

To: City Of Veneta  
88184 8th Street  
Veneta, OR 97487

I own the property at 25053 Bolton Hill Road in Veneta, Oregon. During the last three years this property was recorded as a split zone general residential and community commercial property.

Due to a mapping error, the property has been re-zoned as community commercial only.

I am petitioning to have this changed. This property should be zoned as general residential.

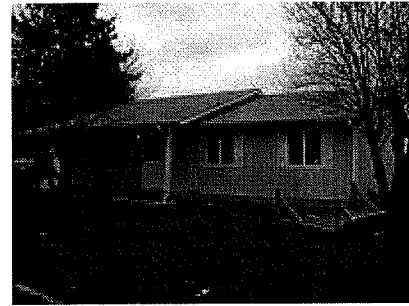
Due to recent city improvements, there is no room for any parking or construction to make this property viable as a commercial site. I believe this is detrimental as a commercial site and non-usable as it is currently zoned.

I believe that re-zoning this property as general residential will be positive addition to the city of Veneta.

Thank you for your consideration,  
Kip L. Babb

**Summary Property Report**

Site Address 25053 BOLTON HILL RD Veneta, OR 97487-9781  
 Map & Taxlot # 1706364101100  
 SIC N/A  
 Tax Account # 0522282



**Property Owner 1**  
 BABB KIP L  
 1550 SE LAVA DR UNIT 10  
 PORTLAND, OR 97222

**Taxpayer**  
 BABB KIP L  
 1550 SE LAVA DR UNIT 10  
 PORTLAND, OR 97222

**Boundary - Land Use Data**

Approximate Taxlot Acreage / Sq Ft	0.15 / 6,534	School	Code Name
Incorporated City	VENETA	School District	28J FERN RIDGE
Limits		Elementary School	566 Veneta
Urban Growth Boundary	VEN	Middle School	564 Fern Ridge
Census Tract/Block	0904/2	High School	567 Elmira
Subdivision Name	N/A	Zoning	CC
Lot/Tract/Unit	TL 01100	Parent/Overlay	
Phase	N/A	Land Use	1111 Single Family Housing
Recording Number	N/A	Property Class	101 RESIDENTIAL, IMPROVED
		Statistical Class	130 CLASS 3 SINGLE FAMILY DWELLING

**Property Values & Taxes**

Real Market Value (RMV)			Total Assessed Value	
Year	Land	Improvement	Total	
2009	\$54,087	\$98,860	\$152,947	\$109,452
2008	\$58,025	\$109,980	\$168,005	\$106,264

2009 Taxable Value	2009 Tax	2009 Tax Code Area
\$109,452	\$1,957.53	02807

**Two Most Recent Sales/Ownership Transfers**

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
06/12/06	\$140,000	SCHMITT PAUL A & NANCY L	BABB KIP L	2006-41324	
05/22/95	\$90,500	MONNETTE, LINDA A	data not available	1995-35794	

**Dwelling #1 of 1 / Building Type » Class 3 dwelling**

Year Built	1990	Base Sq Ft	Finished Sq Ft	Heating	Wall units
Bedrooms	3	1st Floor	1092	Roof Style/Cover	Gable/Comp shingle medium
Full Baths	1	Total Sq Ft	1092	Bsmt Gar Sq Ft	N/A
Half Baths	1			Att Gar Sq Ft	336
% Complete	100%			Det Gar Sq Ft	N/A
Fireplace(s)	No			Att Carport Sq Ft	N/A

This report extracts commonly used information from the Detailed Property Report (DPR).  
 Generated by City of Veneta on May 19, 2010 at 2:39pm using RLID, <http://www.rlid.org/>