



LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 6, 2014

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Minor partition of existing tax lot 1001 into two lots.

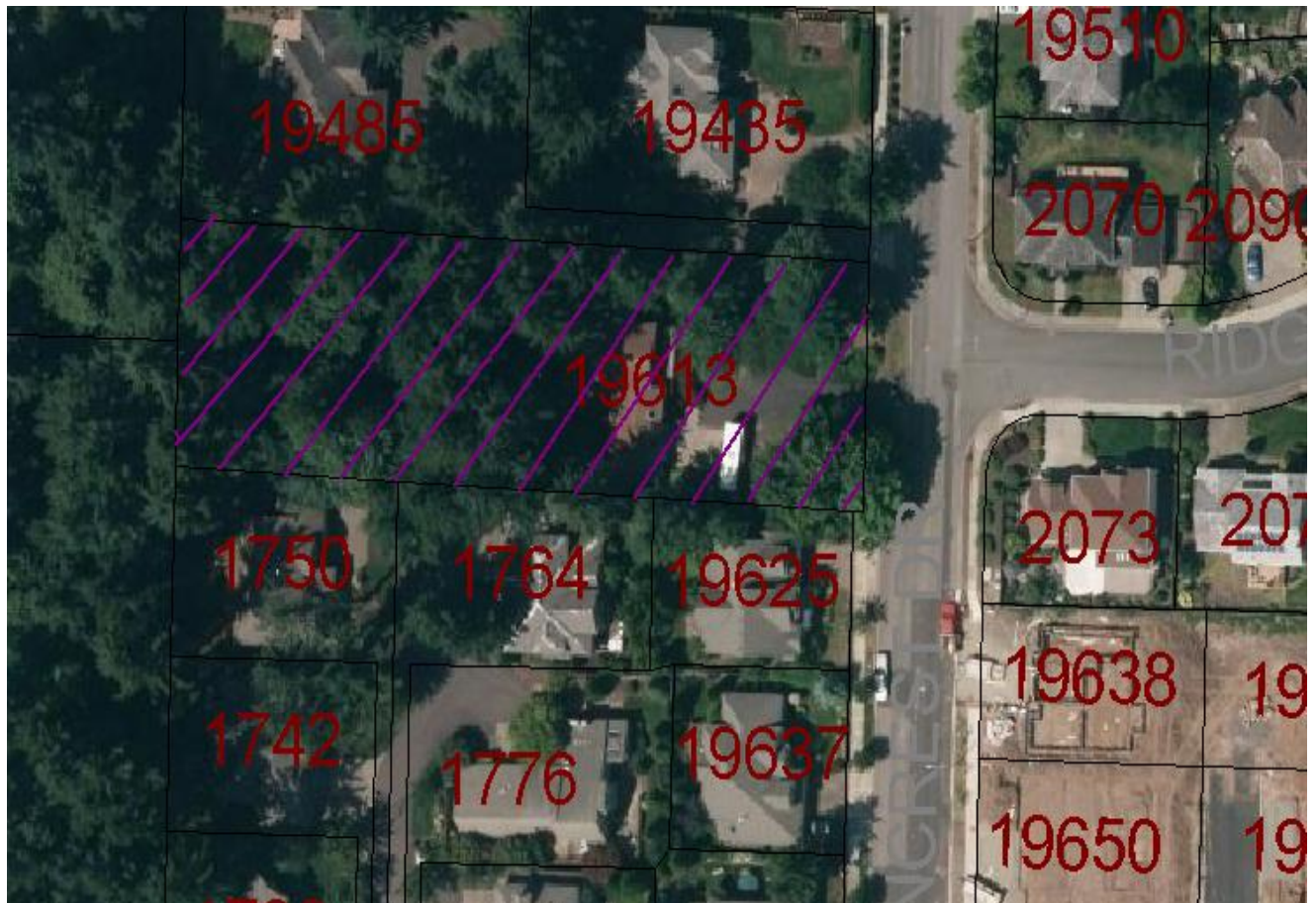
Applicant: Phil Gentemann, Centurion Homes

Subject Property Address: 19613 Suncrest Drive

Neighborhood Assn: Marylhurst and Hidden Springs

Planner: Peter Spir

Project #: PA-14-03





PRE-APPLICATION CONFERENCE

| THIS SECTION FOR STAFF COMPLETION | | |
|-----------------------------------|------------------|----------------------------|
| CONFERENCE DATE: <u>2/6/14</u> | TIME: <u>9AM</u> | PROJECT #: <u>PA-14-03</u> |
| STAFF CONTACT: <u>PETER SPIR</u> | | FEE: <u>1000-</u> |

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.

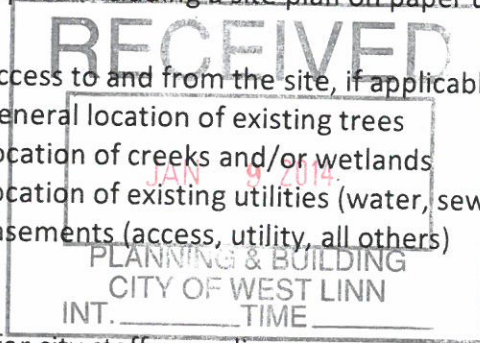
Address of Subject Property (or map/tax lot): 19613 SUNCREST AVE DR

Brief Description of Proposal: MINOR PARTITION OF EXISTING TAX LOT 1001 INTO 2 LOTS PER ATTACHED SKETCH.

Applicant's Name: Philip Gentemann - CENTURION HOMES INC
 Mailing Address: 7128 SW GONZAGA AVE ST, TIGARD, ORE 97223
 Phone No: (503) 620-2047 Email Address: PHIL@CENTURIONHOMES.NET

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
- General location of existing trees
- Location of creeks and/or wetlands
- 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:

COUNCIL DOES NOT WANT TO CONNECT EXISTING HOUSE TO CITY WATER AT THIS TIME.

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

Mary Jean Rvera
Property owner's signature

Jan. 9, 2014
Date

Property owner's mailing address (if different from above)

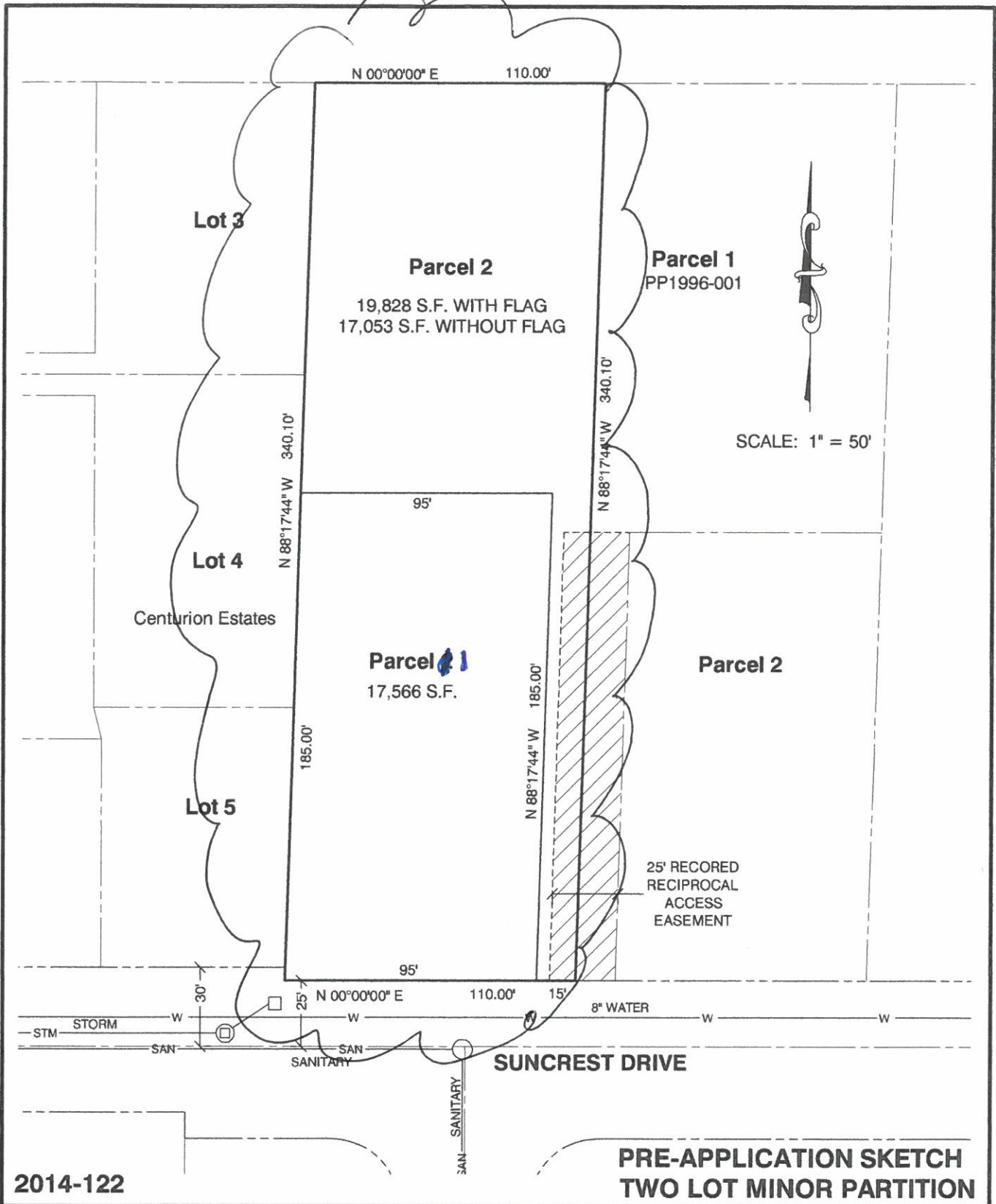
SUMMARY
OF MINOR PARTITION TAX LOT 1001

This application is for a minor partition of Tax lot 1001 T.2s.R.1E, Section 23 (19613 Suncrest Ave, West Linn, Oregon) Into 2 lots. Zoning to remain R-10 with the rear lot having a 15 foot Flag connecting to Suncrest Ave. A zone change similar to adjacent Centurion Estates to R-7 is not being requested.

An existing joint roadway and access agreement exists between Tax Lot 1001 and Tax Lot 1000 that provides for a future lot partition Of Tax Lot 1001. The roadway agreement will be used as much as Possible to meander the driveway preserving the trees and the Character of the existing driveway.

Utilities will be extended from Suncrest Ave up the Flag To the future Parcel 2.

The property owner is requesting that the existing house (Which will remain and be occupied by the current owner) not Be required to connect to city water at this time. Jim Clark (City of West Linn Building Department) indicated that it would not be required.



2014-122

**PRE-APPLICATION SKETCH
TWO LOT MINOR PARTITION**

Theta, llc

ENGINEERING - SURVEYING - PLANNING

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Lake Oswego, Oregon 97035

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**19613 Suncrest Drive
West Linn, Oregon 97068
T.2S. R.1E., Section 23, Lot 1001**

EXHIBIT C EXISTING TAX LOT 1001

