



LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 3, 2010

City Hall
22500 Salamo Road

Willamette Conference Room

10:00am Flood management area permit for addition of roof structure on patio in 100 year flood plain.

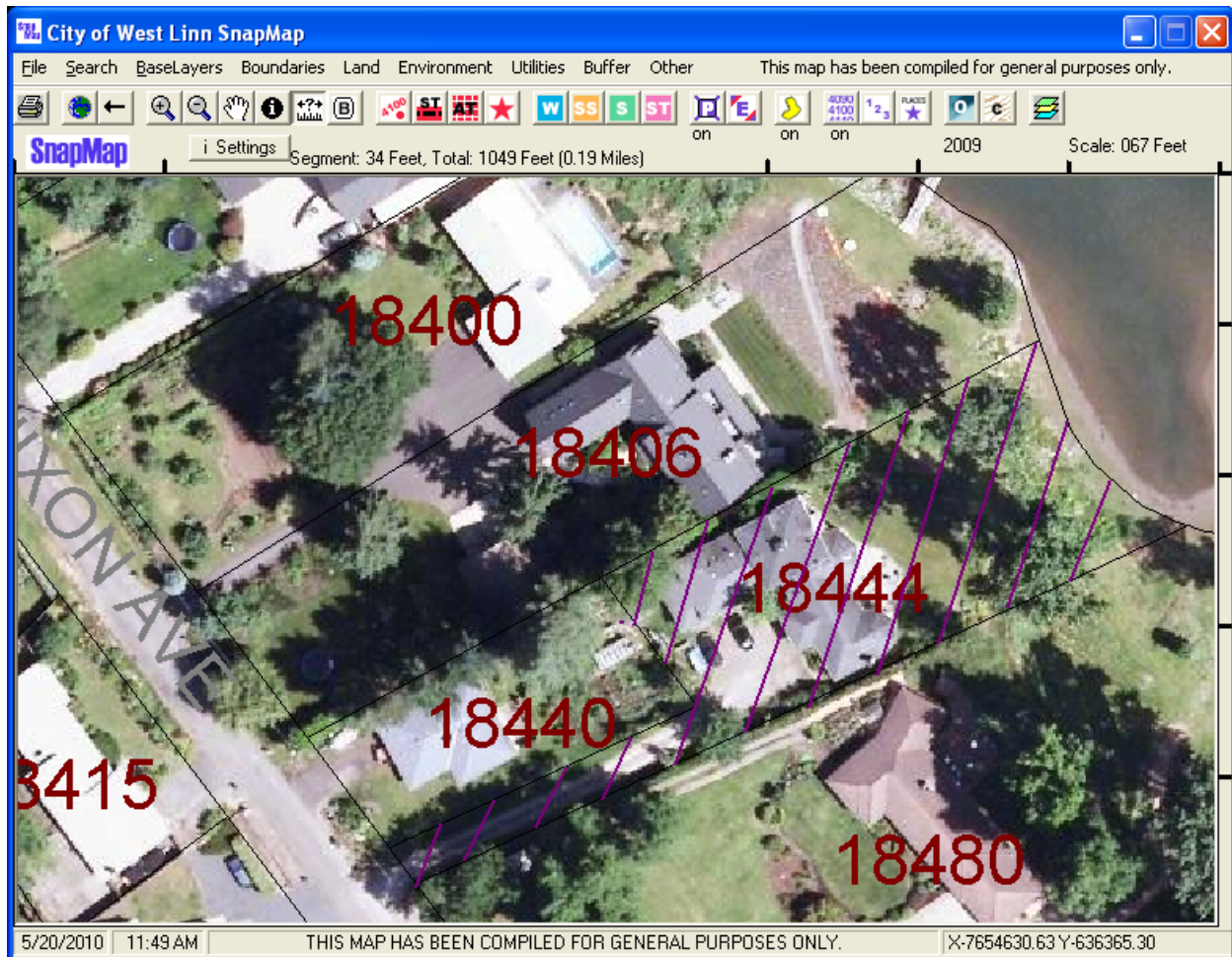
Applicant: Landscape East & West

Subject Property Address: 18444 Nixon Ave.

Neighborhood Assn: *Robinwood*

Planner: Tom Soppe

Project #: PA-10-16





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: <u>6/3/10</u> | TIME: <u>10AM</u> | PROJECT #: <u>PA-10-16</u> |
| STAFF CONTACT: <u>TOM SOPPE</u> | | FEE: <u>350</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): 18444 Nixon Ave West Linn, OR

Brief Description of Proposal: Installation of an attached roof structure to rear of home.

Applicant's Name: Landscape East & West BJORN NORDQUIST

Mailing Address: 8850 SE 76th Dr. Portland, OR 97206

Phone No: (503) 256.5302 Email Address: bjornn@landscapeeast.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
- 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:

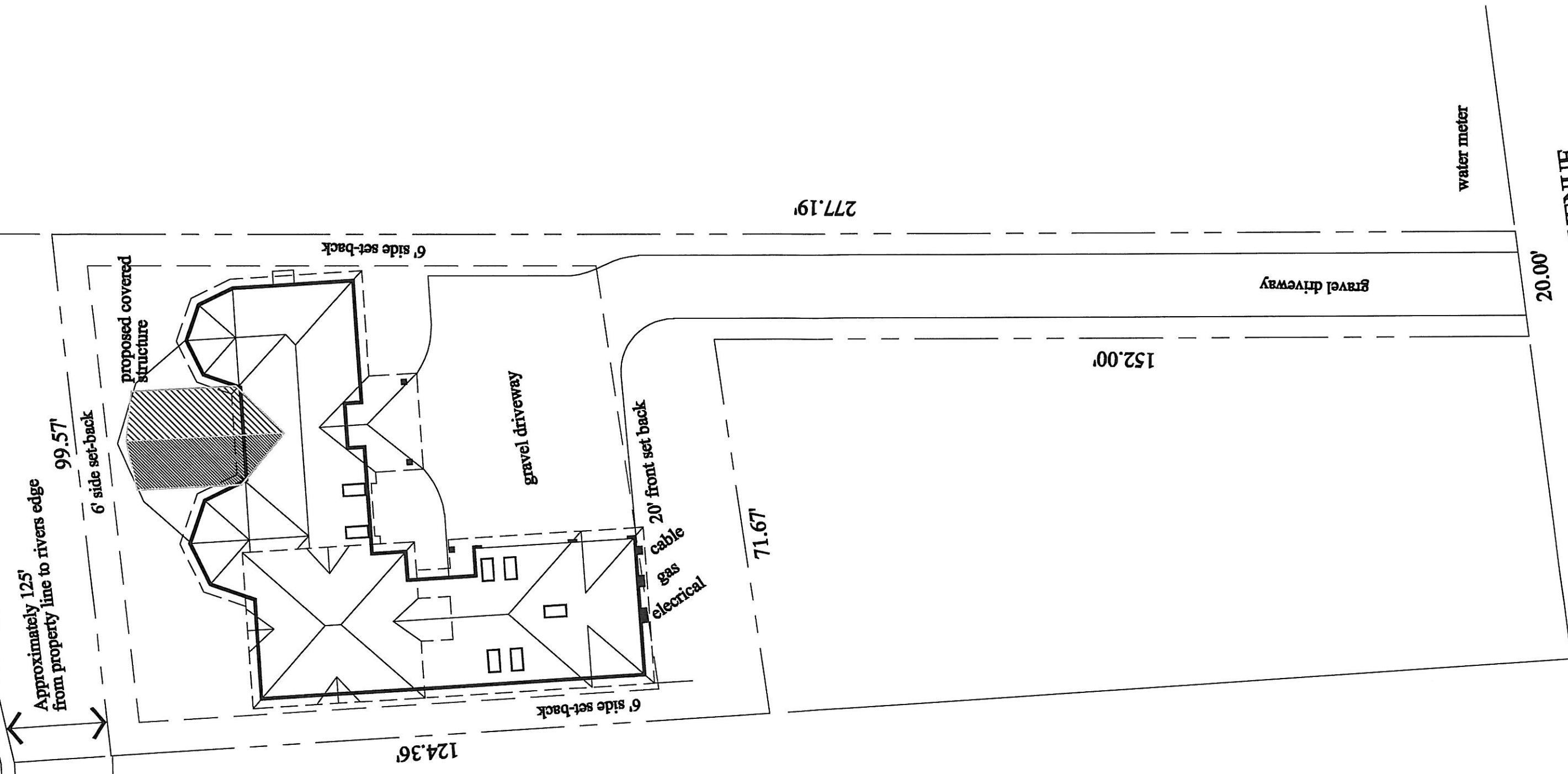
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Craig R. Jacobson
Property owner's signature

5/19/10
Date

18444 Nixon Ave West Linn, OR
Property owner's mailing address (if different from above)

WILLAMELLE RIVER



PROJECT:
JACOBSEN
RESIDENCE
 18444 NIXON AVE
 WEST LINN, OR

SHEET NAME:
SITE
PLAN

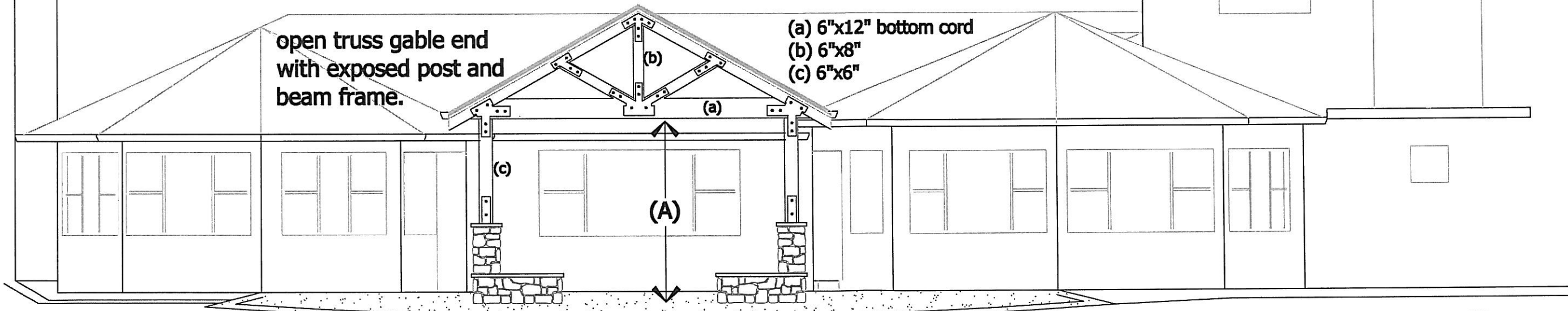
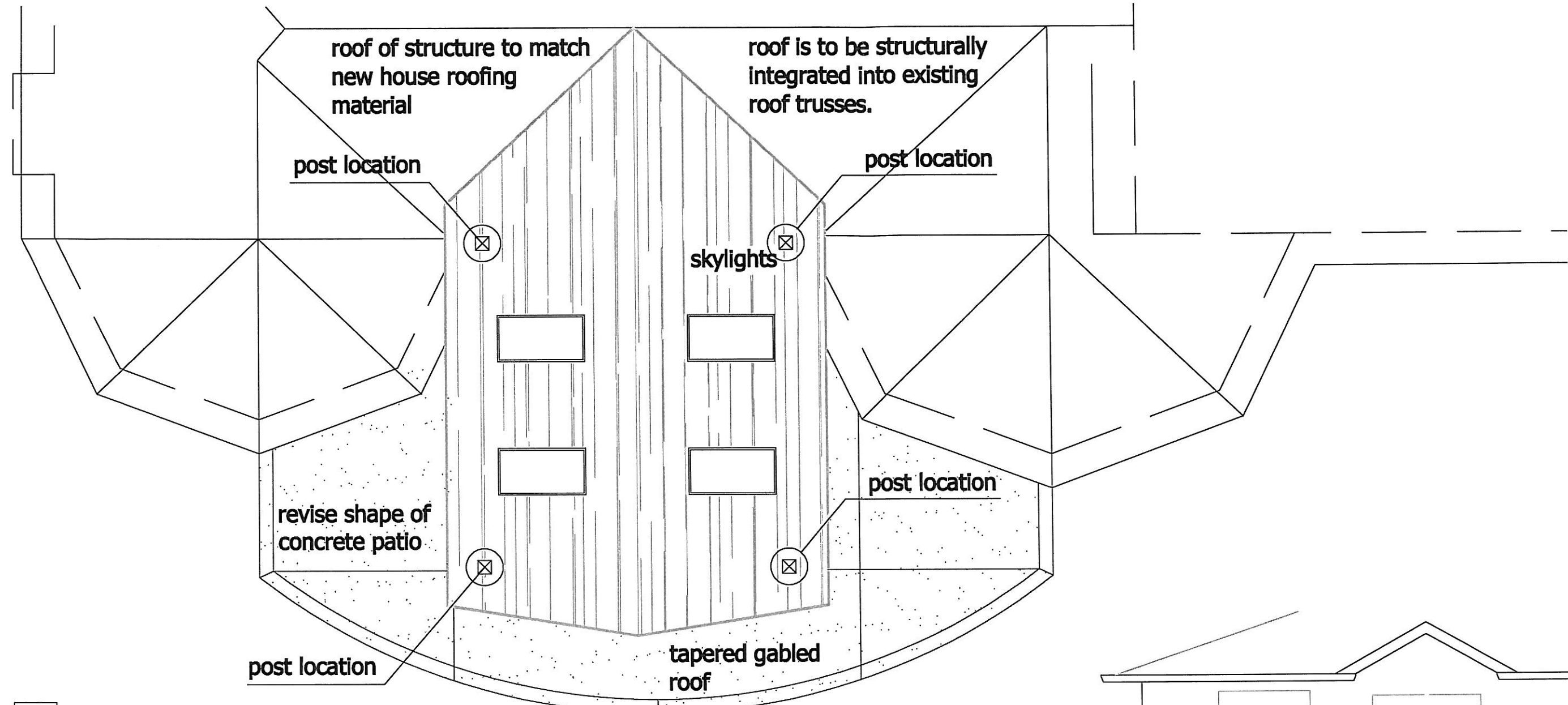
LEGAL DESCRIPTION:
 Lot 149 CEDAR OAK PARK
 PLAT NO. 2
 City of West Linn
 County of Clackamas
 State of Oregon

DATE: 5-18-10 **REVISION:**
DRAWN BY: M.M.M.
SCALE: 1"=20'-0"

SHEET: **L3.0**

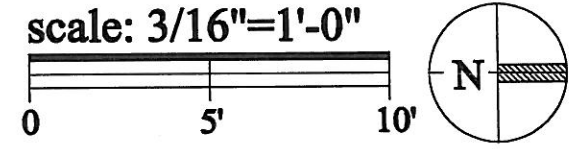


NIXON AVENUE



masonry seat wall and post base foundation is typical of all concept options

(A) height from the bottom of truss to top of concrete patio is approximately 9'-3"



PROJECT:
JACOBSEN RESIDENCE
 18444 NIXON AVE
 WEST LINN, OR

SHEET NAME:
ATTACHED STRUCTURE CONCEPT

DATE: 3-17-10
 DRAWN BY: M.M.M.
 SCALE: 3/16"=1'-0"

SHEET:
L1.0