



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, May 5, 2022

West Linn City Hall

10:00 am: **Proposed New Commercial Building**
Applicant: **Kevin Godwin, SG Architecture/ Darren Gusdorf, ICON Construction & Development**
Property Address: **1919 & 1949 Willamette Falls Drive**
Neighborhood Assn: **Willamette Neighborhood Association**
Planner: **John Floyd** Project #: **PA-22-09**



DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT John Floyd	PROJECT NO(S). PA-22-09 10:00 am on 5/5/21		
NON-REFUNDABLE FEE(S) \$1,000	REFUNDABLE DEPOSIT(S)	TOTAL	\$1000

Type of Review (Please check all that apply):

- | | | |
|----------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input checked="" type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>1919 + 1949 WILLAMETTE FALLS DR. WEST LINN</i>	Assessor's Map No.:
	Tax Lot(s): <i>2</i>
	Total Land Area: <i>15,000 SF</i>

Brief Description of Proposal:
DISCUSS PROPOSED COMMERCIAL BUILDING REQUIREMENTS

Applicant Name: *ICON CONSTRUCTION & DEVELOPMENT* Phone: *503-657-0406*
(please print)
 Address: *1969 WILLAMETTE FALLS DR #260* Email:
 City State Zip: *WEST LINN, OR 97068* *DARREN@ICONCONSTRUCTION.NET*

Owner Name (required): Phone:
(please print)
 Address: *- SAME AS ABOVE -* Email:
 City State Zip:

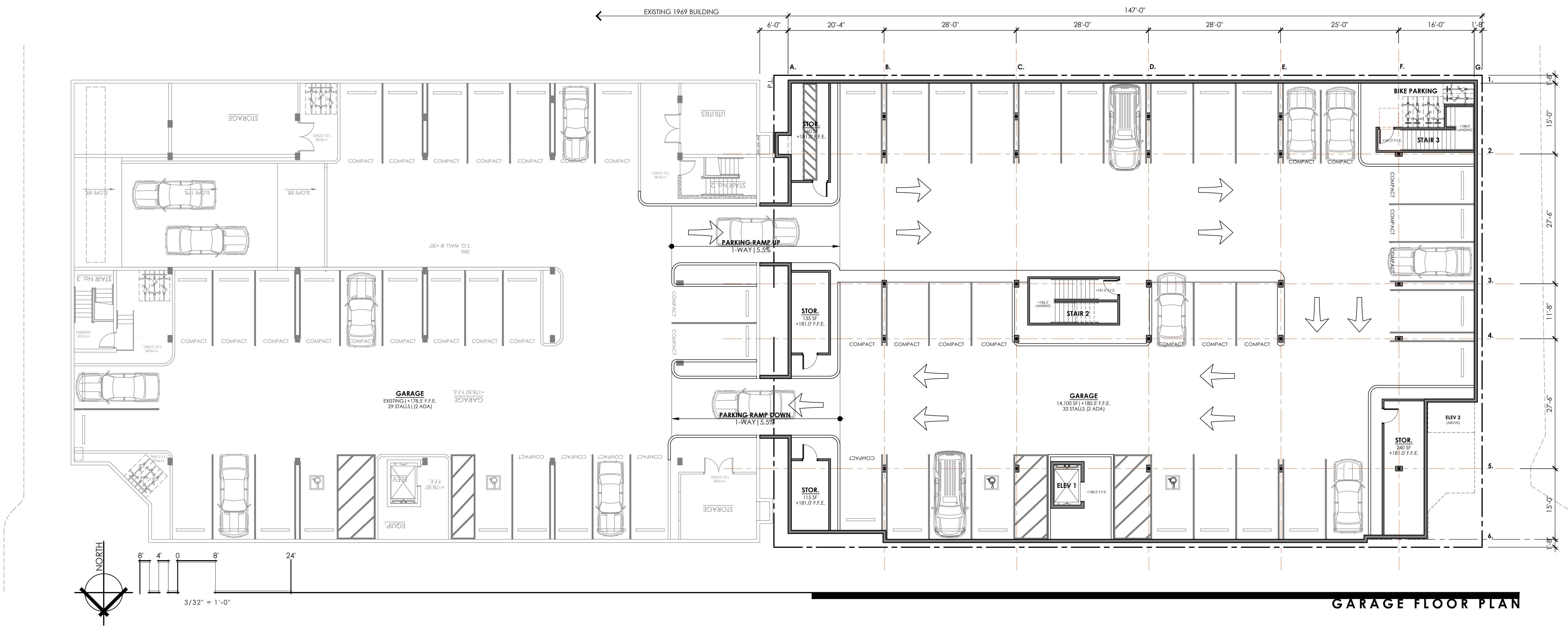
Consultant Name: *SG ARCHITECTURE LLC* Phone: *503-347-4685*
(please print)
 Address: *10940 SW BARNES RD #364* Email:
 City State Zip: *PORTLAND OR 97225* *JSUTTON@SG-ARCH.NET*

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the Submit a Land Use Application web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

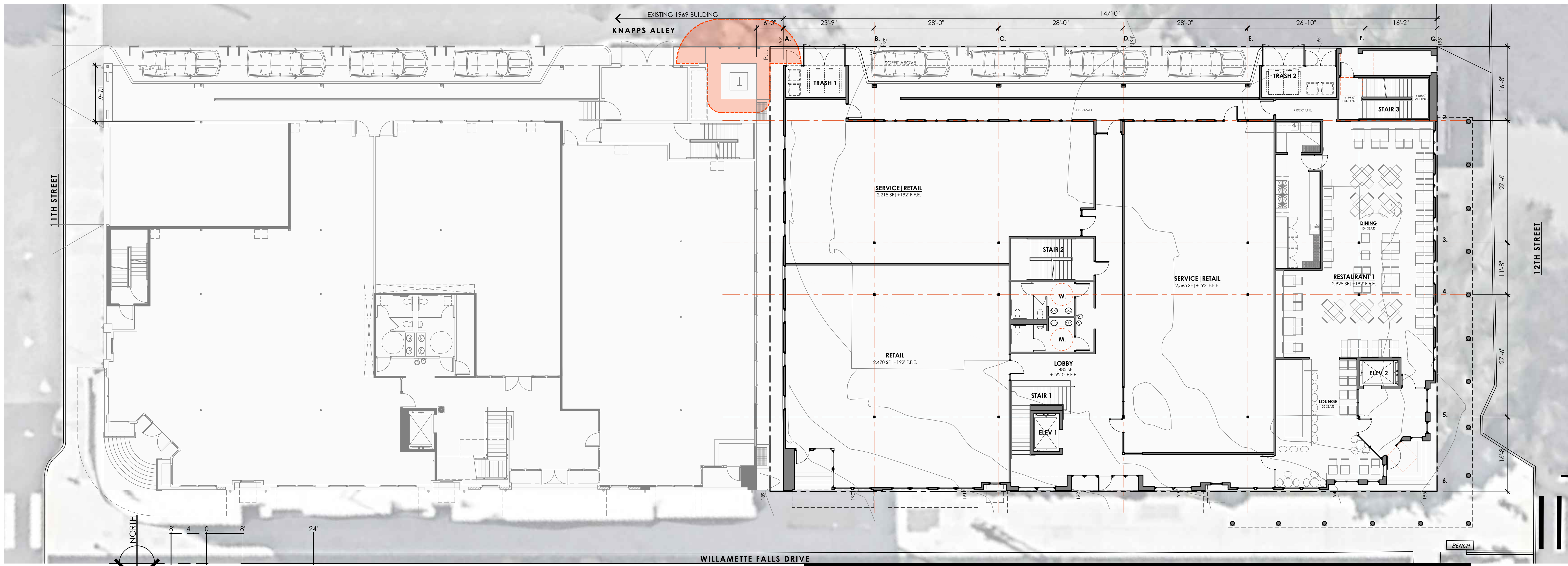


The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

[Signature] 4-4-22 *[Signature]* 4-4-22
 Applicant's signature Date Owner's signature (required) Date



G GARAGE FLOOR PLAN + PARKING RAMP SECTIONS

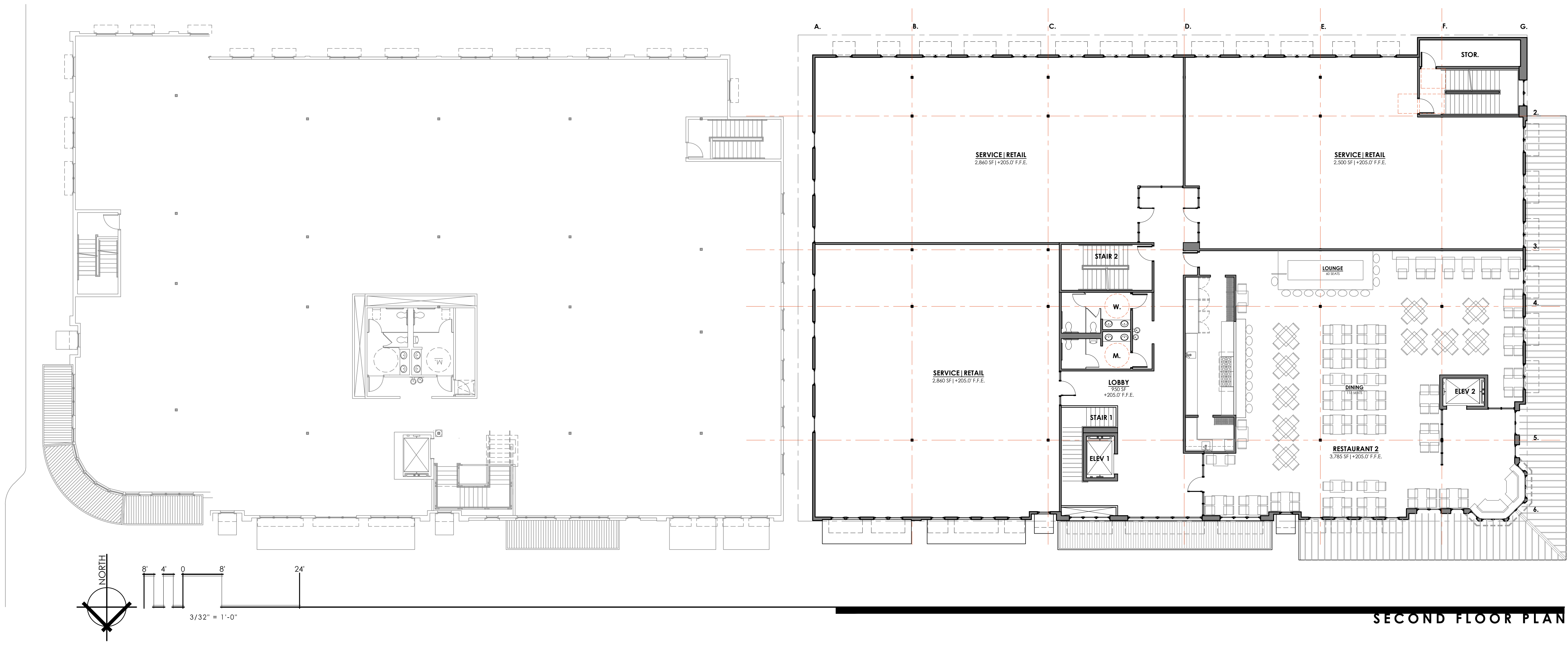


GROUND FLOOR PLAN

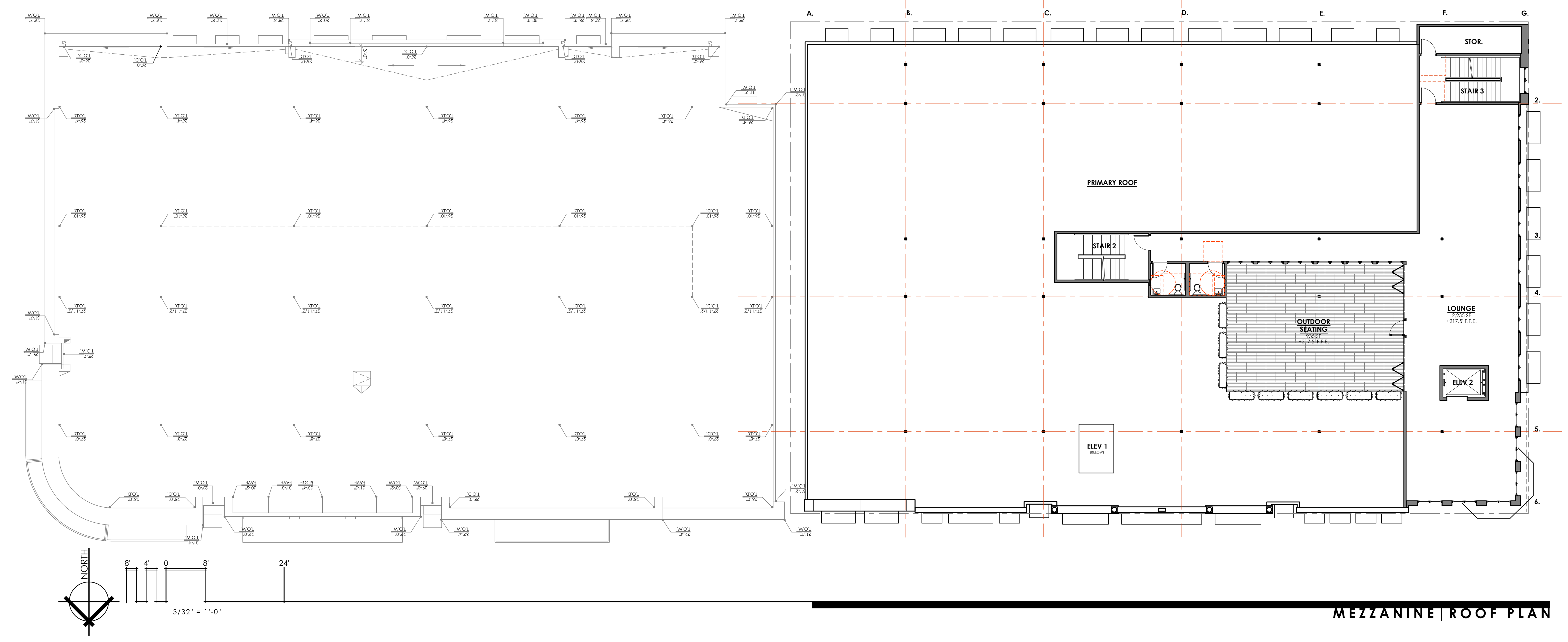


WILLAMETTE FALLS DRIVE ELEVATION

1 GROUND FLOOR PLAN + WILLAMETTE FALLS DRIVE ELEVATION



2 SECOND FLOOR PLAN + EAST & 12TH STREET ELEVATIONS



3 MEZZANINE FLOOR PLAN + KNAPPS ALLEY ELEVATION