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**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBERS 2015-34 AND 2015-035  
A VARIANCE FROM SECTION 38-94 OF THE CHATTANOOGA ZONING REGULATIONS MINIMUM  
LOT AREA, AND A FINAL PLAT-MOONHOLLOW SUBDIVISION, LOTS 1 AND 2**

**WHEREAS**, Sam Clemons Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Variance from Section 38-94 of the Chattanooga Zoning Regulations and a Final Plat for Moonhollow Subdivision, Lots 1 and 2; and,

**WHEREAS**, the Variance Request and Final Plat proposes to subdivide Hamilton County Tax Map 136A-C-002 and 037; and,

**WHEREAS**, on August 10<sup>th</sup>, 2015 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the Chattanooga Subdivision Regulations conducted a public hearing on said Variance and Final Plat,

**WHEREAS**, all materials submitted and related to the Variance and Final Plat have been reviewed by utilities, City of Chattanooga Departmental staff, and other departments and agencies involved in the subdivision review are found to be in compliance with the Chattanooga Subdivision Regulations; and,

**WHEREAS**, the Planning Commission heard and considered all statements related to the proposed Variance and Final Plat;

**WHEREAS**, there was no opposition to the application for the Variance and Final Plat.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission, on August 10<sup>th</sup>, 2015 does hereby approve the Variance and Final Plat of Moonhollow Subdivision, Lots 1 and 2.

Approved this 11<sup>th</sup> Day of August 2015

Respectfully Submitted

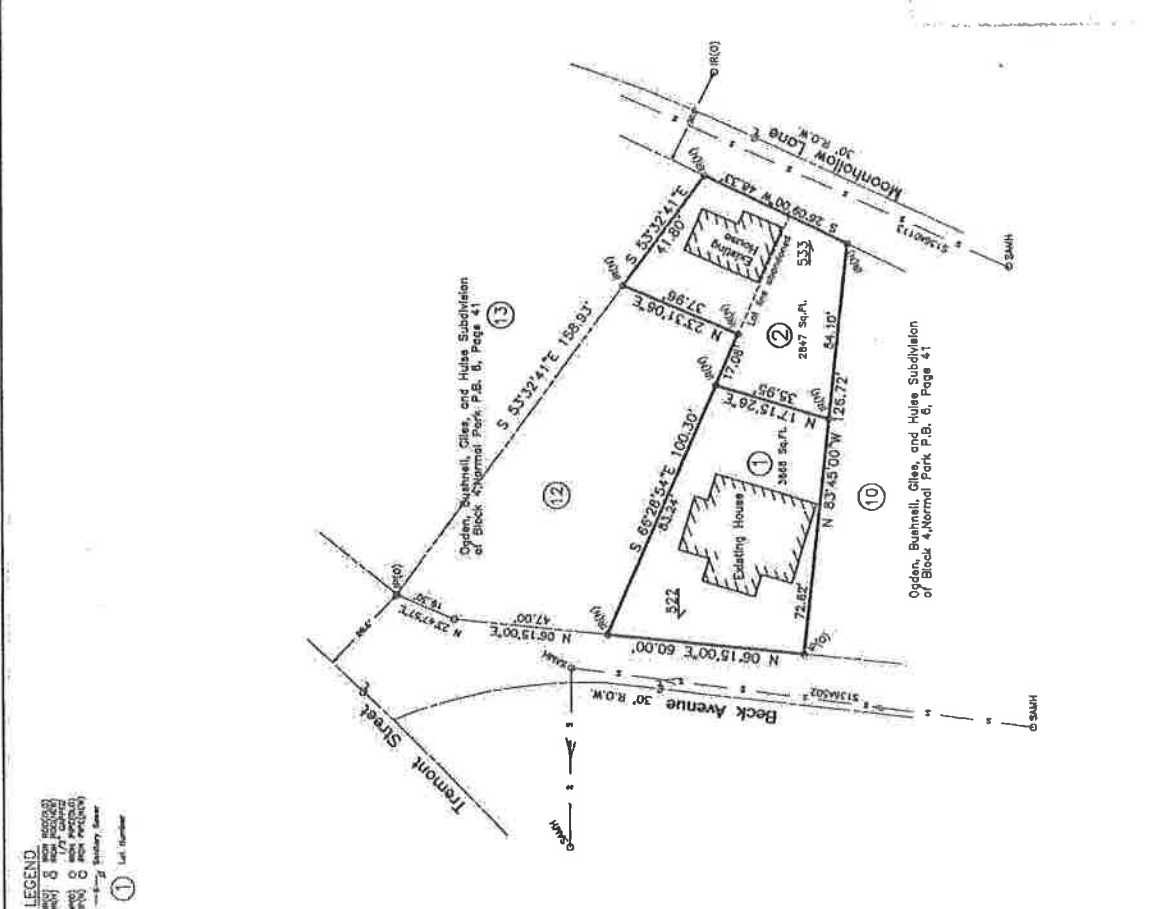
A handwritten signature in black ink that reads 'Bryan Shults'.

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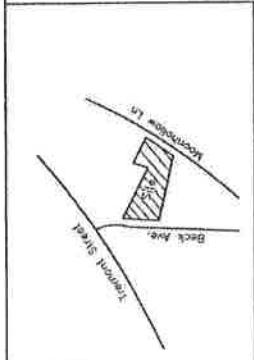
Bryan Shults, Principal Planner

APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT.  
 BY \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 BY \_\_\_\_\_  
 CLATKAMOGA-HAMILTON CO.  
 REGIONAL PLANNING COMAL  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_

RECEIVED  
 JUN 19 2015  
 Clatsop and Hamilton County  
 Joint Regional Planning Agency  
 1000 NE Oregon Street  
 Clatsop, OR 97130



LEGEND  
 ① Lot Number  
 → Easement  
 → Boundary Center



Vicinity Map  
 Not to Scale

- NOTES:
1. zoning: R-2
  2. Local Government does not certify that utilities or utility connections are available.
  3. This plat subdivides the property received in Deed Book 10350, page 383, in the Register Office of Hamilton County.
  4. The plat is subject to the provisions of the Clatsop and Hamilton County Ordinances of the City of Clatsop and Hamilton County.
  5. The property shown hereon is Tax Map 135A, Group 5, parcels 00220 and 03700 as shown on FMA map number 470600 0337 dated 11-07-02
  6. Public sanitary sewer is available by gravity flow.
  7. The purpose of this plat is to establish the boundaries of the lots and the location of the easements shown on this plat and to show the location of the lots and the location of the easements shown on this plat.
  8. No lot interest can be placed in a consolidated drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
  9. Easements No. 12900 entitled Storm Water Runoff and Erosion Control and No. 12901 apply to any drainage of water from this subdivision of property.
  10. No lot interest can be placed in a consolidated drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
  11. Easements No. 12900 and 12901 apply to any drainage of water from this subdivision of property.
  12. A 5' Private Drainage Easement shall be reserved along the sides of all lots on this plat. These drainage easements shall be automatically abandoned if less or more lots are combined or used as one lot, or if the abutting lot is required.
  13. City of Clatsop is not responsible for the maintenance of any drainage easement.

Certificate of Ownership  
 I hereby adopt this as my plan of subdivision.

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date