



CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

June 3, 2022

Patrick/Dave LLC
Attn: Jamie Lerma
3514 NE US Grant Place
Portland, OR 97212

RE: Completeness Determination for Partition & Conditional Use request at **TAXLOT# 51030DA04100**
(FILE: **P 22-01 & CU 22-02**)

Dear Mr. Lerma:

Your application was received on May 25, 2022 and found to be complete on June 3, 2022. The City has 120 days to exhaust all local review; that period ends on October 25, 2022.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Commission to render a decision on your partition and conditional use request.

It should be noted that existing tax lot 51030DA04100 was established as Parcel 3 through Partition Plat 2000-037, recorded with Clatsop County, on November 13, 2000, as instrument number 200009887. That plat contains a 'restriction' note stating, "Access to Parcels 1, 2 & 3 is restricted to Forest Lawn Road only, until such future time that said restriction is modified by the City of Cannon Beach." The City will require Cannon Beach Common Council approval to modify or remove this restriction prior to the partitioning or as a condition of approval.

Please feel free to contact my office at **503.436.8040**, if you have questions regarding any of these matters.

Sincerely,

Jeffrey S. Adams, PhD

Cc: Katie Hillenhagen, CD Administrative Assistant
Bill Kabeiseman, City Land Use Attorney
Bruce St. Denis, City Manager