



LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 16, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am Proposed construction of a single family garage under residence

Applicant: Tiffany and Will Huffman

Subject Property Address: 19155 Nixon Avenue

Neighborhood Assn: Robinwood

Planner: Peter Spir

Project #: PA-17-03



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>2-16-17</u>	TIME: <u>10:00</u>	PROJECT #: <u>PA-17-03</u>
STAFF CONTACT: <u>Peter</u>	FEE: <u>350</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.

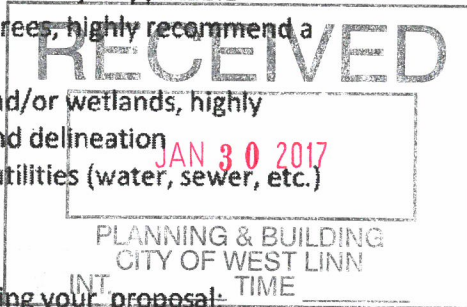
Address of Subject Property (or map/tax lot): 19155 Nixon Nixon Avenue

Brief Description of Proposal: Construct a Single Family Garage Under Residence on the above Lot.

Applicant's Name: Tiffany & Will Huffman
 Mailing Address: 2311 19th Street West Linn, OR 97068
 Phone No: (503) 505.3634 Email Address: Willh@cloptonexcavating.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:
 Are there any documented water ways on the lot / Willamette Greenway Requirements / Level 1 & 2 Setback Options / Stormwater Discharge / Boulder Wall Set Back Off Nixon & Driveway / Construction Option due to Steep Terrain
 Is there anything that would prevent constructing a single family residence on the lot from the cities standpoint?

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

Michael Wang _____ 1-27-17 _____
 Property owner's signature Date

10300 SW 90th AVE TIGARD OR 97223
 Property owner's mailing address (if different from above)

Search By Plan Number




[home](#) | [advanced search](#) | [search results](#) | [house plan detail](#)



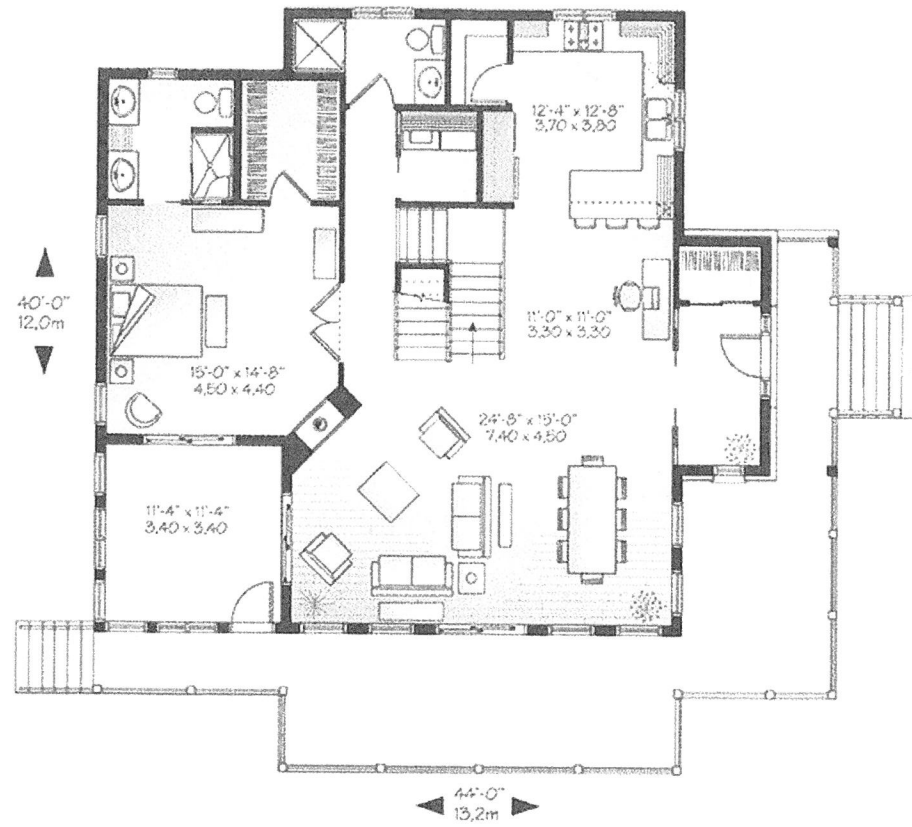
© Copyright by designer/architect Drawings and photos may vary slightly. Refer to the floor plan for accurate layout.

HOUSE PLAN #592-032D-0858

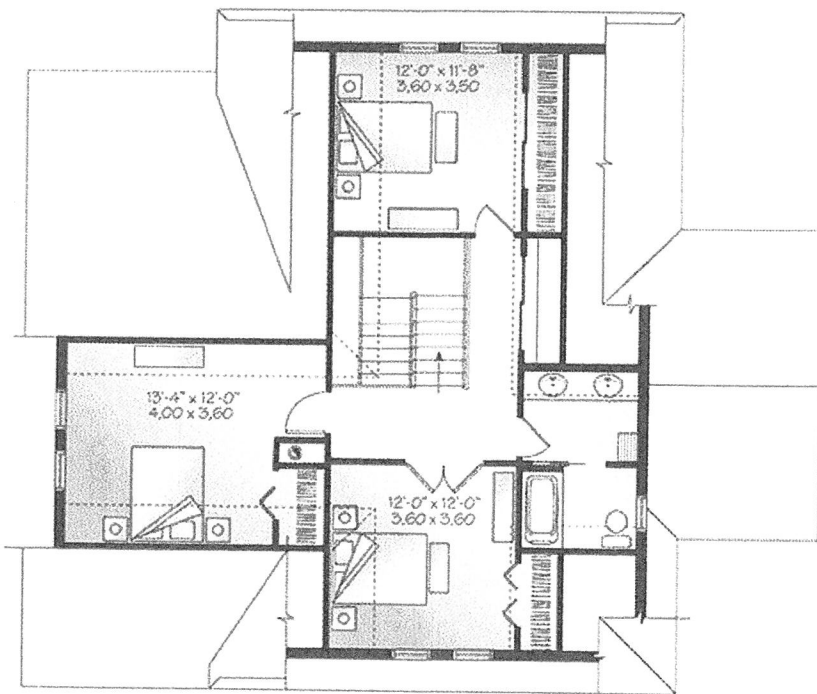
	First Floor Plan	Second Floor Plan	Lower Floor F
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Need to flip the floor plan?
VIEW MIRROR REVERSE

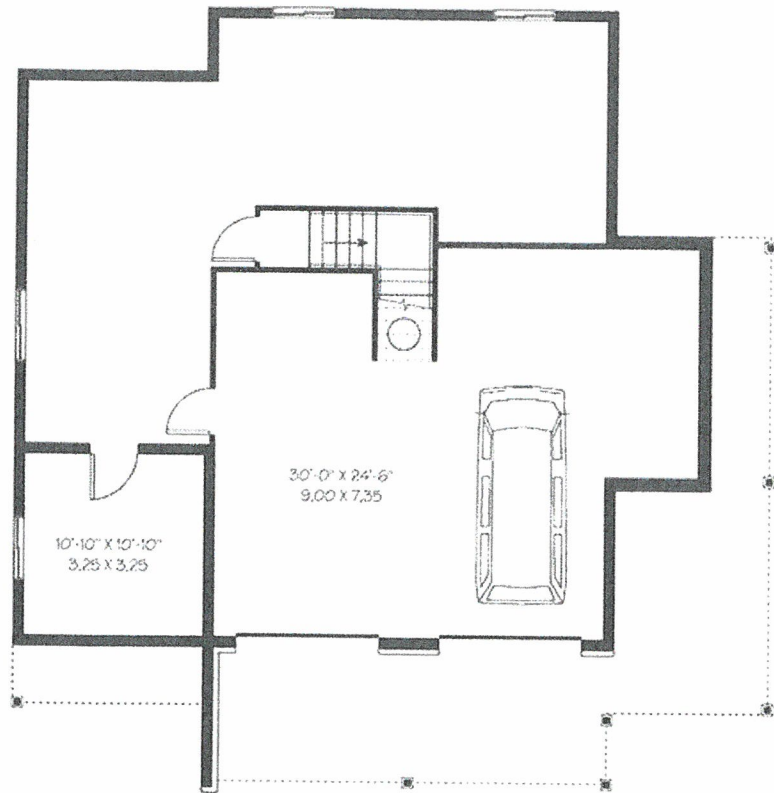
FIRST FLOOR



SECOND FLOOR



LOWER LEVEL



ALL PRICES NOTED BELOW ARE IN US DOLLARS

PLAN DETAILS

- 2340 Total Heated Square Feet
 - 1st Floor: 1424
 - 2nd Floor: 916
- Width: 44'-0" Depth: 40'-4"
- 4 Bedrooms
- 3 Full Baths
- 2-Car Garage
 - 2-Car Drive Under, Front Entry
- Standard Foundation: Walkout Basement
- Exterior Wall Framing: 2" x 6"

PLAN PACKAGES	
CAD Package	\$1830
Reproducible Master	\$1260
PDF File Format (recommended)	\$1260
8-Set Package	\$1160
5-Set Package (minimum construction package)	\$1130

[Which Plan Package is Right for Me?](#)

OTHER AVAILABLE OPTIONS	
Right Reading Reverse	\$150
Additional Sets	\$50
Material List (recommended)	\$165

[What Other Options Do I Need?](#)

SHIPPING AND HANDLING	HOME PLANS	PROJECT PLANS
US Regular (7-10 business days)	\$27	\$17
US Priority (3-5 business days)	\$47	\$37
US Express (1-2 business days)	\$67	\$57
Canada Standard (8-12 business days)	\$50	\$37
Canada Express (3-5 business days)	\$100	\$77

Express Orders need to be placed before 11am CST - Alaska and Hawaii express only

**Shipping charges for to/from and may be subject to custom's fees and/or tax/duties.*

For overseas/international call, fax, or email customerservice@designamerica.com for shipping costs.

19155 Nixon Avenue - Huffman Residence

