



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, October 3, 2013

**City Hall
22500 Salamo Road**

Willamette Conference Room

11:00 am Proposed partition plat to create two parcels of 3.3 acres (existing site) and 1.3 acres (undeveloped portion). No specific uses are being proposed, but an Alzheimer's development is being considered.

Applicant: Mitch Duryea, Duryea & Associates

Subject Property Address: 23000 Horizon Drive

Neighborhood Assn: Savanna Oaks

Planner: Peter Spir

Project #: PA-13-26





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: <u>10/3/13</u>	TIME: <u>11AM</u>	PROJECT #: <u>PA-13-26</u>
STAFF CONTACT:		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): 23000 Horizon Drive (21E35B 00100)

Brief Description of Proposal: Proposed Partition Plat to create two parcels of 3.3 Acres (existing site) and 1.3 acres (undeveloped portion). No specific uses are being proposed, but an Alzheimer's development is being considered.

Applicant's Name: Mitch Duryea, Duryea & Associates, P.S. (as agent for owner)

Mailing Address: PO Box 7400, Spokane WA 99207

Phone No: 509-465-8007 Email Address: mitch@duryea-associates.com

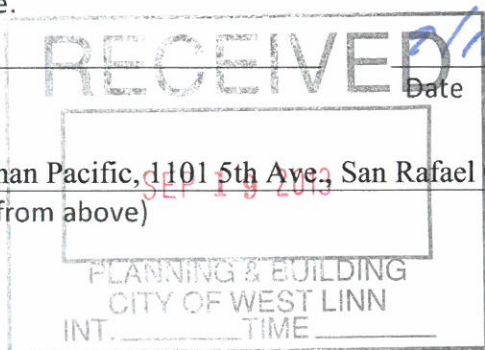
Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- 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:
none

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]
Property owner's signature



Sequoia Heights Capital Partners, LLC/ Monahan Pacific, 1101 5th Ave, San Rafael CA 94901
Property owner's mailing address (if different from above)

DURYEA & ASSOCIATES, P.S.
Land Surveying & Mapping

2702 N. Perry Street
PO Box 7400
Spokane, WA 99207
(509) 465-8007
E-mail: mitch@duryea-associates.com

September 17, 2013

Job No. 13-1750

City of West Linn
Planning & Development
22500 Salamo Road #100
West Linn, OR 97068

Subject: Pre-Application Conference
Proposed Partition Plat
23000 Horizon Drive

Dear Sir,


Duryea & Associates represents the owners of the Tanner Springs Assisted Living Center located at 23000 Horizon Drive. The current living center utilizes a portion of the 4.6 acre parcel. The owners propose to subdivide the property into two parcels through the Partition Plat process.

Parcel A will be about 3.3 acres that will be existing assisted living center. Parcel B will be about 1.3 acres, that is currently undeveloped. Easements for ingress/egress and utilities will over Parcel A in favor of Parcel B. As of the time of this letter, the owner does not have any specific development plans for Parcel B, but is looking to create the parcel at this time.

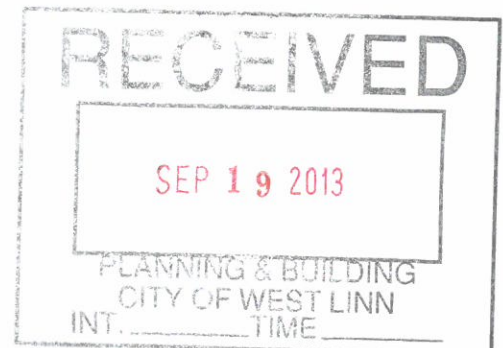
Enclosed for your review is the Pre-Application Conference form, a check for \$1,000 for the review fees, and the site plan illustrating the proposed subdivision.

If you have any questions regarding this application, please contact me at the information above. I look forward to our Pre-Application Conference.

Sincerely,
DURYEA & ASSOCIATES


Mitchell Duryea, L.S.

cc: David Young

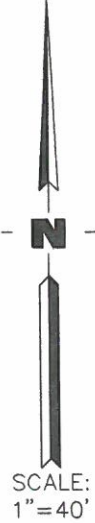


West Bluff Drive

(N 90°00'00" W)
N 89°50'18" E Calc. (363.70')

33.65'

RECEIVED
SEP 19 2013
PLANNING & BUILDING
CITY OF WEST LINN
INT. TIME



SCALE:
1"=40'

N 00°04'31" E 403.07'

(S 00°00'00" E 537.50')
S 00°04'31" W 537.80'

Two Story Masonry Block &
Wood Frame Building
35,106 Square Feet
Height=35'

VESTED IN:
Sequoia Heights Capital Partners, LLC
Instrument No. 2008-034572
APN: 00405341

PROPOSED PARCEL "A"
TOTAL LAND AREA:
144,727 Square Feet
3.323 Acres

Horizon Drive

15' Storm Sewer Easement
Instrument No. 97-085523

S 01°34'29" W 404.71'

(N 01°26'00" E 530.80')

N 89°55'29" W 353.11'
(Proposed Boundary Line)

PROPOSED PARCEL "B"
TOTAL LAND AREA:
57,520 Square Feet
1.321 Acres Gross

10' Sanitary
Sewer Easement
Instrument No.
97-085523

N 00°04'31" E 134.73'

66.55' Msd.

N 01°34'29" E 125.32'

(S 63°02'00" E 142.04')

(N 71°48'00" E 235.00' Msd.)

Weatherhill Road
30' Wide - Public - Asphalt Pavement

DURYEA & ASSOCIATES, P.S.

2702 N. Perry Street, Spokane WA 99207

tel: (509) 465-8007

www.duryea-associates.com

Job No. 13-1750