



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 15, 2016

City Hall  
22500 Salamo Road

Willamette Conference Room

**1:30 pm** Proposed Water Resource Area Protection permit, Flood Management Area permit and Willamette River Greenway permit to build a new single family home

**Applicant:** Creekside Homes

**Subject Property Address:** 1059 9<sup>th</sup> Street

**Neighborhood Assn:** Willamette

**Planner:** Peter Spir

**Project #:** PA-16-24





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 9/15/16	TIME: 1:30	PROJECT #: PA-16-24
STAFF CONTACT: Peter Spir		FEE: 350

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): 1059 SE 9th St

Brief Description of Proposal: BUILD NEW HOME WRA, FMA, WRG PERMITS

Applicant's Name: CREEKSIDE HOMES

Mailing Address: PO BOX 315 McMinnville OR 97128

Phone No: (503) 560 0915 Email Address: aburton@creeksidehomes.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:

WE ARE SEEKING APPROVAL TO BUILD A NEW HOME ON THIS SITE.

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

Property owner's signature

Date

8/3/16

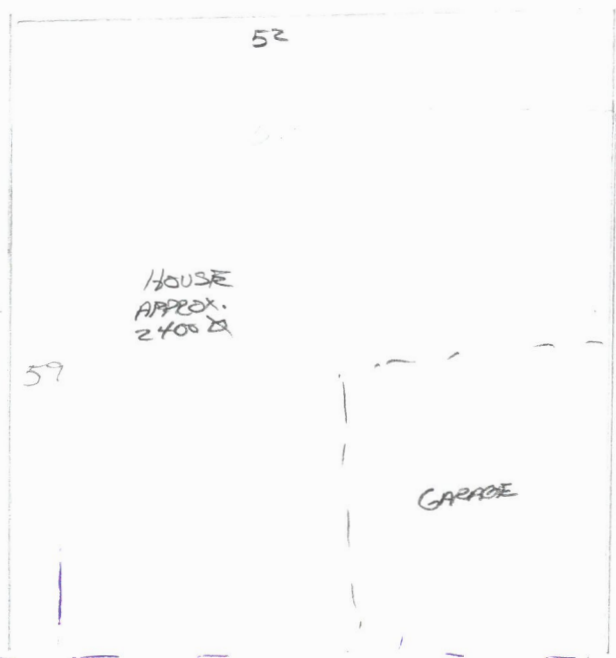
Property owner's mailing address (if different from above)

SE 9th ST

WET LAND 117'

98'

134'



20'

59'

HOUSE  
APPROX.  
2400 sq ft

52'

57'

GARAGE

37'

DRIVEWAY



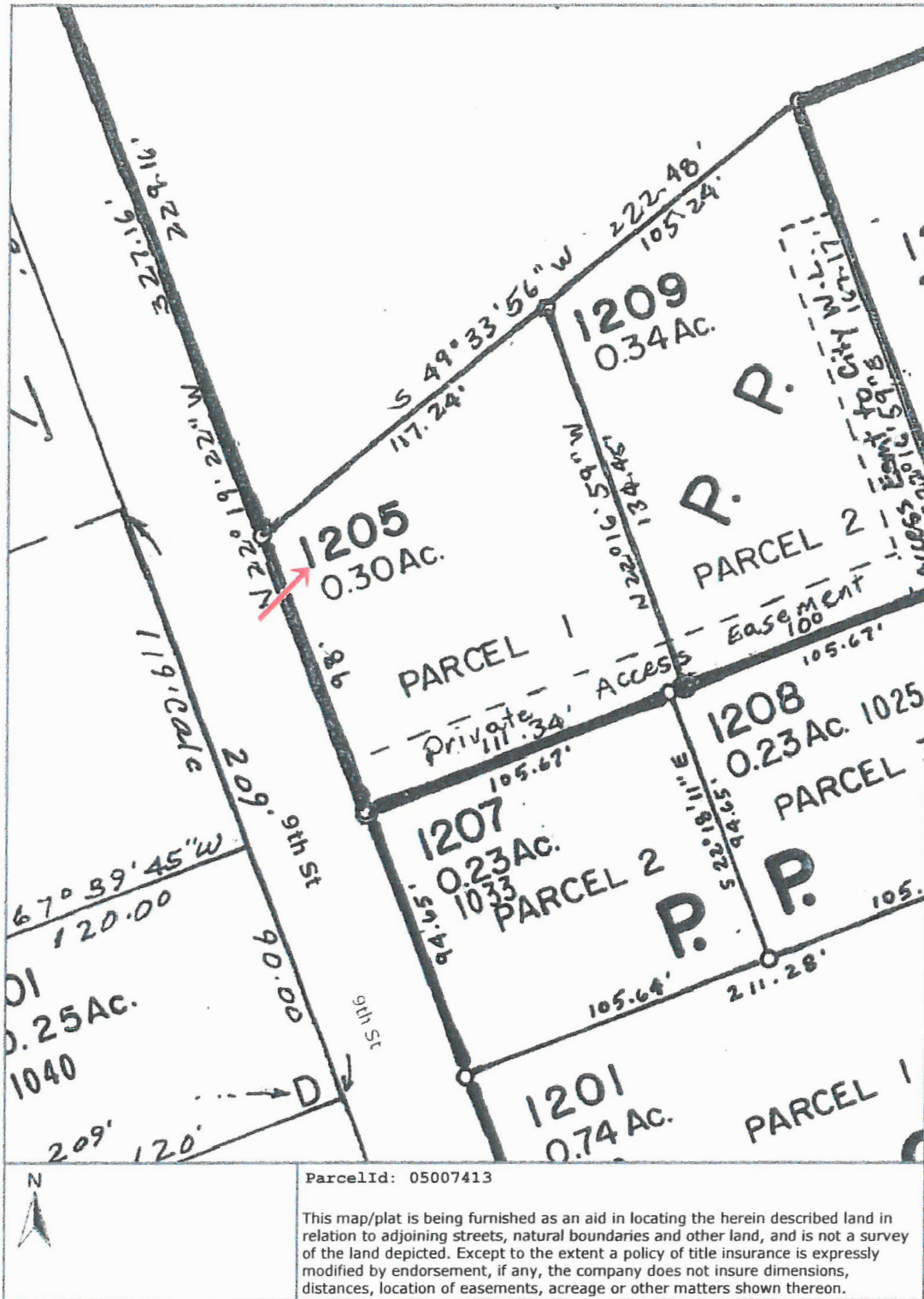
20'

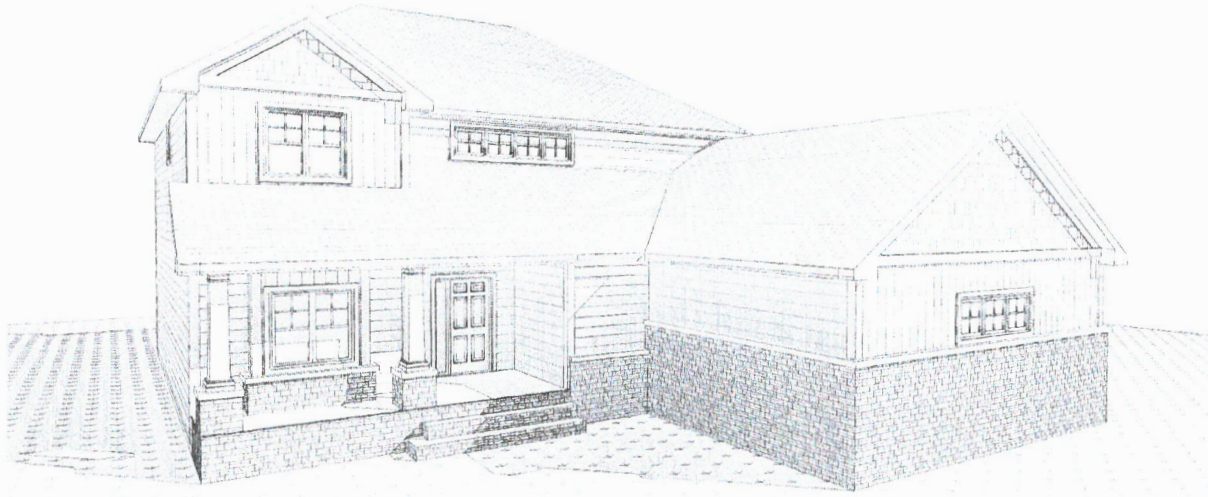
111'

PRIVATE EASEMENT  
(PAVED)

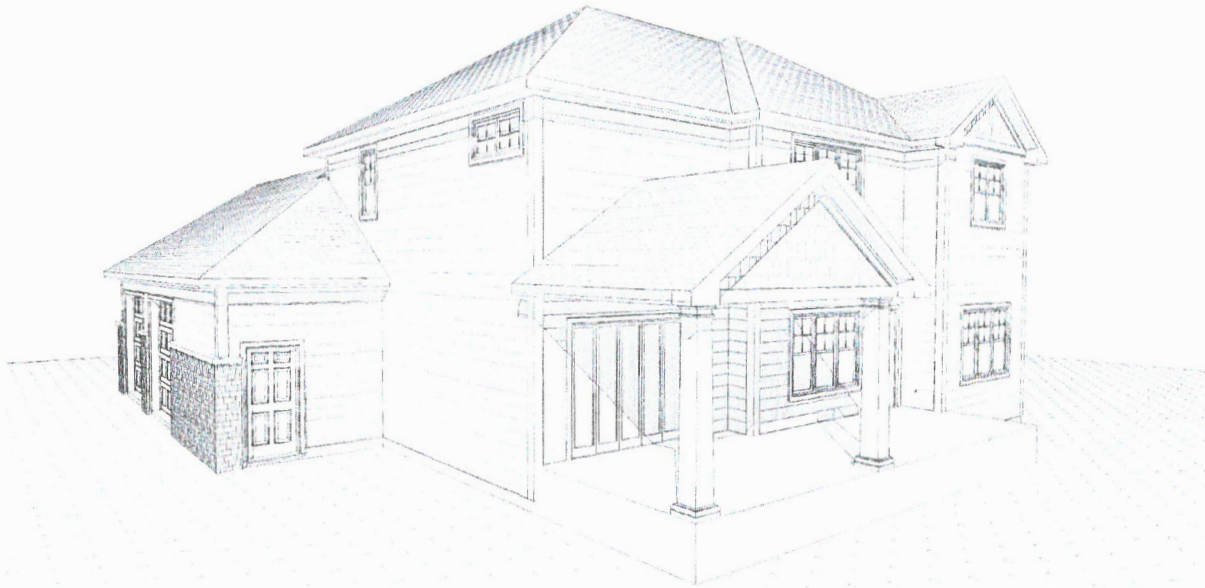
1033 SE 9th ST WEST LINN, OR  
MAX AND ANGELA MORAN

CREEKSIDE HOMES  
ANDREW BURTON





FRONT 3D VIEW



REAR 3D VIEW

# Morgan Residence

Drawn by: Dap	Checked by: Grant	A1
Date Issued: 8-30-2016	Revised Date: 8-30-2016	
Scale: 1/4" = 1'-0"		

Project Description:  
Address Line 1,  
Address Line 2,  
City, State.

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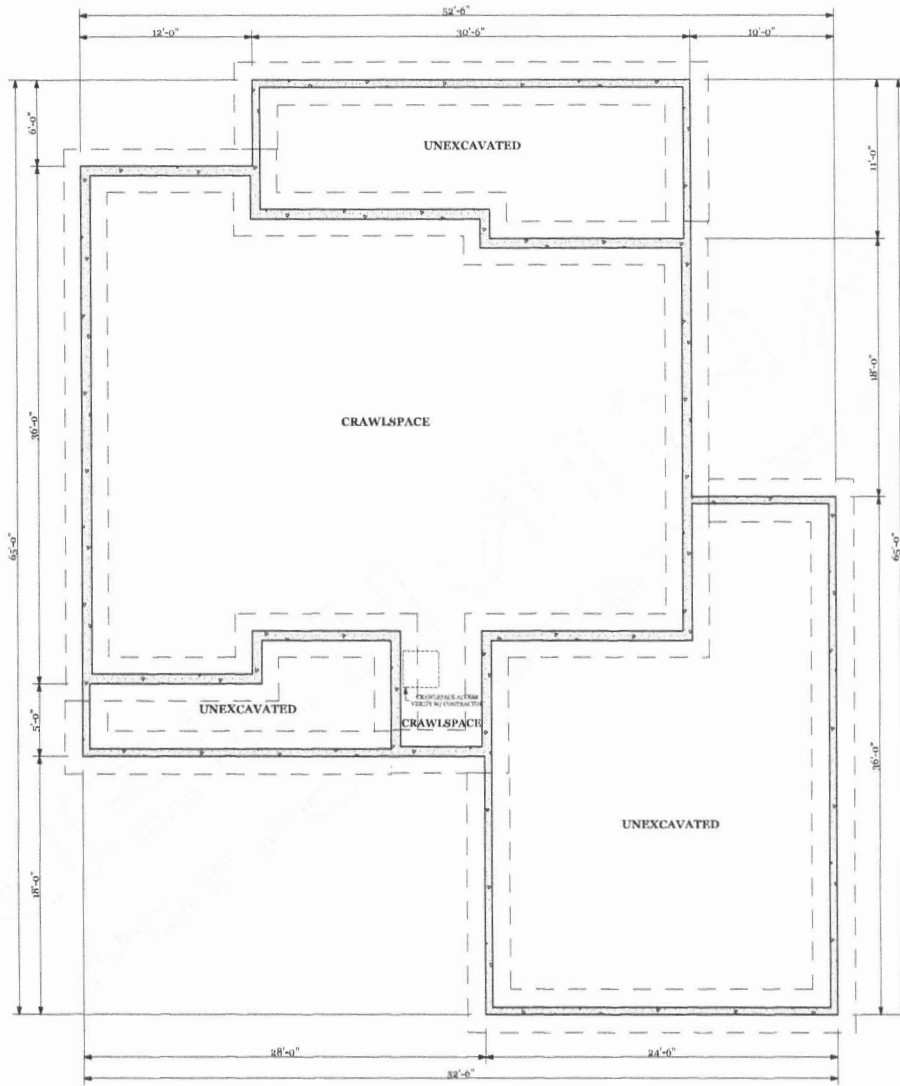
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CONTRACTOR

## Creekside Homes



Simonson Builders & Contractors, Inc.  
Grand Forks, ND, USA (701) 775-5292



1 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

# Morgan Residence

Drawn by: Dip	Checked by: Grant	A3
Date Issued: 8-30-2016	Revised Date: 8-30-2016	
Scale: 1/4" = 1'-0"	Responsible for the accuracy of the drawings.	

Project Description:  
Address Line 1,  
Address Line 2,  
City, State.

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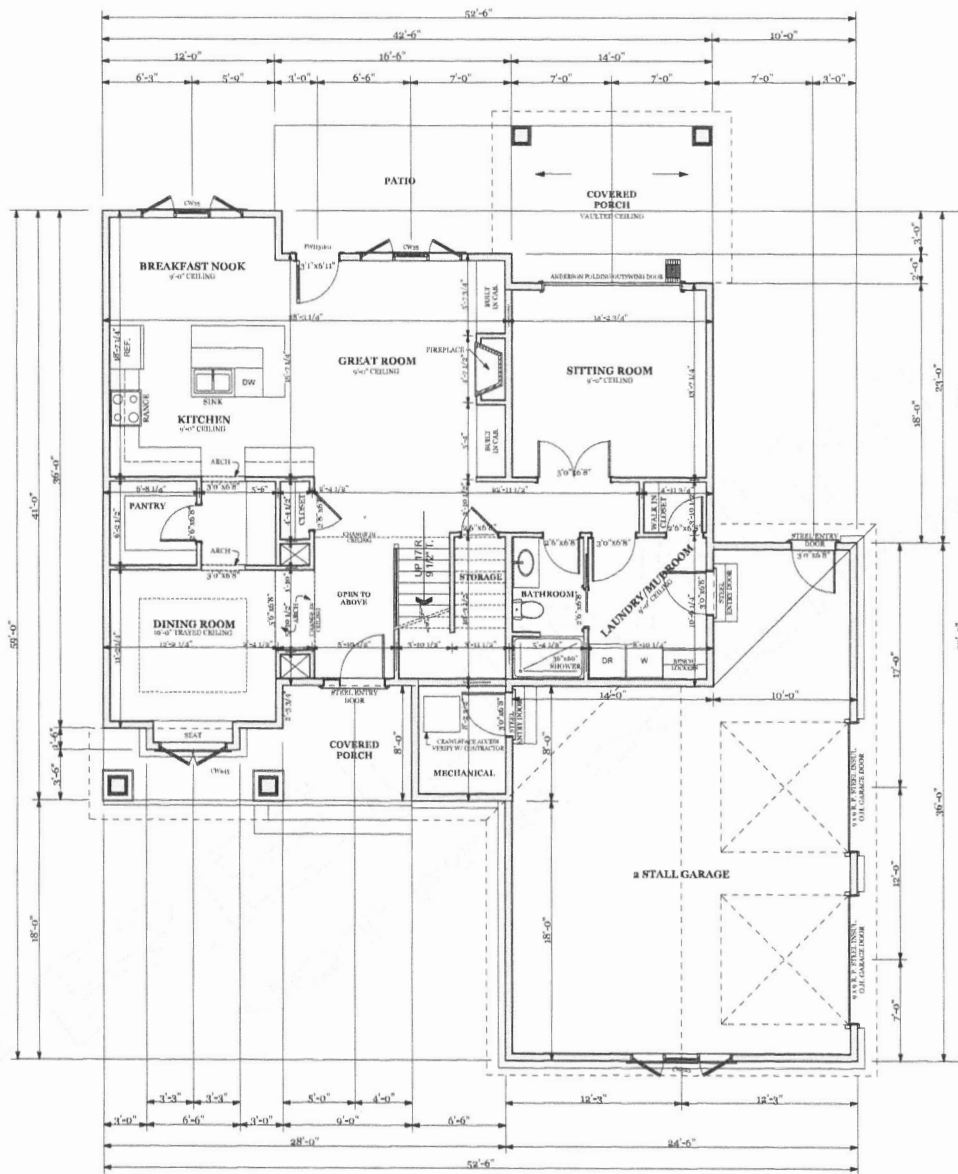
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## Creekside Homes



Simonson Lumber & Hardware, Inc.  
General P.O. Box: 501, P.O. Box 779, 49505



WINDOW SCHEDULE - MAIN FLOOR		
QTY	Window ID	Rough Opening
1	CW245	4'-9 1/4" x 5'-3 3/8"
1	CW242	7'-1 1/8" x 4'-2 7/8"
2	CW35	7'-1 1/8" x 5'-0 3/8"
4		

INTERIOR DOOR SCHEDULE: MAIN FLOOR			
QTY	TYPE	SIZE	JAMB
1	ANDERSON FOLDING OUTSWING DOOR	5'-9 1/8" x 6'-11"	240KTPA
1	DOUBLE DOOR	5'-0" x 6'-4"	24INTPA
1	POCKET SINGLE	3'-0" x 6'-4"	24INTPA
1	SINGLE DOOR	3'-0" x 6'-4"	24INTPA
1	SINGLE DOOR	3'-0" x 6'-4"	24INTPA
1	SINGLE DOOR	3'-1" x 6'-11"	240KTPA
4	SINGLE DOOR	2'-6" x 6'-8"	24INTPA
10			

EXTERIOR DOOR SCHEDULE - MAIN FLOOR			
QTY	TYPE	SIZE	JAMB
1	ENTRANCE W/7/8" SIDELIGHT	4'-4" x 6'-11"	240KTPA
1	SINGLE STEEL DOOR	3'-0" x 6'-8"	240GPA
2	DOOR	3'-0" x 6'-8"	240GPA
2	SINGLE STEEL DOOR	3'-0" x 6'-8"	240KTPA
6			

FLOOR AREAS

MAIN FLOOR	1,387.78
UPPER FLOOR	1,842.24
	<b>3,230.02 sq ft</b>

1 MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**SQUARE FOOTAGE DISCLAIMER:**  
Simmons Lumber & Hardware, Inc. expressly disclaims any liability with respect to the square footage listed on any floor plans or renderings above. Buyer or Contractor is responsible for verifying the square footage of the plans prior to pricing or estimates.

# Morgan Residence

Project Description:  
Address Line 1,  
Address Line 2,  
City, State.

Drawn by: Dap  
Checked by: Grant  
Date Issued: 8-30-2016  
Revised Date: 8-30-2016

Scale: 1/4" = 1'-0"

A5

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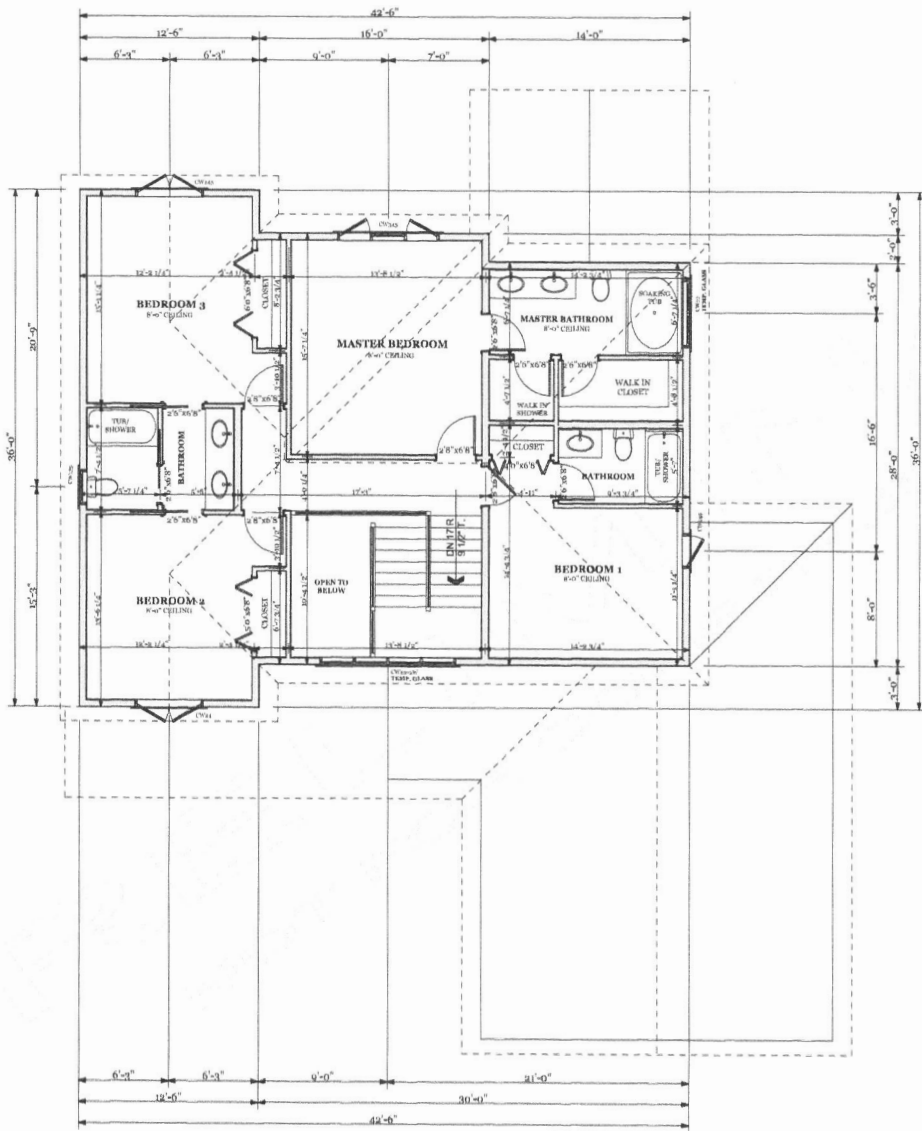
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**Creekside Homes**



Simmons Lumber & Hardware, Inc.  
1801 E. 14th St.  
Grand Forks, ND, Ph: (701) 775-8282



1 UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE - UPPER FLOOR		
QTY	Window ID	Rough Opening
1	CW123	2'-4 7/8" x 2'-4 7/8"
1	CW145	2'-4 7/8" x 4'-5 3/8"
1	CW222	4'-0" x 2'-0 3/8"
1	CW222+W	7'-5 5/8" x 2'-0 3/8"
1	CW244	4'-0" x 4'-0 1/2"
1	CW245	4'-0" x 4'-5 3/8"
7	CW245	7'-1 1/8" x 4'-5 3/8"

INTERIOR DOOR SCHEDULE: UPPER FLOOR			
QTY	TYPE	SIZE	JAMB
1	BIFOLD DOUBLE	4'-0" x 5'-8"	64INTFA
1	BIFOLD DOUBLE	5'-0" x 6'-8"	64INTFA
1	BIFOLD DOUBLE	5'-0" x 6'-8"	64INTFA
1	SINGLE DOOR	2'-4" x 6'-8"	64INTFA
1	SINGLE DOOR	2'-4" x 6'-8"	64INTFA
3	POCKET SLIDER	2'-4" x 6'-8"	64INTFA
3	SINGLE DOOR	2'-4" x 6'-8"	64INTFA
3	SINGLE DOOR	2'-4" x 6'-8"	64INTFA
14			

# Morgan Residence

Project Descriptions:  
Address Line 1,  
Address Line 2,  
City, State.

Drawn by: Dwp  
Date Issued: 8-30-2016  
Scale: 1/4" = 1'-0"

Checked by: Grant  
Revised Date: 8-30-2016

A8

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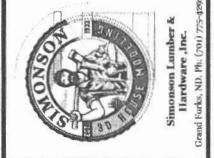
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## Creekside Homes







- - - - - +18'-0" UPPER FLOOR CLG. HEIGHT  
 - - - - - +17'-6 7/8" UPPER FLOOR HDR. HEIGHT  
  
 - - - - - +10'-7 7/8" UPPER FLOOR HEIGHT  
 - - - - - +9'-1 1/8" MAIN FLOOR CLG. HEIGHT  
 - - - - - +6'-11" MAIN FLOOR HDR. HEIGHT  
  
 - - - - - 10.00 MAIN FLOOR HEIGHT

1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



- - - - - +18'-0" UPPER FLOOR CLG. HEIGHT  
 - - - - - +17'-6 7/8" UPPER FLOOR HDR. HEIGHT  
  
 - - - - - +10'-7 7/8" UPPER FLOOR HEIGHT  
 - - - - - +9'-1 1/8" MAIN FLOOR CLG. HEIGHT  
 - - - - - +6'-11" MAIN FLOOR HDR. HEIGHT  
  
 - - - - - 10.00 MAIN FLOOR HEIGHT

2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

# Morgan Residence

Project Description: Address Line 1, Address Line 2, City, State.	Checked by: Grant	A10
	Drawn by: Day	Revised Date: 8-30-2016
	Date Issued: 8-30-2016	Scale: 1/4" = 1'-0"

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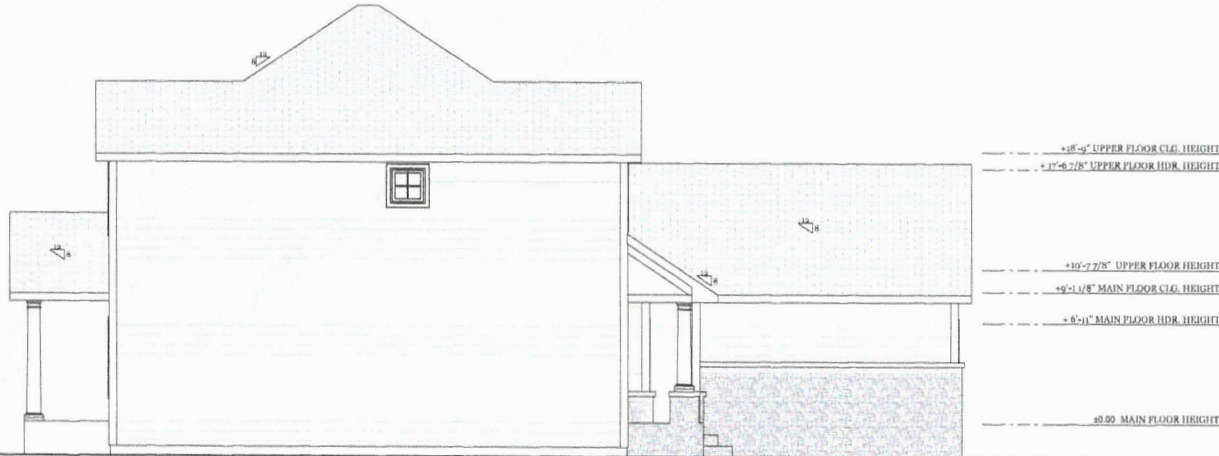
**Creekside Homes**



Simonson Lumber & Hardware, Inc.  
Grand Forks, ND, Ph: 701/775-8282



1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

# Morgan Residence

Drawn by: Djp	Checked by: Grant	A11
Date Issued: 8-30-2016	Revised Date: 8-30-2016	
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CONTRACTOR  
**Creekside  
Homes**



Simonson Lumber & More  
General Lumber, Mill, P.L. (503) 772-4222