPOSITS

_____ Conditional Use Permits (Note: Some Conditional Use Permits also Require Site Plan Review) \$ 775
 _____ Specific Area Plan Amendment - NE Employment Center & Southwest Area Plan (/SDP) \$7,500
 _____ Variance to the Veneta Wetland Protection Ordinance (Veneta Municipal Code Chapter 18.10) \$ 700

APPLICATIONS WITH FIXED FEES (These fees are non-refundable)

_____ APPEALS \$ 525
 _____ PRE-DEVELOPMENT CONFERENCE \$ 500
 _____ PRE-DEVELOPMENT MEETING \$ 130
 _____ PROPERTY LINE ADJUSTMENT \$ 550
 _____ TEMPORARY USE PERMIT \$ 350

AMENDMENTS (except Specific Area Plan above)

_____ Comprehensive Plan (text only) \$ 800
 _____ Ordinances (text only) \$ 200
 Zone Change (map only) \$ 600
 _____ Plan Designation & zoning map \$1,000

_____ VARIANCES (Land Development Ord) \$ 425 X () Ordinance Provisions = Total Fee \$ _____
 _____ VARIANCES (Land Division Ordinance) \$ 425 X () Ordinance Provisions = Total Fee \$ _____

Request for Consolidation of Land Development and/or Land Division Applications

I hereby request that my applications be consolidated. I understand that by consolidating these applications, any limited land use action (site review, partition, subdivision) that is combined with a quasi-judicial action (variance, conditional use permit, or other action requiring a public hearing) may be subject to a public hearing and the 14-day limitation for written comments will be waived. Wetland Variances requiring a joint decision by the City Council and Veneta Planning Commission may not be combined with any other land use hearing.

Applicant

Owner(s)

APPLICATION FEES & DEPOSITS

Fees and deposits are intended to cover the full cost for processing applications. They are not intended to cover the cost for interpretation of ordinances or for long-range planning. Development requiring more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. City staff time shall be monitored for applications which require a deposit in lieu of a non-refundable fee. Any unused portion of the deposit shall be returned to the applicant upon completion of the application process, conditions of approval, and any ensuing appeals. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis.

Application Fees: Fixed fees are non-refundable and are based on average application processing costs rounded to the nearest \$25.

Technical Review/Publication Deposit: The actual costs charged to the City for technical review of land use applications shall be charged to the applicant. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to the applicant. Such costs shall be adjusted as soon as the specific amounts are known and any deficiency collected from the applicant, petitioner, or appellant before any further proceedings are had, or any overpayment refunded.

TREE PERMITS: For developments which require the cutting of trees for streets, utilities and/or buildings, a tree removal permit must be submitted at the time of the development application.

RIGHT-OF-WAY PERMITS: Anyone wishing to occupy, encroach on, or construct within a City right-of-way must have an approved right-of-way permit.

APPLICATION DEADLINES: The Planning Commission meets the first Monday of each month (or Tuesday if Monday is a Holiday)

The planning staff will make every effort to schedule the review of your application according to the schedule below; however, depending on the completeness of your application and the number of other applications being processed, your review may be scheduled for a later meeting. If applications need to be reviewed on a different date, applications will be reviewed in the order they were received and deemed complete. If possible, special meetings may be scheduled as needed.

COMPLETENESS REVIEW: Upon receipt of a Land Use Application, City planning staff will review the application for completeness within 30 days. If your application is deemed incomplete you will be given 30 days to submit the required information to make it complete. Once the application is complete it will be scheduled for review by the Veneta Planning Commission and public notices will be sent.

BUILDING PERMITS: Building permits are issued by the City of Veneta; 88184 8th Street; Veneta, Oregon (541) 935-2191. If a Site Review is required it must be approved prior to issuance of a building permit.

APPEALS: Any land use decision may be appealed. Planner decisions may be appealed to the Planning Commission. Planning Commission decisions may be appealed by the City Council. Council decisions may be appealed to the State Land Use Board of Appeals.

GENERAL INFORMATION FOR LAND USE APPLICATIONS

UPDATED: June 2006

- (1) Petitions, applications and appeals provided for in this ordinance shall be made on forms prescribed by the City.
- (2) An applicant shall be advised that all permits or zone changes necessary for a development project may be merged into a consolidated review process. Zone changes and permits required through the application of the overlay district and discretionary permit procedures shall be available for a consolidated permit process. For purposes of this ordinance, a consolidated permit process shall mean that the hearing body shall, to the greatest extent possible, apply concurrent notice, public hearing and decision making procedures to the permits and zone changes which have been consolidated for review.
- (3) Applications shall be accompanied by plans and specifications drawn to scale, showing the actual shape and dimensions of the lot to be built upon; the sizes and locations on the lot of all existing and proposed structures; the intended use of each structure; the number of families, if any, to be accommodated thereon; the relationship of the property to the surrounding area and such other information as is needed to determine conformance with this ordinance.
- (4) The failure to raise an issue in person or by letter filed in a timely manner precludes appeal and the failure to specify to which criterion the comment is directed, precludes appeal based on that criterion.
- (5) Approval or denial of a land use regulation or limited land use application shall be based upon and accompanied by a brief statement that explains the criteria and standards considered relevant to the decision, states the facts relied upon and explains the justification for the decision based on the criteria standards and facts set forth.
- (6) The decision of the Planning Commission will be issued with a Final Order. If a written Notice of Appeal is not filed within 15 days of the date the Final Order of the Planning Commission decision is mailed, the decision becomes final.

PRIOR TO PREPARING AN APPLICATION, applicants should check with City Staff to make sure they have the most updated versions of the Veneta Comprehensive Plan, Land Development Ordinance, and Land Division Ordinance.

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **24660 BOLTON HILL RD**

Map & Tax Lot #: **18-06-01-00-01702**

A & T Account #: **0754117**

Special Interest Code:

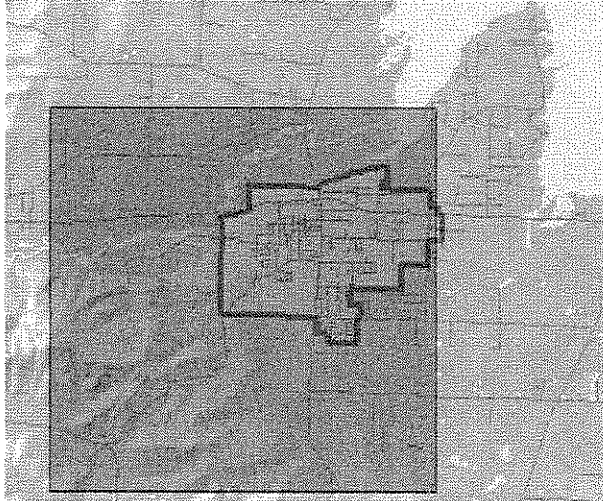
[Convert to PDF Document](#)

[Tax Map](#)

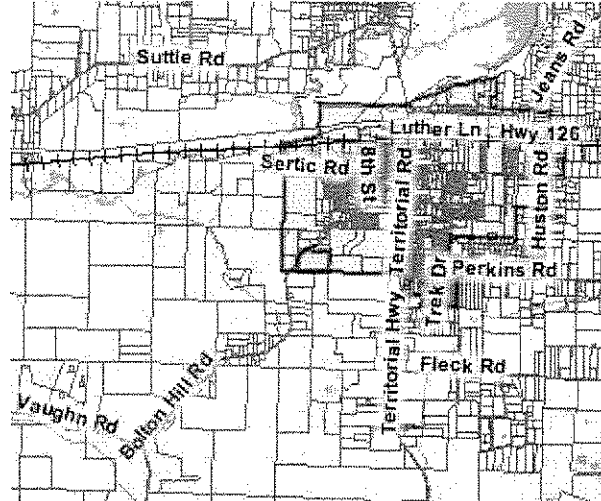
[View Tax Map](#)

[View Archived Taxmaps](#)

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: **4167362**

Y-Coord: **877610**

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
24660			BOLTON HILL		RD		
		Mailing City	State	Zip Code	Zip+4	Carrier Route	
VENETA			OR	97487	9724	R002	

Create Date: **1986-09-25**

Update Date:

Land Use

Land use information has not been field verified.

Code:	Description:
1111	SINGLE FAMILY HOUSING
S	SINGLE FAMILY

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Code:	Description:
VEN	VENETA
RR	RURAL RESIDENTIAL

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:	VEN	VENETA
Urban Growth Boundary:	VEN	VENETA
Fire Protection Providers:	LDF	LANE COUNTY FD #1
Node:	N	
Plan Designation:	L	LOW DENSITY RESIDENTIAL
2000 Census Tract:	0904	
2000 Block Group:	2	
Year Annexed:		

Annexation #:
 Approximate Acreage: **24.11**
 Approximate Square Footage: **1,050,232**

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:
 Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number: **41039C1086F** Community Number: **410128** Post - FIRM Date: **1984-02-01** Panel Printed? (Y/N): **Y**
 Code: Description:
X **Areas determined to be outside of 500-year flood.**

Soils

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
11D	BELLPINE SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES	59
11C	BELLPINE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES	23
45C	DUPEE SILT LOAM, 3 TO 20 PERCENT SLOPES	16
11F	BELLPINE SILTY CLAY LOAM, 30 TO 50 PERCENT SLOPES	1

Schools

	Code:	Name:
District:	<u>28J</u>	FERN RIDGE
Elementary School:	<u>566</u>	VENETA
Middle School:	<u>564</u>	FERN RIDGE
High School:	<u>567</u>	ELMIRA

Service Districts

LTD Service Area: **Y**
 LTD Ride Source:
 Ambulance District: **WC** Area: **WEST/CENTRAL** Provider: **EUGENE FIRE & EMS**
 Soil Water Conservation District: **EAST LANE**
 Soil Water Conservation District Zone: **0**

Political Districts

Election Precinct: **100900**
 County Commissioner District: **1** **WEST**
 County Commissioner: **WILLIAM FLEENOR**
 State Representative District: **8**
 State Representative Name: **PAUL HOLVEY**
 City Council Ward:
 City Councilor Name:
 State Senate District: **4**
 State Senator: **FLOYD PROZANSKI**
 LCC Board Zones: **1**
 EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 0754117 | Map & Tax Lot: 18-06-01-00-01702

Property Owner

Owner1 Name: **ATR LAND LLC**
 Owner Address: **PO BOX 518**

City State Country Zip Code

CRESWELL OREGON 97426

Taxpayer

Taxpayer Name: **ATR LAND LLC**

Taxpayer Address: **PO BOX 518**

City: **CRESWELL** State: **OREGON** Country: Country Zip Code: **97426**

Property Legal Description

Township: **18** Range: **06** Section: **01** Quarter: **00**
 Subdivision Type: Subdivision Name: Division/Phase:
 Lot/Tract/Unit Number: **TL 01702**
 Subdivision Number:
 Recording Number:

Property Value and Taxes

	Land Value		Improvement Value		Total Value	
	Real Market		Real Market		Real Market	Assessed
2006	94,169		560		94,729	28,814
2005	63,157		600		63,757	28,669
2004	54,160		500		54,660	22,620
2003	48,552		600		49,152	20,462
2002	47,216		560		47,776	21,332
2001	40,314		500		40,814	18,253
2000	39,952		30,100		70,052	33,583
1999	37,770		28,940		66,710	32,604
1998	36,320		27,830		64,150	31,655
1997	34,590		28,990		63,580	30,733
1996	32,030		24,570		56,600	38,710
1995	28,100		21,740		49,840	34,150

	28,814	0	0
	<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)
	Tax Year		Tax (See Explanation of Tax)
	2006		501.58
	2005		500.97
	2004		397.92
	2003		361.55
	2002		374.16
	2001		330.28
	2000		631.50
	1999		611.93
	1998		584.16
	1997		492.51
	1996		547.66
	1995		499.37

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

Active for the 2006 Tax Year

- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator **0754109**
- Related Accounts

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code:
FORDF

Description:
FOREST DEFERRAL

General Information

Property Class: **641** **FOREST, UNZONED FARM LAND, IMPROVED**
 Statistical Class: **110** **CLASS 1 SINGLE FAMILY HOME**
 Neighborhood Code: **31070**
 Property Use Type: **515**
 Account Type: **RP**
 Category: **LAND AND IMPROVEMENTS**
 Mortgage Company Name:
 Total Acreage for this Account: **5.00**
 Fire Acres:

Current Year Tax Code Area (Levy Code): 02807 Lane County Assessment and Taxation 2006-2007 Billing Rates

**CITY OF VENETA
 EMERALD PEOPLES UTILITY DISTRICT
 FERN RIDGE LIBRARY DISTRICT
 FERN RIDGE SCHOOL DISTRICT 28J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE COUNTY FIRE DISTRICT #1
 LANE EDUCATION SERVICE DISTRICT
 VENETA URBAN RENEWAL AGENCY**

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
05-12-2005		MCDUGAL NORMAN N	ATR LAND LLC	2007-36069	8	Y
04-25-2005	450,000	HARRIS JAMES M & DIANE E	MCDUGAL NORMAN N	2005-33989	N	Y
07-30-1998	120,000	LANE COUNTY SHERIFF		1998-60459	B	
07-10-1998	147,500	CARSON, ELMO R		1998-66726	N	

01-19-1995 475,000 CARSON, ELMO R 1995-3782 R

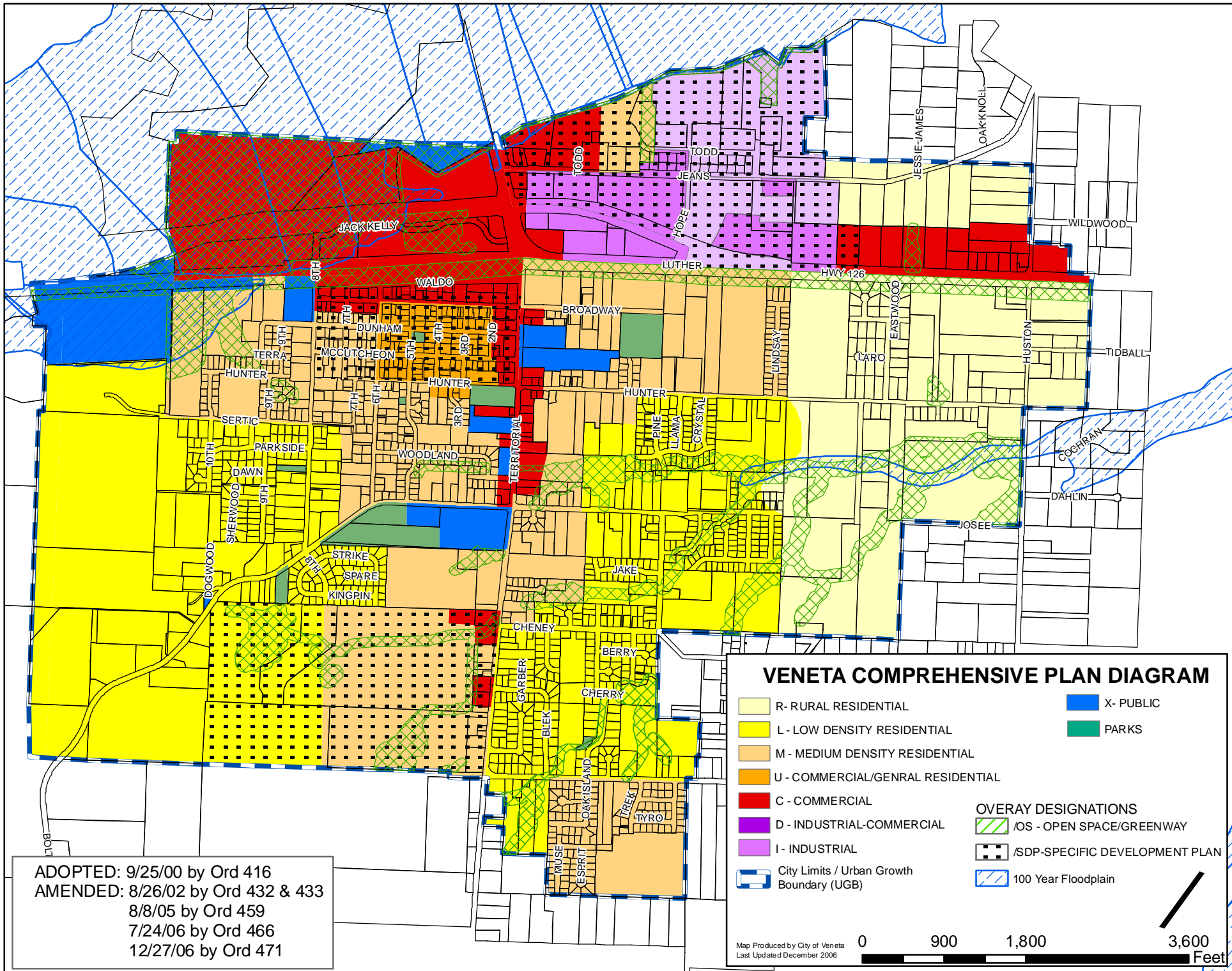
Manufactured Structures

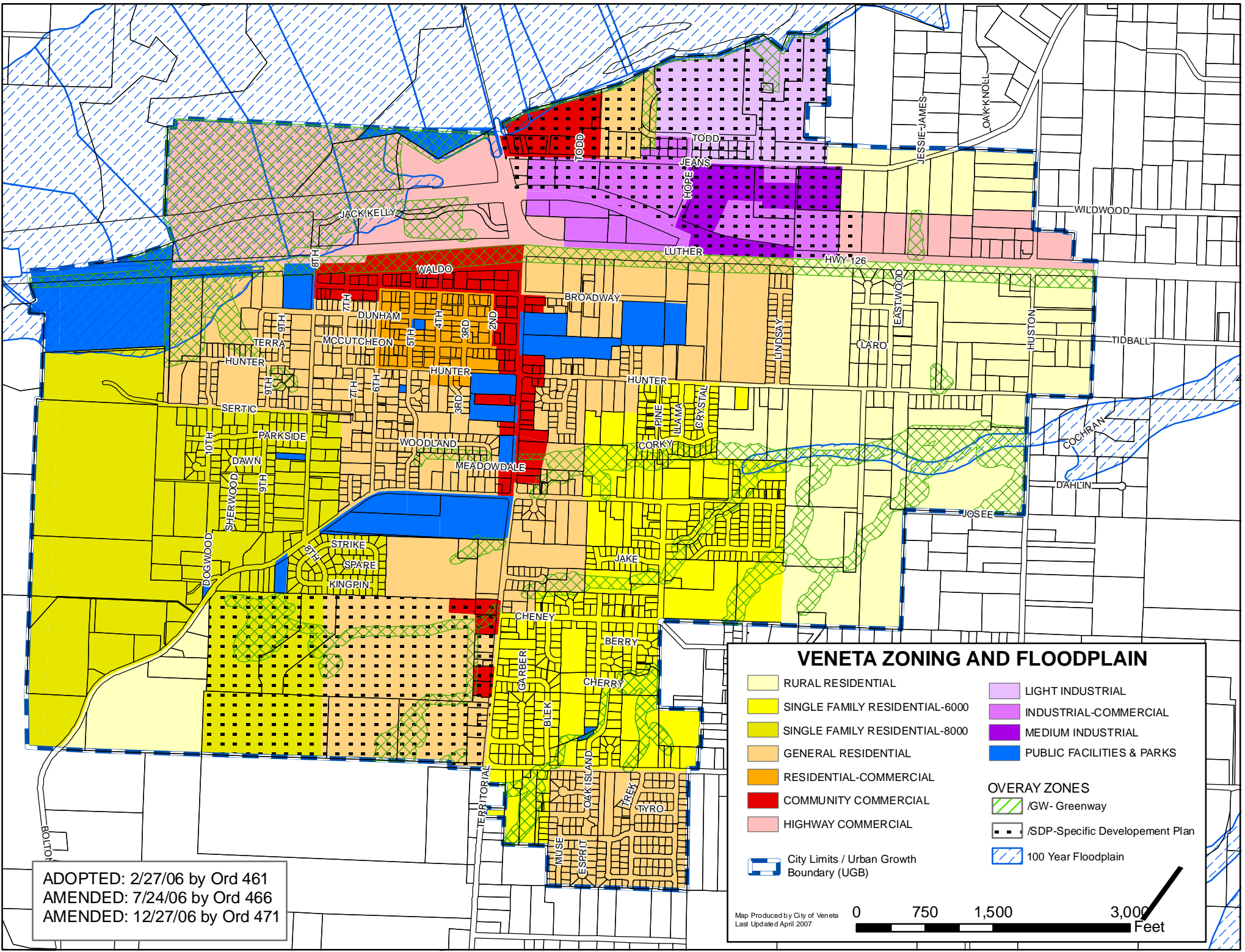
Building 1 Characteristics

<u>Account:</u>	0754117	Map & Tax Lot:	18-06-01-00-01702		
<u>Inspection Date:</u>	01-24-2001	Roofstyle:	GABLE	Bedrooms:	3
Building Type:	21 STAT 110 OR 120	Roof Cover:	COMP SHINGLE MEDIUM	Full Baths:	1
Class:	1+	Heating:	OTHER	Half Baths:	
<u>Year Built:</u>	1945	Exterior Wall:	STUCCO	Fireplaces:	NO
<u>Effect Year Built:</u>	1800	Depreciation:	33	Percent Improv. Complete:	100

<u>Floor</u>	<u>Base Area</u>	<u>Finished Area</u>	<u>Parking Area</u>
Basement:			Bsmt Gar sqft:
First:	760	760	Att Gar sqft:
Second:			Att Port sqft:
Attic:			Det Gar sqft:
			Driveway Sqft:
TOTAL	760	760	Paved Patio Sqft:

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)





ADOPTED: 2/27/06 by Ord 461
 AMENDED: 7/24/06 by Ord 466
 AMENDED: 12/27/06 by Ord 471

VENETA ZONING AND FLOODPLAIN

- | | | | |
|--|---|--|--------------------------------|
| | RURAL RESIDENTIAL | | LIGHT INDUSTRIAL |
| | SINGLE FAMILY RESIDENTIAL-6000 | | INDUSTRIAL-COMMERCIAL |
| | SINGLE FAMILY RESIDENTIAL-8000 | | MEDIUM INDUSTRIAL |
| | GENERAL RESIDENTIAL | | PUBLIC FACILITIES & PARKS |
| | RESIDENTIAL-COMMERCIAL | | OVERLAY ZONES |
| | COMMUNITY COMMERCIAL | | /GW- Greenway |
| | HIGHWAY COMMERCIAL | | /SDP-Specific Development Plan |
| | City Limits / Urban Growth Boundary (UGB) | | 100 Year Floodplain |

Map Produced by City of Veneta
 Last Updated April 2007

0 750 1,500 3,000 Feet

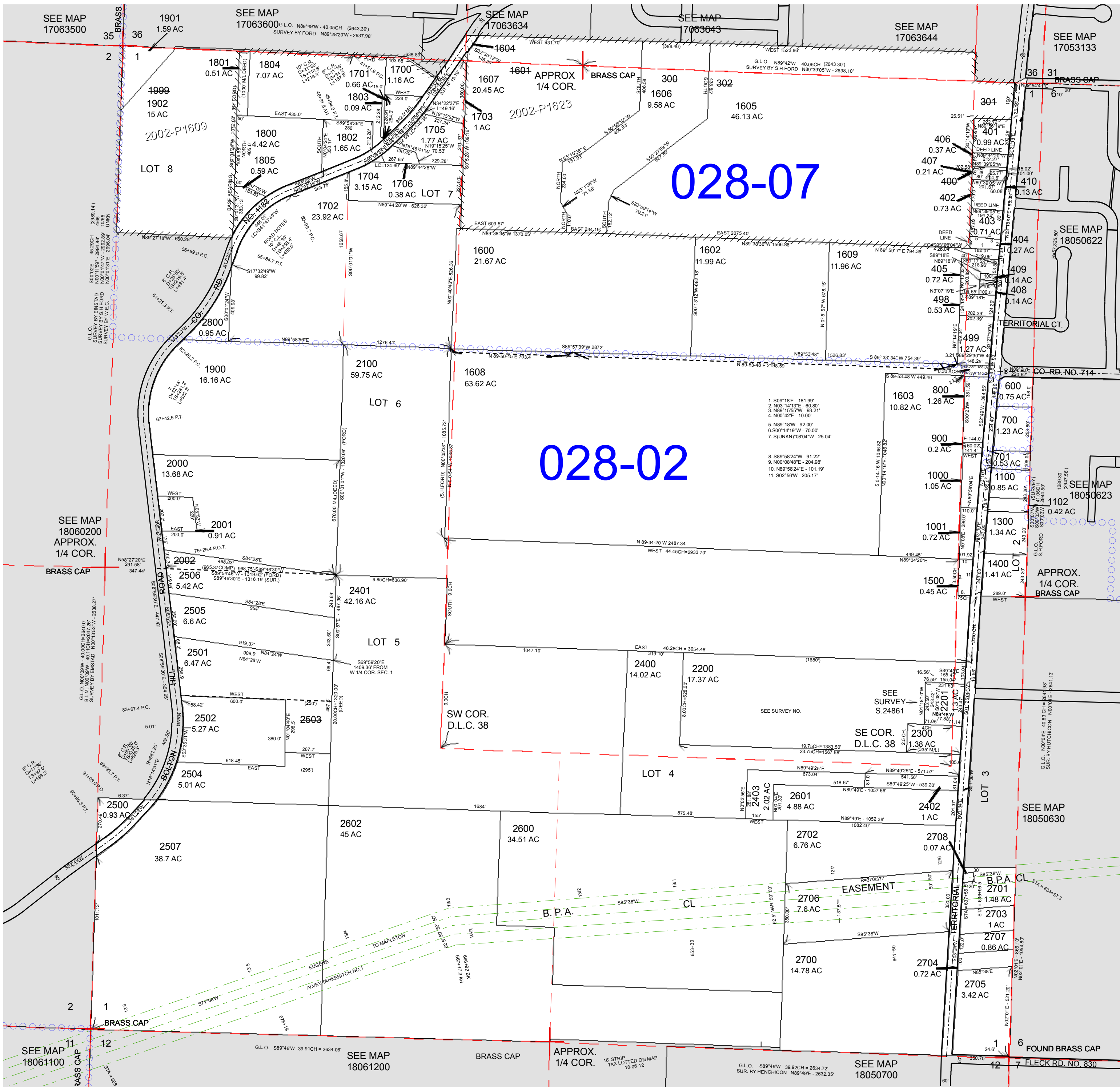
FOR ASSESSMENT AND TAXATION ONLY

SECTION 1 T.18S. R.6W. W.M.
Lane County
1" = 400'

18060100
VENETA

GIS DATA
6/5/2007 8:42:20 AM : lcatbhh

- CANCELLED:
- 100
 - 101
 - 200
 - 1200
 - 1601
 - 1604
 - 1999
 - 2002
 - 2503
 - 300
 - 301
 - 302
 - 400
 - 500



028-07

028-02

REVISIONS:

- 10/12/04 - LCAT142 - UPGRADE TCA TO 1999 STATUS GIS
- 3/12/06 - LCAT142 - CONVERT MAP TO GIS
- 5/31/2006 - LCAT138 - SEG 1608 O.D. 1600
- 5/31/2006 - LCAT138 - SEG 1609 O.D. 1602

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