

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

192-24-000064
\$ 2553.37

PARTITION
General Information

File No. MP 24-06

APPLICANT: Name: Wayne W. Weigandt

Mailing address: 310 Riverside Dr. St. Helens OR 97051
City State Zip Code

Phone No.: Office (503) 396-0065 Home _____

Email: Weigandt@opusnet.com

Are you the _____ property owner? owner's agent?

PROPERTY OWNER: _____ same as above, OR:

Name: Mary Ann Pinon

Mailing Address: 5796 N. Rose Springs Ave. Meridian Idaho 83646
City State Zip Code

Phone No: Office 503-406-1134 Home: _____

PROPERTY ADDRESS (if assigned): _____

TAX MAP NO.: 4117-A0-00700 Acres: 1.846 Zoning: R-10

PROPOSED PARCEL SIZES (acres): .92 acres

WATER SUPPLY: _____ Private well. Is the well installed? _____ Yes _____ No

Community system. Name City of St. Helens

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name _____

_____ Not applicable.

Septic System.

If Septic, does the subject property already have a system? _____ Yes No

If no, is the property approved for a Septic System? Yes _____ No

CERTIFICATION:

I hereby certify that all of the above statements and all other documents submitted are accurate and true to the best of my belief and knowledge.

Signature: Wayne Weigandt Date: 3/20/24

Planning Department Use Only

Date Rec'd. 3/20/2024 Hearing Date: _____ or Admin.

Receipt No. _____ Staff Member: Jack Niedermeyer

Previous Land Use Actions: _____ Stormwater & Erosion Control Fees: _____

Columbia County Land Development Services
STATEMENT OF WATER RIGHTS

1. the subject parcel(s) DO NOT have a water right.

Water is supplied to this property by _____

Name (please print): _____

Address: _____

Signed: _____ Dated: _____

Sign this form and file it with your Preliminary Plat. Thank you.

+++++
2. _____ The subject parcel(s) DO have a water right, as follows:

Permit # _____ Certificate # _____ for _____ use

Permit # _____ Certificate # _____ for _____ use

| Tax Map Number | Acres | Tax Map Number | Acres |
|----------------|-------|----------------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

3. The water right has been put to beneficial use within the past 5 years: _____ Yes _____ No _____ Don't know

4. The water right has been continuously used without a 5 year interruption since it was established and documented: _____ Yes _____ No _____ Don't know

5. _____ The water right WILL NOT be modified for this plat.

_____ The water right WILL be modified and the property owner has filed for: _____ a change of use.

_____ a change in the point of diversion.

_____ a change in the place of use.

_____ an additional point of diversion.

_____ cancellation of the water right.

6. The above information is true and complete to the best of my knowledge and belief:

Name (please print): _____

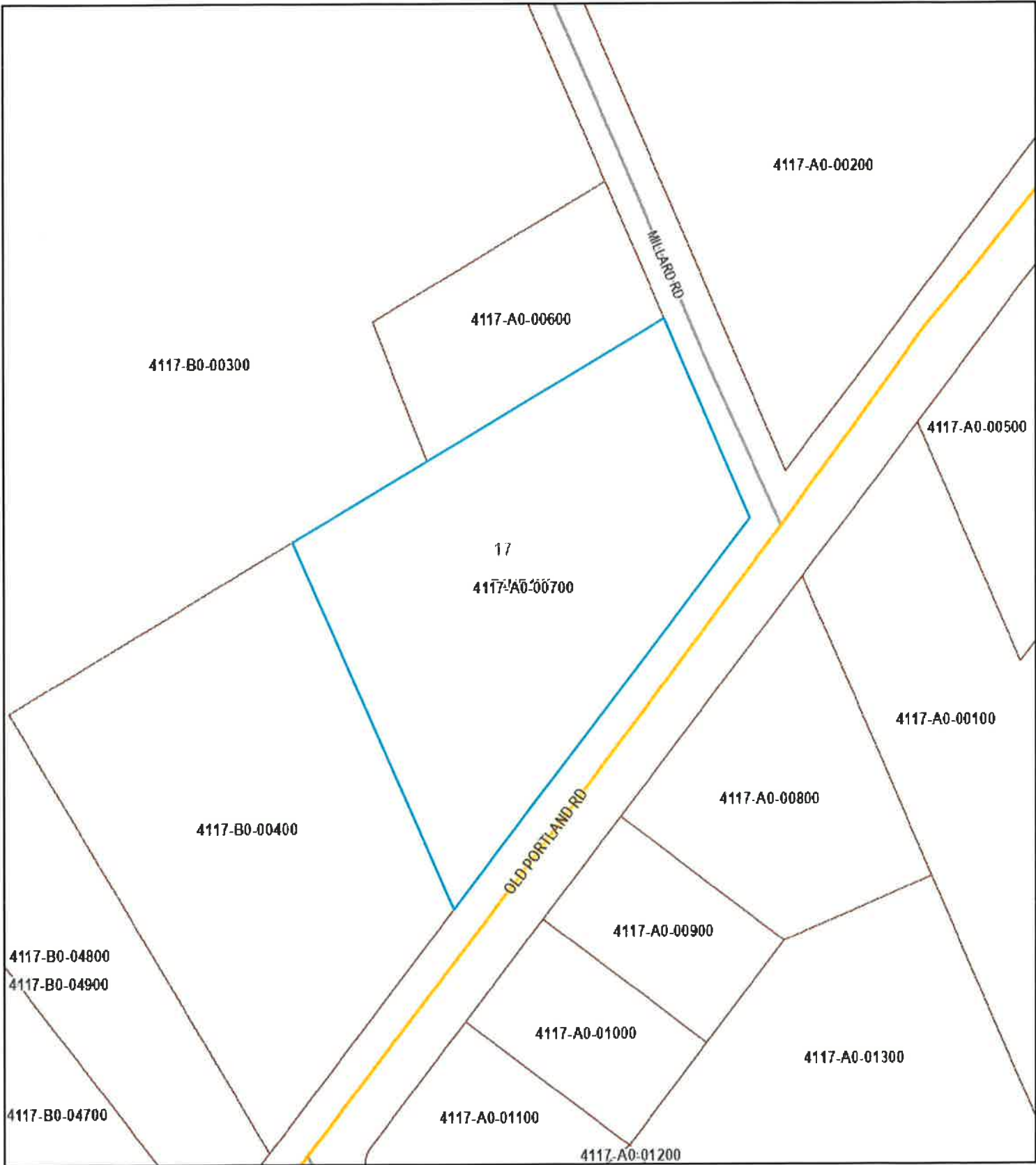
Address: _____

Signed: _____ Dated: _____

Please do not write below this line. Thank you.

+++++

Columbia County Web Map



6/11/2024 3:35 PM

0

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map

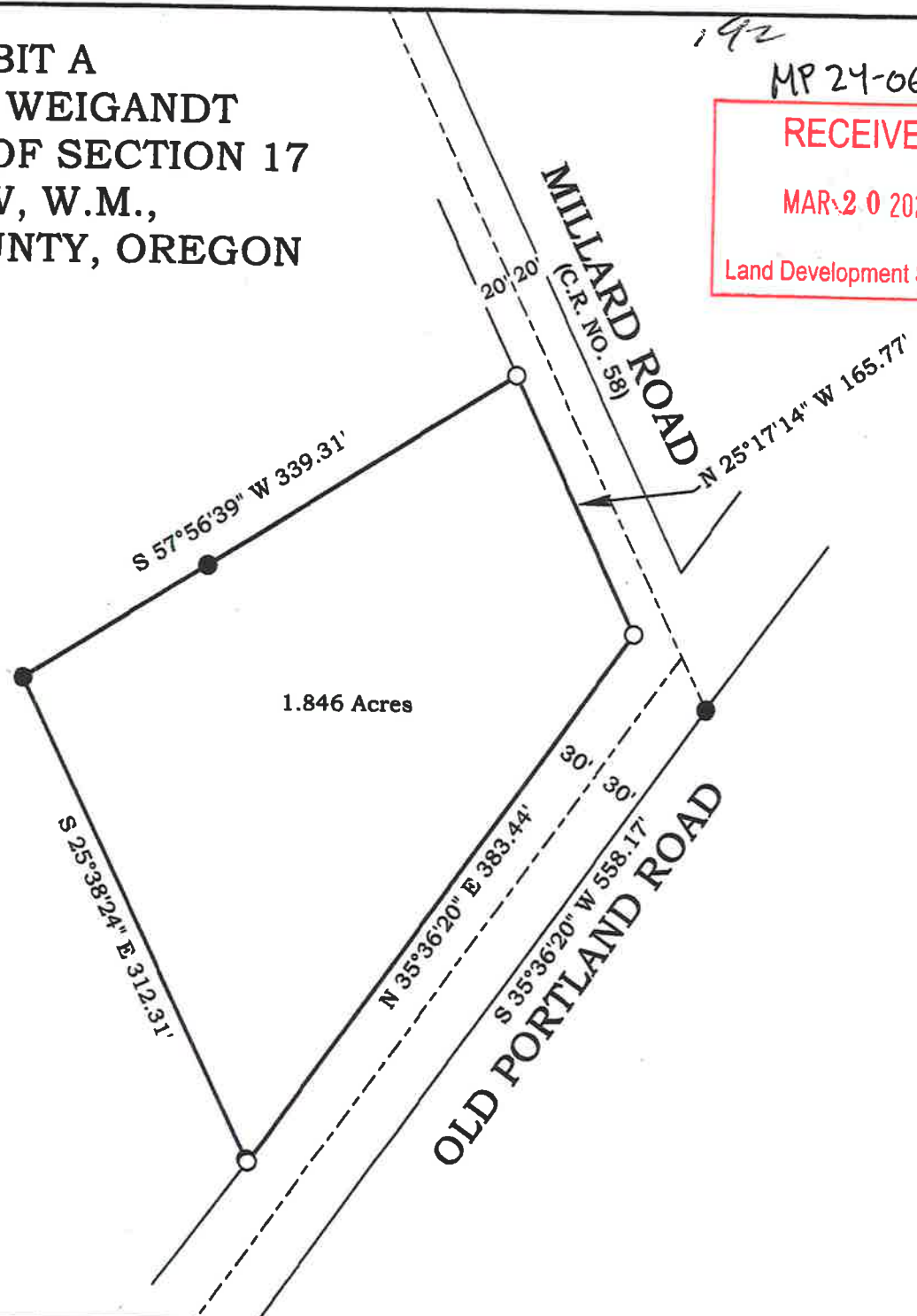
EXHIBIT A
 FOR WAYNE WEIGANDT
 IN THE NE 1/4 OF SECTION 17
 T4N, R1W, W.M.,
 COLUMBIA COUNTY, OREGON

192
 MP 24-06, U24-04

RECEIVED
 MAR 20 2024
 Land Development Services



100 Ft/In
 DWG NO. 23-214 EXHIBIT
 JOB NO. CRW-ST. HELENS
 10-13-2023



1.846 Acres



K.L.S. SURVEYING INC.
 1224 ALDER STREET
 VERNONIA, OREGON 97064
 (503) 429-6115

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY

OREGON
 JANUARY 19, 1993
 DONALD D WALLACE, JR
 2601

RENEWS 6/30/24

PROPOSED MINOR PARTITION PLAT
 MARY ANN PINON &
 HOMERO CORTEZ
 IN THE NE 1/4 OF SECTION 17,
 T4N, R1W, W.M.,
 COLUMBIA COUNTY, OREGON

OWNERS:
 MARY ANN PINON
 1612 N BARKER RD 100
 GREENACRES WA 99016

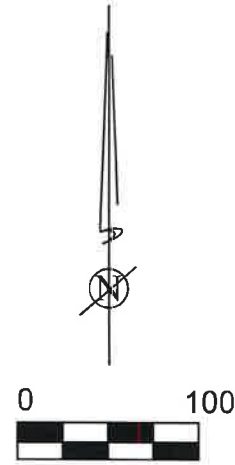
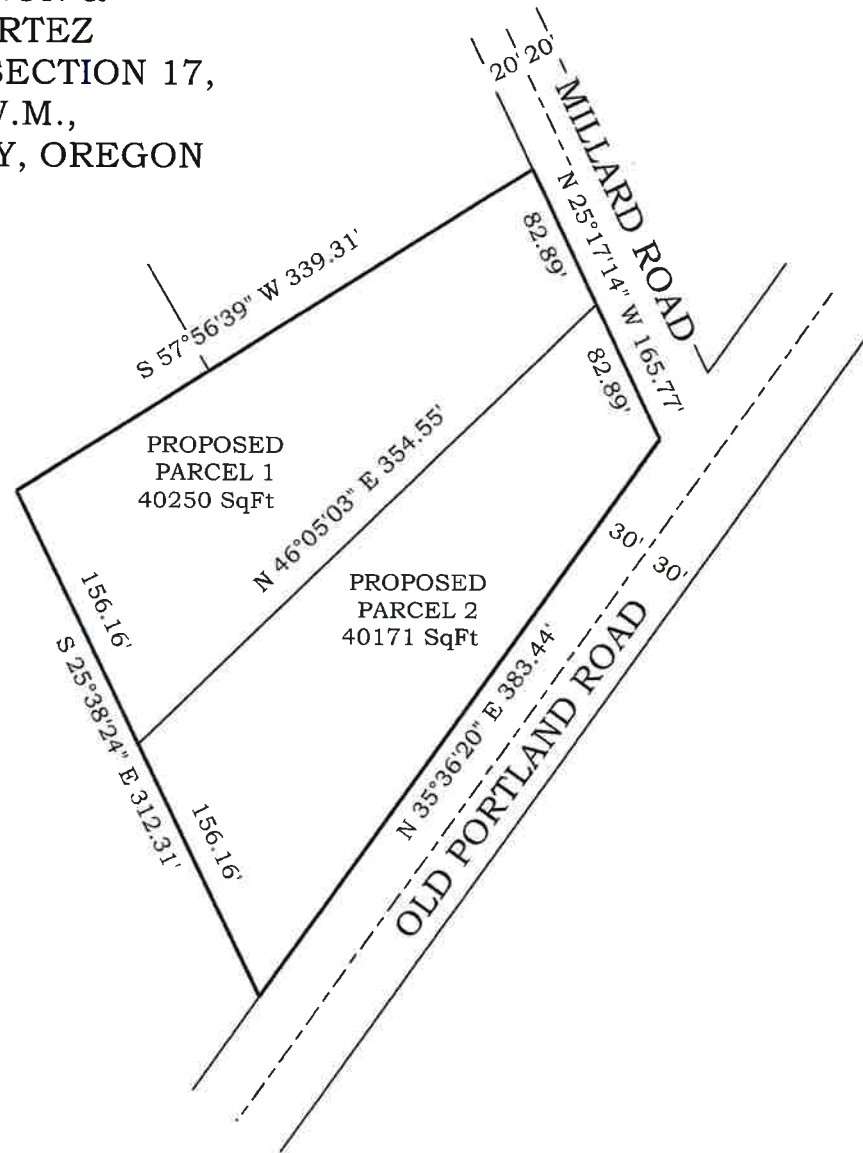
HOMERO CORTEZ
 35510 MILLARD ROAD,
 WARREN OR 97053

SURVEYOR:
 DON WALLACE
 KLS SURVEYING INC.
 1224 ALDER ST.
 VERNONIA, OREGON 97064

ZONNING:
 R-10



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100 Ft/In
 DWG NO. 23-214 EXHIBIT
 JOB NO. CRW-ST. HELENS
 4-29-2024

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MAY 31 2024
 Land Development Services

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY

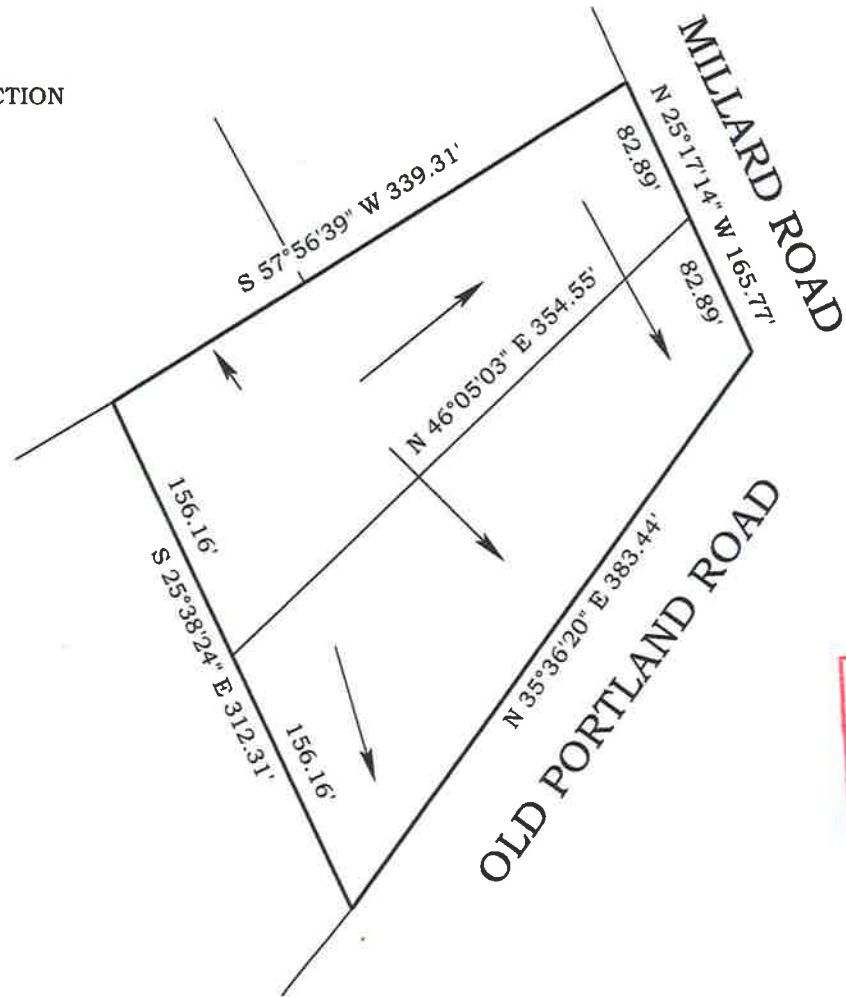
OREGON
 JANUARY 19, 1993
 DONALD D WALLACE, JR
 2601

RENEWS 6/30/24

STORMWATER PLAN
 MARY ANN PINON &
 HOMERO CORTEZ
 IN THE NE 1/4 OF SECTION 17,
 T4N, R1W, W.M.,
 COLUMBIA COUNTY, OREGON

NOTES:

1.) ARROWS INDICATE DIRECTION
 OF DRAINAGE



100 Ft/In
 DWG NO. 23-214 STORM WATER
 JOB NO. CRW-ST. HELENS
 4-29-2024



K.L.S. SURVEYING INC.
 1224 ALDER STREET
 VERNONIA, OREGON 97064
 (503) 429-6115





KLS Surveying Inc.

1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: don@klssurveying.com

CONCEPTUAL STORM WATER NARRATIVE

Storm water will infiltrate into ground and/or run down hill. There will be no changes in the way that storm water will be treated due to this proposed partition.

Existing Conditions Plan

Arrows on the accompanying map show the direction of storm water flow off the site.

Soil types are defined on enclosed soil report.

Preliminary Development Plan

There is no proposed development at this time that will influence storm water run-off.

3/20/24

Conceptual Storm Water
Plan:

Down spouts will
drain into splash blocks.
When home is constructed

Wayne
Weyandt



