



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 21, 2013

**City Hall
22500 Salamo Road**

Willamette Conference Room

10:00 am PUD for 15 duplexes. Two-story units, garage and carport or provide garage for each unit; visitor parking near site entry.

Applicant: David Emami and Steward Gordon Straus, Architect

Subject Property Address: 18270/18340 Willamette Drive/18395 Shady Hollow Way

Neighborhood Assn: Robinwood

Planner: Tom Soppe

Project #: PA-13-30





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	TIME:	PROJECT #:
11/21/13	10 AM	PA-13-30
STAFF CONTACT:		FEE:
SABA/TOM		1000-

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 18270 / 18430 WILLAMETTE DRIVE & 18395 SHADY HOLLOW WAY

Brief Description of Proposal: PUD FOR 15 DUPLEXES (30 UNITS) TWO STORY UNITS, GARAGE & CARPORT OR POULDER GARAGE FOR EACH UNIT; VISITOR PARKING NEAR SITE ENTRY

Applicant's Name: STEWART GORDON STRAUS, ARCHITECT
Mailing Address: 6775 SW 111th AVE #20 BEAVERTON 97008
Phone No: (503) 672 7517 Email Address: SQS@S-Straus.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

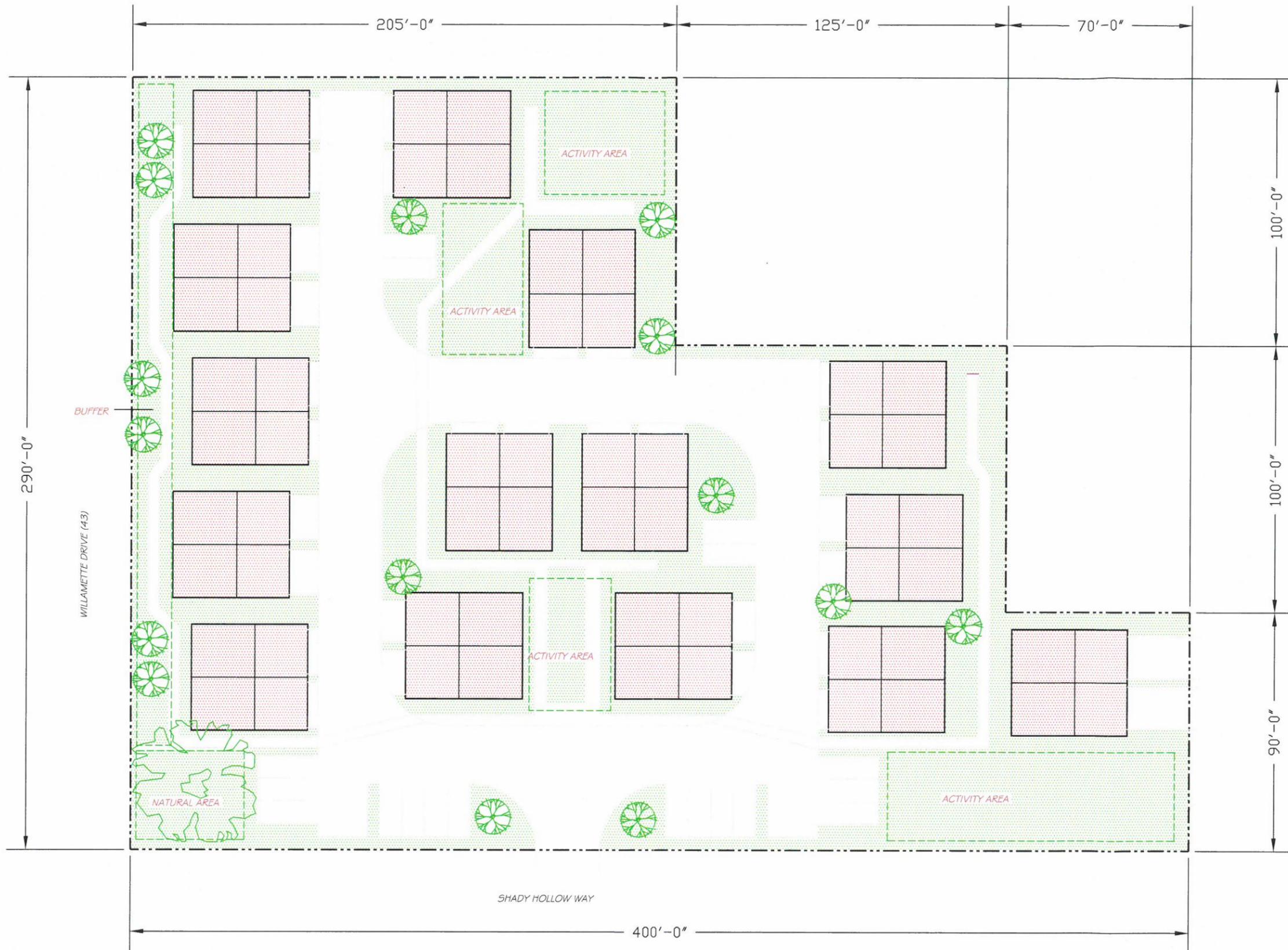
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:
IMPROVEMENTS REQUIRED ON WILLAMETTE DRIVE? SIGNAGE ALLOWED @ WILLAMETTE / SHADY HOLLOW INTERSECTION? AMENITY BONUSES? WETLAND IMPACT AREAS? STORMWATER MANAGEMENT?

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

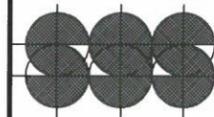
DAVID EMAMI 503-557-3350 11/7/2013
Property owner's signature Date

3380 Barrington Dr West Linn OR 97068
Property owner's mailing address (if different from above)



SITE CONCEPT

1" = 40'-0"



STEWART GORDON STRAUS
ARCHITECT
6170 SW CHERRY HILL DR
BEAVERTON, OR 97008
(503) 672-7517 (VOICE)
(503) 672-7808 (FAX)
sgs@sgs-straus.com (e-mail)



WEST LINN DUPLEXES

WEST LINN, OREGON

PROJECT NUMBER: 1335

DRAWING	DATE	BY
DESIGN	7 NOV 2013	SGS

PERMIT

CONST.

SHEET TITLE
CONCEPT PLAN

SHEET #

CP1