



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 6, 2014

**City Hall
22500 Salamo Road**

Willamette Conference Room

**9:00 am Proposed Type II Variance to allow a fifth lot to access Tract "C" in
Teresa's Vineyard Subdivision**

Applicant: Lennar Northwest, Inc.

Subject Property Address: 2589 Coeur D'Alene Drive

Neighborhood Assn: Savanna Oaks

Planner: Tom Soppe

Project #: PA-14-12





CITY OF
West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	3/6/14	PROJECT #:
TIME:	9 AM	PA-14-12
STAFF CONTACT:	PETER SPIR	FEE:
		350-

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): 2589 Coeur D'Alene Drive; Lot 9 of Teresa's Vineyard Subdivision (21E35DA/4409)

Brief Description of Proposal: Type II Variance to CDC 48.030.D to allow a fifth lot to access Tract "C" in Teresa's Vineyard Subdivision

Applicant's Name: Lennar Northwest, Inc.
Mailing Address: 11087 NE 99th Street, Suite 1170, Vancouver, WA 98682
Phone No: (503) 519-6147 Email Address: mike.loomis@lennar.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
- Easements (access, utility, all others)
- 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.)

Please list any questions or issues that you may have for city staff regarding your proposal:
Please see attached.

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

James C. ...
Property owner's signature

2/20/14
Date

11087 NE 99th Street, Suite 1170, Vancouver, WA 98682
Property owner's mailing address (if different from above)



1120 N.W. Couch Street, Tenth Floor
Portland, OR 97209-4128
PHONE: 503.727.2000
FAX: 503.727.2222
www.perkinscoie.com

Michael C. Robinson
PHONE: (503) 727-2264
FAX: (503) 346-2264
EMAIL: MRobinson@perkinscoie.com

February 20, 2014

VIA EMAIL

Mr. Chris Kerr
Community Development Director
City of West Linn
Planning and Building Department
22500 Salamo Road, Suite 1000
West Linn, OR 97068

Re: Pre-Application Meeting Request for Lot 9, Teresa's Vineyard Subdivision

Dear Mr. Kerr:

This office represents J. T. Smith Companies. Please find enclosed a request for a Pre-Application meeting for Thursday, March 6 at 9:00 a.m. to discuss a variance to West Linn Community Development Code Section 48.030.D to allow a fifth single-family lot to access Tract "C" in Teresa's Vineyard Subdivision.

The Applicant would like City Staff to describe the Type II Variance Process and any additional issues that they believe the Applicant should address in the application narrative.

Thank you in advance for your courtesy and assistance.

Very truly yours,

Michael C. Robinson

MCR:rsp
Enclosures

cc: Mr. Mike Loomis (via email) (w/ encl.)
Mr. John Wyland (via email) (w/ encl.)
Mr. Garrett Stephenson (via email) (w/ encl.)

37891-0049/LEGAL29517960.1

ANCHORAGE · BEIJING · BELLEVUE · BOISE · CHICAGO · DALLAS · DENVER · LOS ANGELES · MADISON · NEW YORK
PALO ALTO · PHOENIX · PORTLAND · SAN DIEGO · SAN FRANCISCO · SEATTLE · SHANGHAI · TAIPEI · WASHINGTON, D.C.

TERESA'S VINEYARD

BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, BLAND ACRES, PLAT NO. 304, LOCATED IN THE NE 1/4 AND THE SE 1/4 SEC. 35, T2S, R1E, W4M, CITY OF WEST Linn, CLACKAMAS COUNTY, OREGON
CITY OF WEST Linn FILE NO. SUB-07-02/NDW-07-02/VAR-07-01
SURVEYED: DECEMBER, 2011

BOOK 142 PAGE 021
RECORDED AS DOCUMENT No. 2012-1405
PLAT NO. 4339

SHEET INDEX
SHEET 1 - OVERALL PLAN, SHEET INDEX, LEGEND, NOTES & PLAT RESTRICTIONS AND MONUMENT TABLE
SHEET 2 - NORTH HALF OF SITE
SHEET 3 - SOUTH HALF OF SITE
SHEET 4 - APPROVALS, SURVEYOR'S CERTIFICATE, DECLARATION & ACKNOWLEDGMENTS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENTS 95-14168 AND 2011-07085 AS SHOWN IN S.M. 2011-170, CLACKAMAS COUNTY SURVEY RECORDS. BEARINGS ARE BASED ON HOLDING SOUTH 070°07' EAST BETWEEN FOUND MONUMENTS M1 AND M5 AS DESCRIBED IN S.M. 2011-170.

NOTES AND PLAT RESTRICTIONS

1. BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER S.M. 2011-170, CLACKAMAS COUNTY SURVEY RECORDS.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL AS LISTED IN THE BEST Linn FINAL LAND USE DECISION NOTICE.
3. SUB-07-02/NDW-07-02/VAR-07-01 IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF "TERESA'S VINEYARD" RECORDED UNDER DOCUMENT NO. 2012-1405, CLACKAMAS COUNTY DEED RECORDS.
4. THERE IS AN 8-FOOT PUBLIC UTILITY EASEMENT ON THE FRONT OF ALL LOTS AND TRACTS "A", "B" AND "C" AND ON THE STREET SIDES OF CORNER LOTS AS SHOWN HEREIN.
5. TRACTS "A" AND "B" ARE TRACTS FOR THE PURPOSE OF OPEN SPACE AND STORM WATER FACILITIES SUBJECT TO A PUBLIC SYSTEM WATER EASEMENT OVER THEIR ENTIRETY AND ARE CONVEYED TO THE CITY OF WEST Linn PER INSTRUMENT NO. 2012-021411, CLACKAMAS COUNTY DEED RECORDS, SUBJECT TO THE METAL DEED RESTRICTION PER INSTRUMENT NO. 2012-021411, CLACKAMAS COUNTY DEED RECORDS.
6. TRACT "A" IS SUBJECT TO A 10-FOOT PUBLIC SANITARY SEWER EASEMENT ALONG ITS NORTH LINE AND A 10-FOOT ACCESS EASEMENT FOR SURVEY PURPOSES ONLY TO ALLOW ACCESS TO THE QUARTER CORNER MONUMENT ON THE EAST LINE OF LOT 2A.
7. TRACT "B" IS SUBJECT TO A 10-FOOT PUBLIC UTILITY EASEMENT ALONG ITS NORTH LINE.
8. TRACT "C" IS A TRACT FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS, LOCAL ACCESS TO THE CITY OF WEST Linn PER INSTRUMENT NO. 2012-021411, CLACKAMAS COUNTY DEED RECORDS. TRACT "C" IS SUBJECT TO THE 8-FOOT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 15 TO 20 FOR THE PURPOSE OF SANITARY SEWER, WATER LINE AND STORM DRAINAGE, AS SHOWN HEREIN.
9. TRACT "C" WILL PROVIDE ACCESS TO A MAXIMUM OF TWO FUTURE LOTS IN THE ADJOINING PARCEL TO THE SOUTH DESCRIBED IN FEE NO. 94-13207.
10. TRACT "D" IS A PRIVATE TRACT AND IS CONVEYED TO THE OWNER OF LOT 2 "CRYSTAL TERRACE" PER INSTRUMENT NO. 2012-021411, CLACKAMAS COUNTY DEED RECORDS. TRACT "D" IS NOT SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED PER NOTE #1.
11. TRACT "E" IS A PRIVATE TRACT AND IS CONVEYED TO THE OWNER OF LOT 1 "CRYSTAL TERRACE" PER INSTRUMENT NO. 2012-021411, CLACKAMAS COUNTY DEED RECORDS. TRACT "E" IS NOT SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED PER NOTE #1.
12. TRACT "F" IS A PRIVATE TRACT AND IS CONVEYED TO THE OWNER OF LOT 3 AS SHOWN HEREIN. MAINTENANCE OF THE SANITARY LINE IS THE RESPONSIBILITY OF THE OWNER OF LOT 3. THAT PORTION OF THE GROUND SURFACE OF LOT 2 SUBJECT TO THE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 2.
13. LOTS 2, 4, 6, 8 AND 9 ARE SUBJECT TO A 1-FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREIN TO SERVE SALADO ROAD.
14. LOTS 2, 4, 6, 8 AND 9 ARE SUBJECT TO A WALL EASEMENT AND MAINTENANCE CONDITIONS AS DESCRIBED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED PER NOTE #1.
15. LOTS 2, 4, 6, 8 AND 9 ARE SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN HEREIN. MAINTENANCE OF THE STORM DRAIN LINE IS THE RESPONSIBILITY OF THE OWNER OF LOT 2. THAT PORTION OF THE GROUND SURFACE OF LOT 3 SUBJECT TO THE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 3.
16. LOTS 2, 4, 6, 8 AND 9 ARE SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT AS SHOWN HEREIN. THAT PORTION OF THE GROUND SURFACE SUBJECT TO THE EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF SAID LOTS. NO PERMANENT STRUCTURES SHALL BE ERECTED WITHIN THE EASEMENT SO AS NOT TO INTERFERE WITH THE PUBLIC OPERATIONS AND MAINTENANCE OF THE STORM SEWER SYSTEM.
17. LOTS 2, 4, 6, 8 AND 9 ARE SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT AS SHOWN HEREIN FOR THE BENEFIT OF TERESA'S VINEYARD HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING RECREATION WALL EASEMENT TO A PUBLIC STORM DRAINAGE SYSTEM.
18. LOTS 6 AND 7 ARE SUBJECT TO A PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREIN AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED PER NOTE #1.
19. LOTS 10 AND 20 ARE SUBJECT TO AN 8-FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREIN.
20. LOT 12 IS SUBJECT TO A 10-FOOT PRIVATE SANITARY SEWER AND STORM DRAINAGE EASEMENT AS SHOWN HEREIN FOR THE BENEFIT OF LOT 11. MAINTENANCE OF THE SANITARY AND STORM LINES IS THE RESPONSIBILITY OF THE OWNER OF LOT 11. THAT PORTION OF THE GROUND SURFACE OF LOT 12 SUBJECT TO THE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 12.
21. LOTS 15, 16, 23 AND 30 ARE SUBJECT TO A PUBLIC SIDEWALK EASEMENT AS SHOWN HEREIN.
22. LOTS 21 AND 22 ARE SUBJECT TO AN 8-FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREIN.
23. LOTS 22 AND 23 ARE SUBJECT TO A 20-FOOT ACCESS EASEMENT AND EASEMENT AGREEMENT PER INSTRUMENT NO. 2012-021411, CLACKAMAS COUNTY DEED RECORDS. THE ACCESS EASEMENT WILL PROVIDE ACCESS FOR THE ADJOINING PARCEL TO THE WEST DESCRIBED IN FEE NO. 94-13207, OR A MAXIMUM OF TWO LOTS OF SAID ADJOINING PARCEL TO THE WEST IS 94-13207 AND A PUBLIC UTILITY EASEMENT AS SHOWN HEREIN.
24. LOT 22 IS SUBJECT TO A 4.5-FOOT PRIVATE WATER LINE EASEMENT FOR THE BENEFIT OF THE PARCEL DESCRIBED IN FEE NO. 94-13207 AND A PUBLIC UTILITY EASEMENT AS SHOWN HEREIN.
25. LOT 24 IS SUBJECT TO AN 8-FOOT ACCESS EASEMENT AS SHOWN HEREIN. ACCESS ON TO LOT 24 FOR SURVEY PURPOSES SHALL BE ALLIRED AT ALL TIMES. PERMANENT TO BLACK 022424. THE QUARTER CORNER MONUMENT AND ITS ACCESSORIES ARE PUBLIC LAND SURVEY MONUMENTS THAT SHALL BE PROTECTED AND PRESERVED AT ALL TIMES.
26. THERE SHALL BE NO VEHICULAR ACCESS TO SALADO ROAD FROM LOTS 2, 3, 6 AND 7.
27. SEE SHEET 4 FOR LISTING OF RELEASES OF EXISTING EASEMENTS AND EASEMENTS DEFINED IN THE COVENANTS, CONDITIONS & RESTRICTIONS REFERENCED IN NOTE #1.

LEGEND

- - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
- - SET 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP
- - MARKED "TICKS" FLUSH IN PAINT
- - SET 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP
- - MARKED "TICKS" IN MONUMENT BOX
- - FOUND MONUMENT AS NOTED
- - FOUND QUARTER CORNER - 3-1/4" BRONZE CAP
- - FOUND
- - IRON ROD
- - IRON PIPE
- - IRON BAR
- - YELLOW PLASTIC CAP
- - BRONZE PLASTIC CAP
- - CLACKAMAS COUNTY SURVEY RECORD
- - EASEMENT
- - PUBLIC UTILITY EASEMENT
- - THE SAUNDERS COMPANY SURVEY

Olivia
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore C. Lambert
OREGON
JULY 18, 1987
THEODORE C. LAMBERT
2204
RENEWALS: 12-31-2012

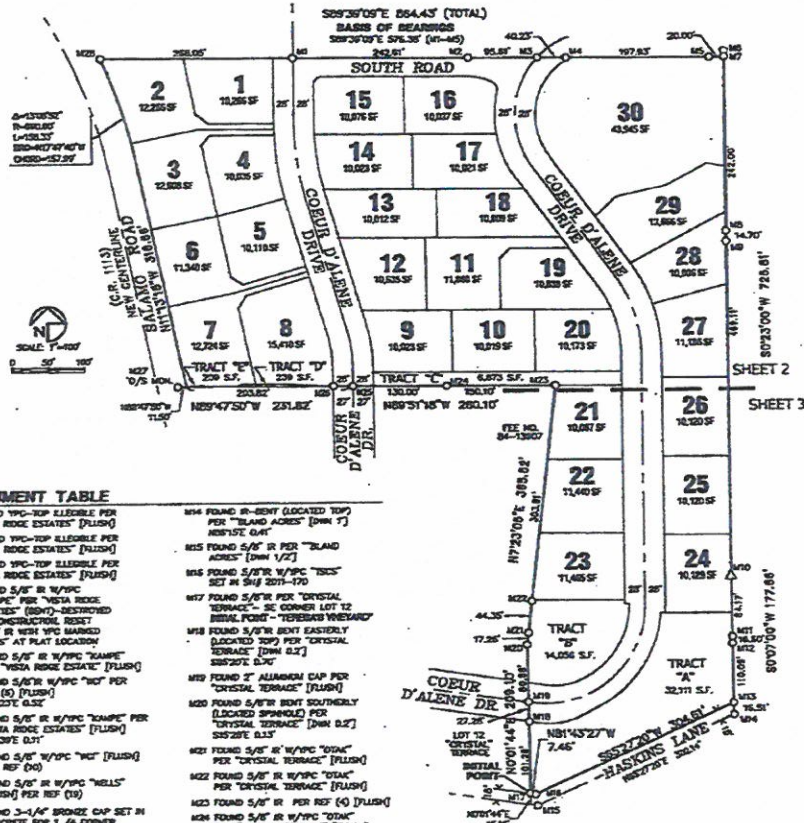
The Saunders Company Inc.

SURVEY DIVISION
3811 UNIVERSITY SW
BUNGLE, OREGON 97102
TEL: 503-674-6947 FAX: 503-674-6947
WWW.THESAUNDERSCOMPANY.COM

SHEET 1 OF 4 JOB NO. 9130

MONUMENT TABLE

- | | |
|---|--|
| M1 FOUND 1/2" TOP ELIGIBLE FOR "VISTA RIDGE ESTATES" [FLUSH] | M14 FOUND IR-SEMT (LOCATED TOP) PER "BLAND ACRES" [DIN 7] 108151.041" |
| M2 FOUND 1/2" TOP ELIGIBLE FOR "VISTA RIDGE ESTATES" [FLUSH] | M15 FOUND 5/8" IR PER "BLAND ACRES" [DIN 1/2"] |
| M3 FOUND 1/2" TOP ELIGIBLE FOR "VISTA RIDGE ESTATES" [FLUSH] | M16 FOUND 5/8" IR PER "TICKS" SET IN SHIP 2011-170 |
| M4 FOUND 5/8" IR W/ PVC "CAMP" PER "VISTA RIDGE ESTATE" [FLUSH] | M17 FOUND 5/8" IR PER "CRYSTAL TERRACE" - SE CORNER LOT 12 INITIAL POINT - TERESA'S VINEYARD |
| M5 FOUND 5/8" IR W/ PVC "CAMP" PER "VISTA RIDGE ESTATE" [FLUSH] | M18 FOUND 5/8" IR BENT EASTERLY (LOCATED TOP) PER "CRYSTAL TERRACE" [DIN 0.5"] 285276.010" |
| M6 FOUND 5/8" IR W/ PVC "CAMP" PER "VISTA RIDGE ESTATE" [FLUSH] | M19 FOUND 2" ALUMINUM CAP PER "CRYSTAL TERRACE" [FLUSH] |
| M7 FOUND 5/8" IR W/ PVC "CAMP" PER "VISTA RIDGE ESTATE" [FLUSH] | M20 FOUND 5/8" IR BENT SOUTHWEST (LOCATED SPANOLE) PER "CRYSTAL TERRACE" [FLUSH] |
| M8 FOUND 5/8" IR W/ PVC "CAMP" PER "VISTA RIDGE ESTATE" [FLUSH] | M21 FOUND 5/8" IR W/ PVC "TICK" PER "CRYSTAL TERRACE" [FLUSH] |
| M9 FOUND 5/8" IR W/ PVC "CAMP" PER "VISTA RIDGE ESTATE" [FLUSH] | M22 FOUND 5/8" IR PER REF (4) [FLUSH] |
| M10 FOUND 3-1/4" BRONZE CAP SET IN CONCRETE FOR 1/4" CORNER BETWEEN SECTIONS 35 & 36 [FLUSH] PER LOST 2000-081 AND REF (14) | M23 FOUND 5/8" IR W/ PVC "TICK" FOR "CRYSTAL TERRACE" [FLUSH] |
| M11 FOUND 5/8" IR W/ PVC "WELLS" FOR "SANITATION HEIGHTS 1" [UP 1/2"] 107146.010" | M24 FOUND 2" ALUMINUM CAP PER "CRYSTAL TERRACE" [FLUSH] |
| M12 FOUND 5/8" IR PER REF (3, 4) [UP 1/2"] | M25 FOUND 5/8" IR PER "CRYSTAL TERRACE" |
| M13 FOUND 5/8" IR W/ PVC "TICKS" SET IN SHIP 2011-170 | M27 FOUND 1" BERNSTEIN BRONZE PLUG "TICKS" SET IN SHIP 2011-170 |
| | M28 FOUND 1" BERNSTEIN BRONZE PLUG "TICKS" SET IN SHIP 2011-170 |





TRANSMITTAL

DATE: February 20, 2014

TO: John Nomie
COMPANY: City of West Linn

FROM: Mike Loomis – Director of Land Development
PHONE / EMAIL: 360-258-7872 (o) / 503-519-6147 (c) / mike.loomis@lennar.com

RE: Teresa's Vineyard – West Linn
SUBJECT: Variance Fee

MESSAGE:

John: Included hereto is the Variance Fee for Teresa's Vineyard Homesite 9.

Please let me know if you have any questions and/or need additional information.

Thank you,
Mike

11807 NE 99th Street, Suite 1170, Vancouver, WA 98682
Office (360) 258-7900 Fax (360) 258-7901

LENNAR.COM