



LAND USE PRE-APPLICATION CONFERENCE

Thursday, August 20, 2015

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am Proposed minor partition and Willamette River Greenway Permit

Applicant: Peter Jameson

Subject Property Address: 18480 Nixon Avenue

Neighborhood Assn: Robinwood

Planner: Peter Spir

Project #: PA-15-30





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>8/20/15</u>	TIME: <u>10:00am</u>	PROJECT #: <u>PA-15-30</u>
STAFF CONTACT: <u>Dan Peter Spun</u>	FEE: <u>\$1000⁰⁰</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): 18480 NIXON AVE, WL

Brief Description of Proposal: Minor Partition - Willamette River GW Permit,

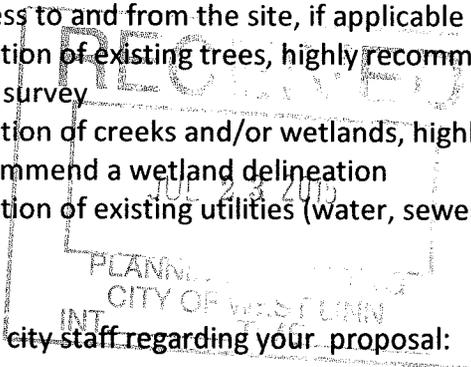
Applicant's Name: Peter W. Jameson

Mailing Address: 18480 Nixon Ave, West Linn OR 97068

Phone No: (503)320-1880 Email Address: Peter (A) JR Prop.NET

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:

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

7/23/15
Date

18480 Nixon Ave, West Linn OR 97068
Property owner's mailing address (if different from above)

--VERTICAL CONTROL FROM LAKE OSHEGO I.D. NUMBER BENCHMARK 23A-1 BEING A BRASS DISC ON TOP OF CONCRETE CULVERT HEADWALL, S. SIDE OF KENTHORPE WAY WITH AN ELEVATION OF 137.947 (NGVD 29) ADJUSTED BY 3.475 FEET TO 141.422 (NAVD 88)

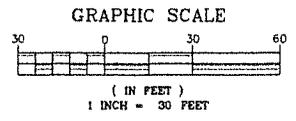
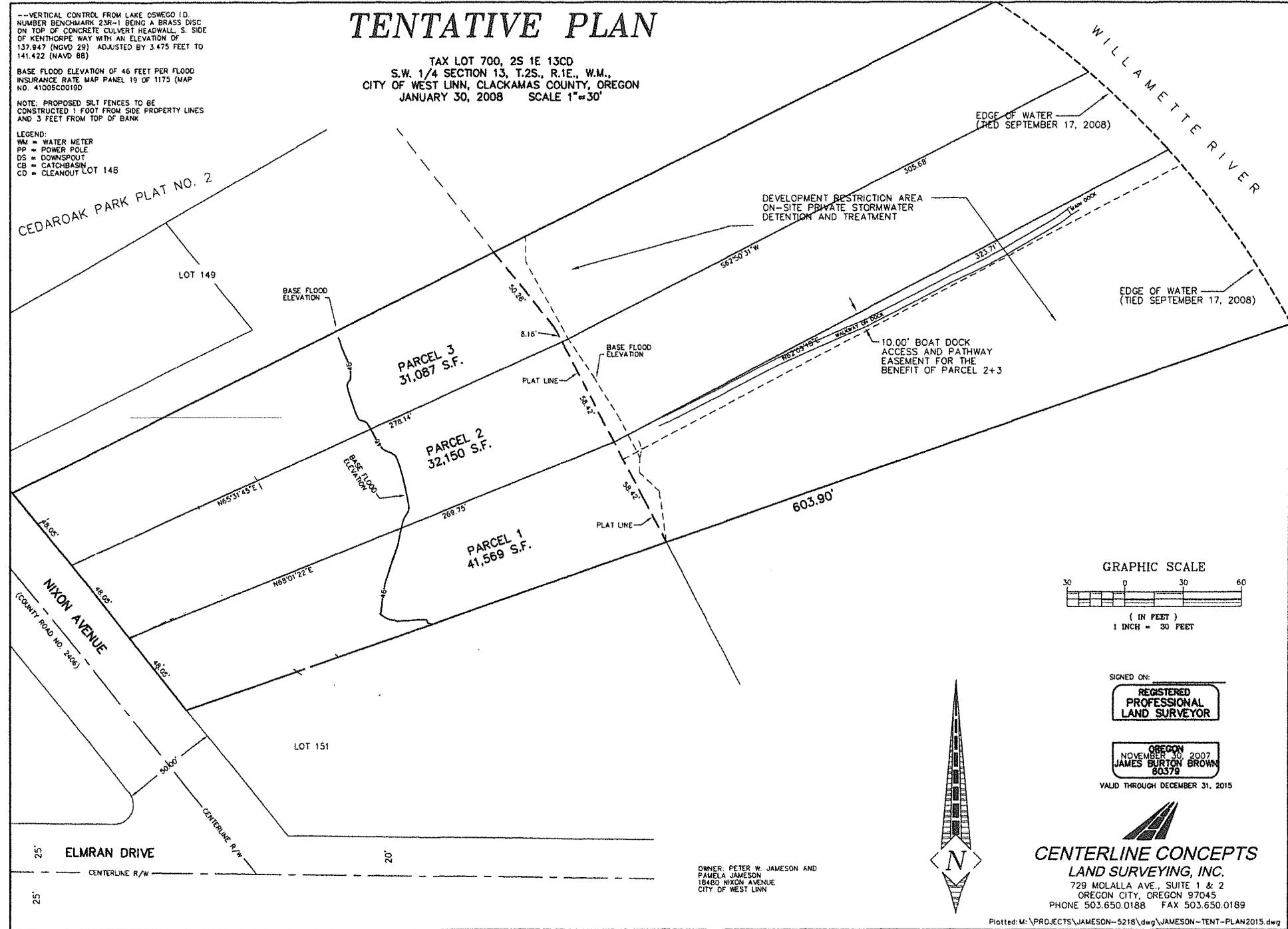
BASE FLOOD ELEVATION OF 46 FEET PER FLOOD INSURANCE RATE MAP PANEL 19 OF 1175 (MAP NO. 410550019D)

NOTE: PROPOSED SILT FENCES TO BE CONSTRUCTED 1 FOOT FROM SIDE PROPERTY LINES AND 3 FEET FROM TOP OF BANK

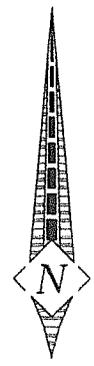
LEGEND:
 WM = WATER METER
 PP = POWER POLE
 DS = DOWNSPOUT
 CB = CATCHBASIN
 CD = CLEANOUT LOT 148

TENTATIVE PLAN

TAX LOT 700, 2S 1E 13CD
 S.W. 1/4 SECTION 13, T.2S., R.1E., W.M.,
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 JANUARY 30, 2008 SCALE 1"=30'



SIGNED ON:
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 NOVEMBER 30, 2007
 JAMES BURTON BROWN
 80379
 VALID THROUGH DECEMBER 31, 2015



CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 729 MOLALLA AVE., SUITE 1 & 2
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

OWNER: PETER W. JAMESON AND
 PAMELA JAMESON
 18480 NIXON AVENUE
 CITY OF WEST LINN