



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, October 21, 2010**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**10:00 am** New construction of Les Schwab Tire Center

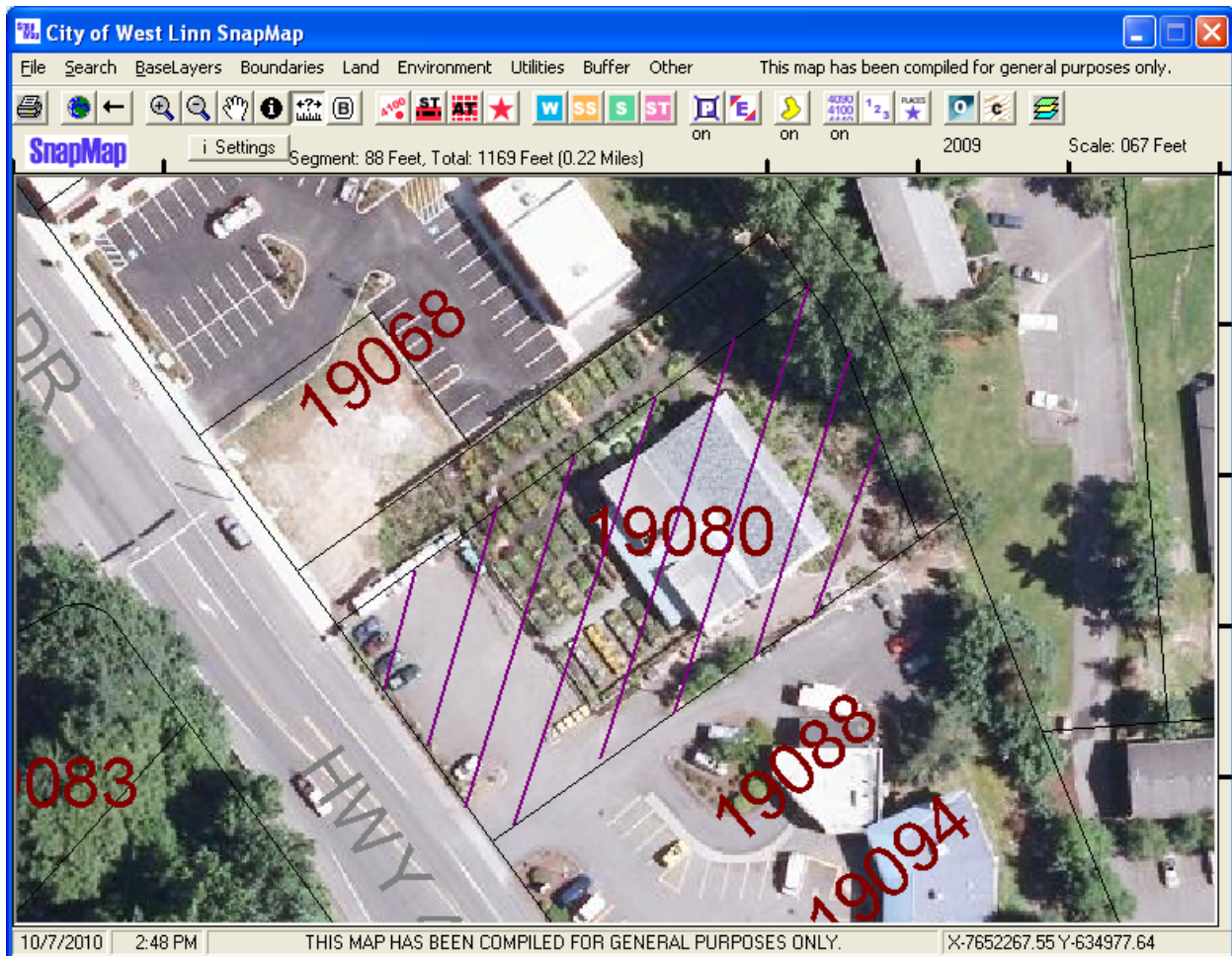
**Applicant:** L B Engineering, Inc.

**Subject Property Address:** 19080 Willamette Dr

**Neighborhood Assn:** *Robinwood*

**Planner:** Peter Spir

**Project #:** PA-10-30





### PRE-APPLICATION CONFERENCE

RECEIVED

OCT 07 2010

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 10/21/10	TIME: 10:00 am	PROJECT #: PA-10-30
STAFF CONTACT: Peter Spir		FEE: \$1000.00

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): 19080 Willamette Dr.

Brief Description of Proposal: New Construction of Les Schwab Tire Center at approximately 11,313 sq. Two Buildings on site. Building "A" (Main Building) consisting of showroom, Warehouse, and Tire Service Area. Building "B" consisting of service and Alignment Bays, Warehouse, office.

Applicant's Name: LB Engineering, Inc., LENNIE BRANT  
Mailing Address: 20380 Halfway Rd., Suite 3  
Phone No: (541) 317-2939 Email Address: lennie@lbeng.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.

→ [Signature] \_\_\_\_\_ 9-30-10  
Property owner's signature Date

→ P.O. Box 5350, BEND, OR 97708  
Property owner's mailing address (if different from above)



## RECORD OF TRANSMITTAL

DATE: October 6<sup>th</sup>, 2010 DELIVERED: MAIL HAND UPS EXPRESS OTHER

\_\_\_\_\_

ADDRESS: City of West Linn  
Attn: Planning Department  
22500 Salamo Road  
Suite Box 1000  
West Linn 97068

PROJECT: Les Schwab Tire Center Proposed

SUBJECT: Pre-Application Conference Set-up

ITEM	QUANTITY	SUBJECT	DATE
A	1	Pre-App Conference Form	
B	1	Check of \$1000 for Pre-App Fee w/ Receipt Voucher (10/01/10)	
C	1	West Linn GIS Map of Proposed Site Location	
D	1	Tax Lot MAP of Proposed lot location	
E	1	Legal Description of Site	
F	1 set	11x17 of proposed design of Site Plan + Elevations	

MESSAGE:



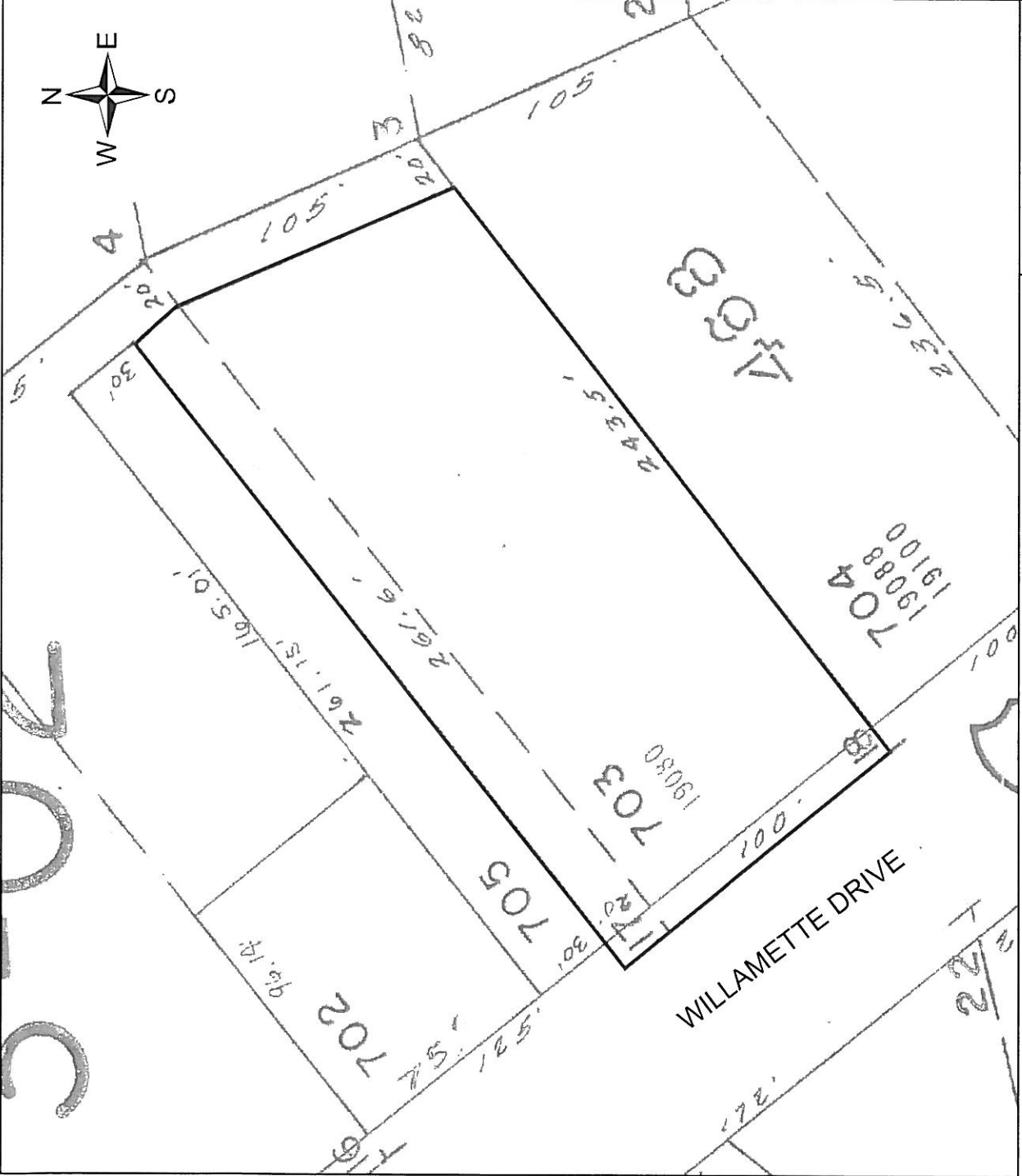


First American  
Title Company

Reference No.: 454183  
County: Clackamas

### Location Map

Legend  
 PIQ



Tax ID: 00360656

Short Legal: A Portion of Lot 17 & 18 Plat Map Bk404 Pg0230

Map Not  
To Scale

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

EXHIBIT A

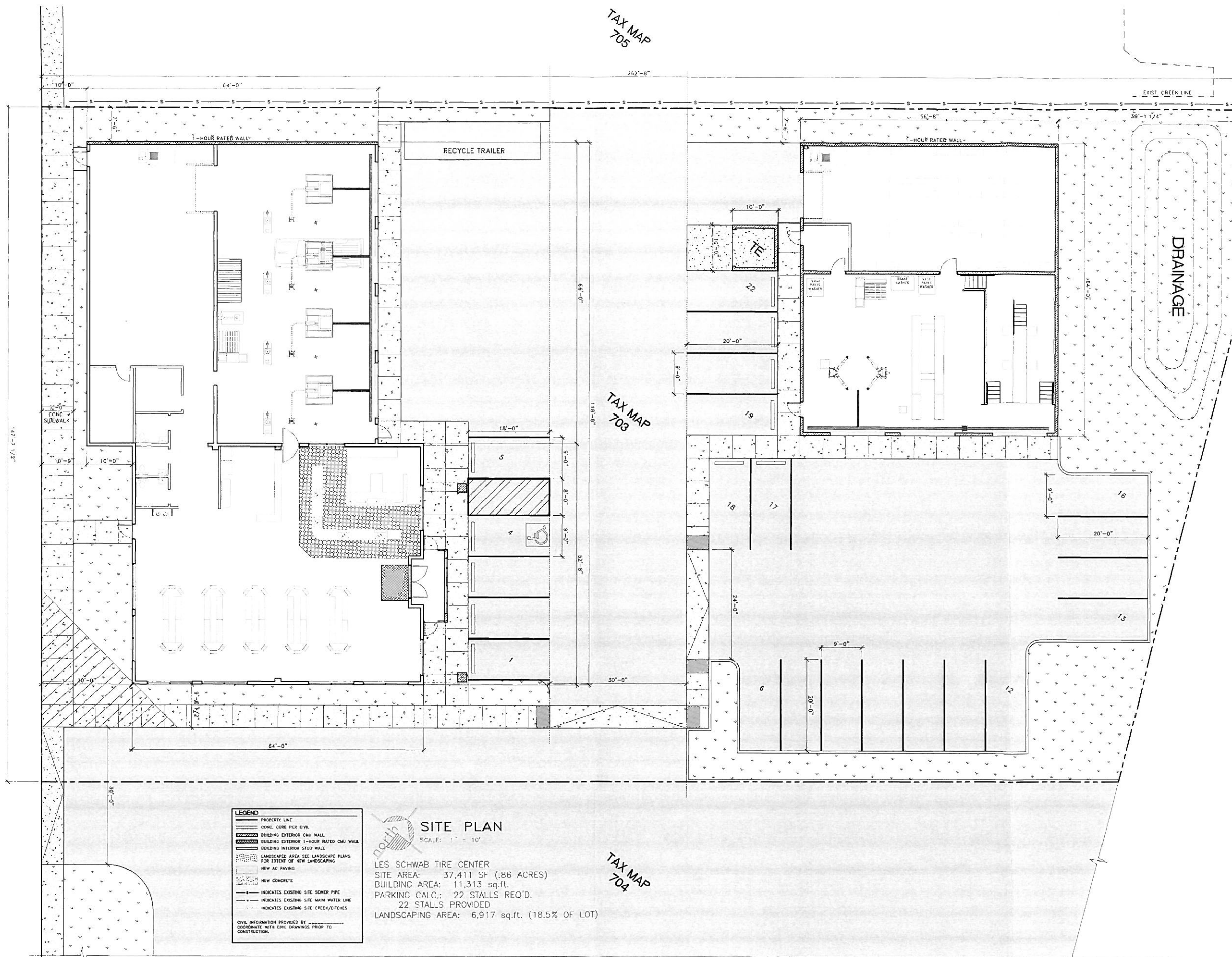
**LEGAL DESCRIPTION**

LOT 18 AND THE SOUTHEASTERLY 20 FEET OF LOT 17, CEDAR OAK PARK (PLAT BOOK 404, PAGE 0230), IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS AND STATE OF OREGON.

EXCEPT THE EASTERLY 20 FEET THEREOF AS CUT OFF BY A LINE DRAWN PARALLEL WITH THE NORTHEASTERLY LINES OF SAID LOTS 17 AND 18.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

WILLAMETTE DRIVE



**LEGEND**

- PROPERTY LINE
- CONC. CURB PER CIVIL
- BUILDING EXTERIOR CMU WALL
- BUILDING EXTERIOR 1-HOUR RATED CMU WALL
- BUILDING INTERIOR STUD WALL
- LANDSCAPED AREA SEE LANDSCAPE PLANS FOR EXTENT OF NEW LANDSCAPING
- NEW ASPHALT PAVING
- NEW CONCRETE
- INDICATES EXISTING SITE SEWER PIPE
- INDICATES EXISTING SITE MAIN WATER LINE
- INDICATES EXISTING SITE CREEK/DITCHES

CIVIL INFORMATION PROVIDED BY COORDINATE WITH CIVIL DRAWINGS PRIOR TO CONSTRUCTION.

**SITE PLAN**  
SCALE: 1" = 10'

LES SCHWAB TIRE CENTER  
 SITE AREA: 37,411 SF (.86 ACRES)  
 BUILDING AREA: 11,313 sq.ft.  
 PARKING CALC.: 22 STALLS REQ'D.  
 22 STALLS PROVIDED  
 LANDSCAPING AREA: 6,917 sq.ft. (18.5% OF LOT)

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**LS Construction Co.**  
 BEND, OREGON  
 PH: (541)416-5162 FAX: (541)416-5133

**LB ENGINEERING, INC.**  
 20380 HALLOWAY R.D. SUITE 3 BEND, OREGON  
 541-317-2939 541-317-2940 fax

Northwest's Largest  
Independent  
Tire Dealer

**NEW LES SCHWAB TIRE CENTER  
 PROPOSED SITE PLAN**

WEST LINN, OREGON

**REVISIONS**

1	
2	
3	
4	
5	
6	

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DATE: 9-30-10  
 ISSUE DATE: 9-30-10

**AI**

PRELIMINARY NOT FOR CONSTRUCTION  
**LES SCHWAB TIRE CENTERS** LS Construction Co.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

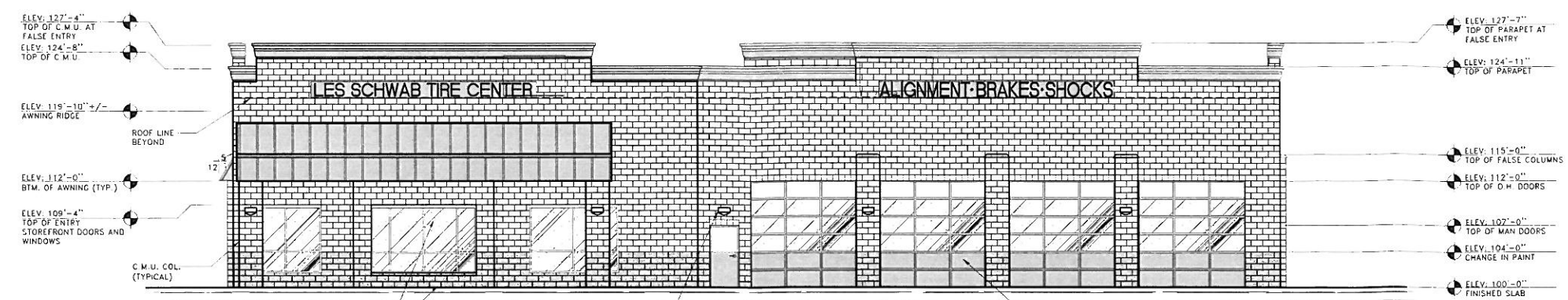
**LS Construction Co.**  
BEND, OREGON  
PH: (541)416-5162 FAX: (541)416-5133

**LB ENGINEERING, INC.**  
20380 HALFWAY R.D. SUITE 3 BEND, OREGON  
541-317-2959 541-317-2940 fax

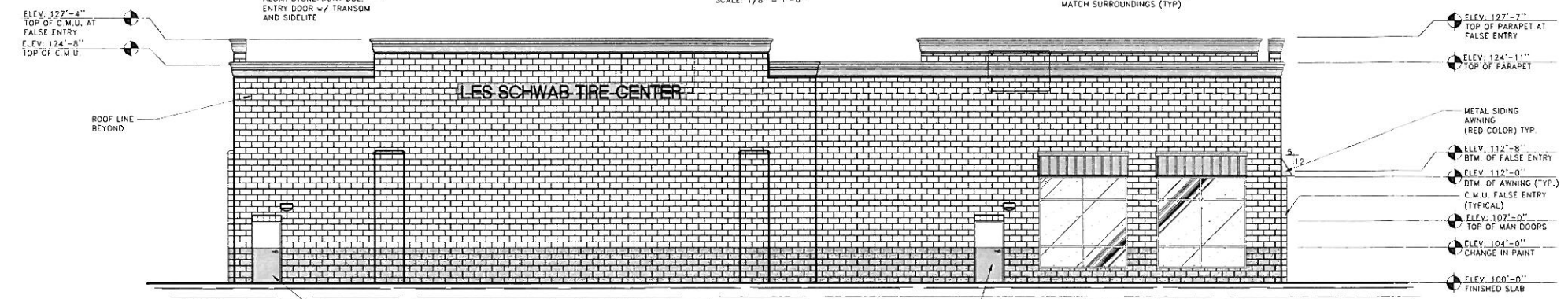
Northwest's Largest  
Independent  
Tire Dealer

**LES SCHWAB TIRE CENTER  
BLDG. "A" ELEVATIONS**

WEST LINN, OREGON



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



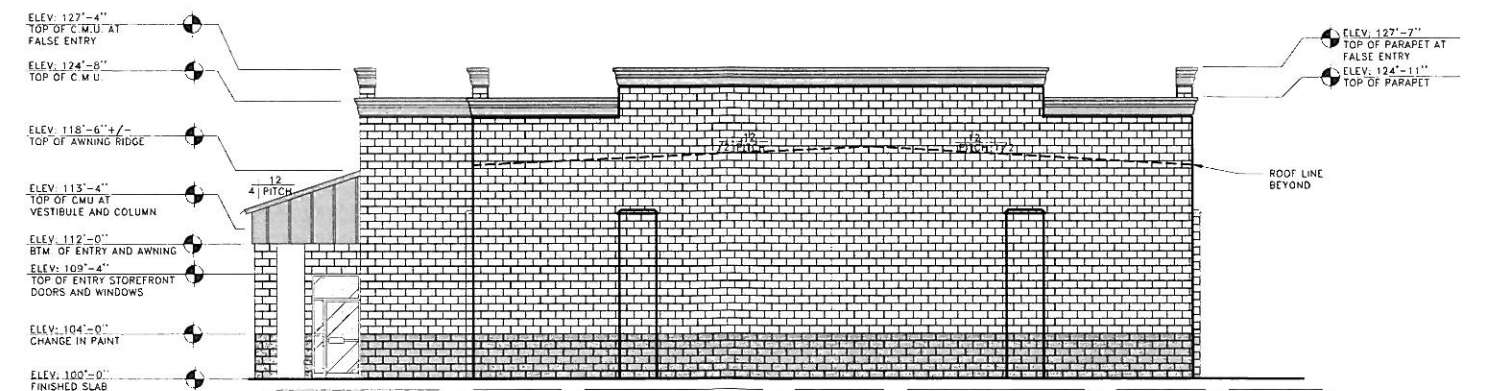
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION MATERIAL LEGEND**

	CMU PAINTED "LS WHITE"
	SPLIT FACE CMU PAINTED "LS RED"
	METAL ROOFING COLOR COATED "LS RED"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**Revisions**

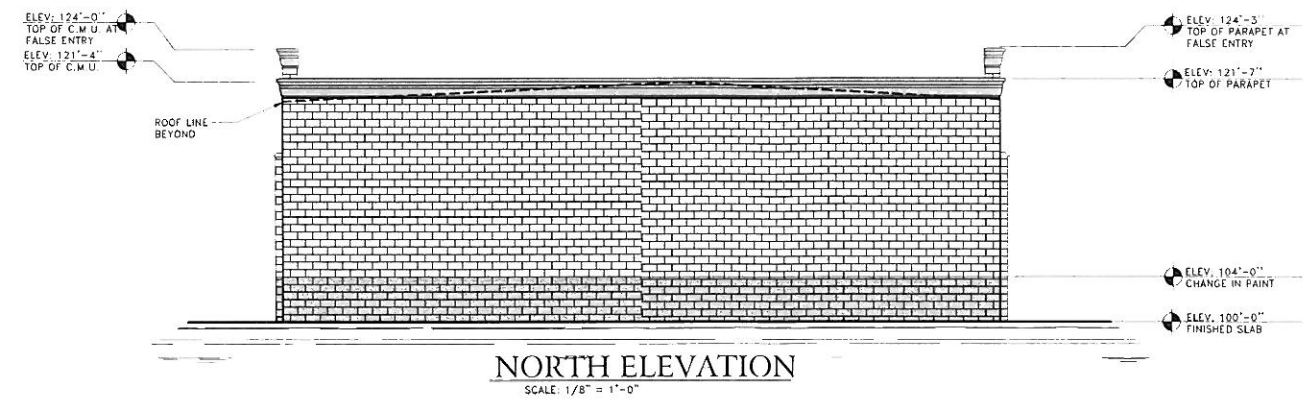
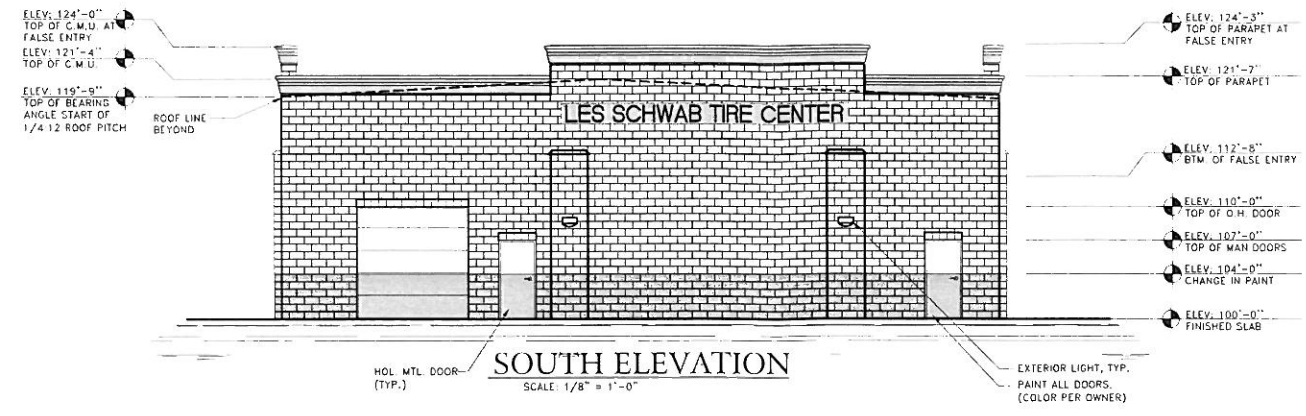
1	2	3	4	5	6

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ISSUE DATE: \_\_\_\_\_

**A3**

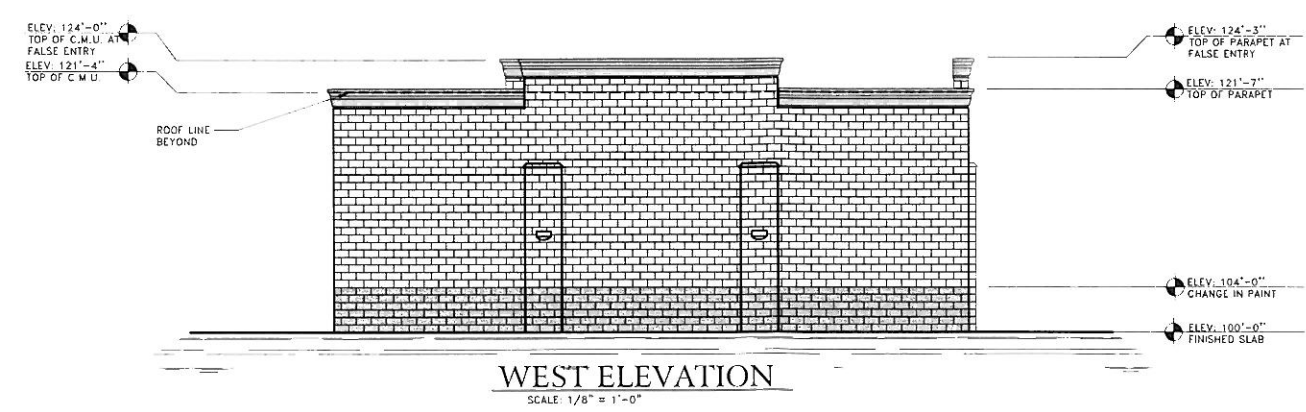


PRELIMINARY  
NOT FOR  
CONSTRUCTION



**ELEVATION MATERIAL LEGEND**

	SPLIT FACE CMU PAINTED "LS WHITE"
	SPLIT FACE CMU PAINTED "LS RED"
	METAL ROOFING COLOR COATED "LS RED"



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BLVD, OREGON  
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Northwest's Largest  
Independent  
Tire Dealer

**LES SCHWAB TIRE CENTER**  
BLDG. "B" ELEVATIONS  
WEST LINN, OREGON

REVISIONS	
1	09/22/2010

DESIGNED BY:	
DRAWN BY:	
DATE:	
ISSUE DATE:	

PRELIMINARY NOT FOR CONSTRUCTION  
LES SCHWAB TIRE CENTERS LS Construction Co.

A3.1