



LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 6, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Proposed construction of five townhouses

Applicant: Ali & Nina Ladha, Investco Realty Group

Subject Property Address: 20110 Hoodview Avenue

Neighborhood Assn: Parker Crest

Planner: Jennifer Arnold

Project #: PA-17-13





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	4-6-17	TIME: 9:00am
		PROJECT #: PA-17-13
STAFF CONTACT:	Jennifer Arnold	FEE: 1000-

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): Taxlot Number: 21E26D 00402, Parcel Number: 01787640
1997-144 PARTITION PLAT PARCEL 1 HORTON #2 RESERVOIR SITE

Brief Description of Proposal: Requesting approval to construct 5 townhomes on the subject property
20110 Hoodview

Applicant's Name: INVESTCO REALTY GROUP (ALI & NINA LADHA)
Mailing Address: 9334 SE HUNTERS BLUFF AVE, PORTLAND, OR 97086
Phone No: (503)720-0021 Email Address: INVESTCOREALTYGROUP@GMAIL.COM
email agenda

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:

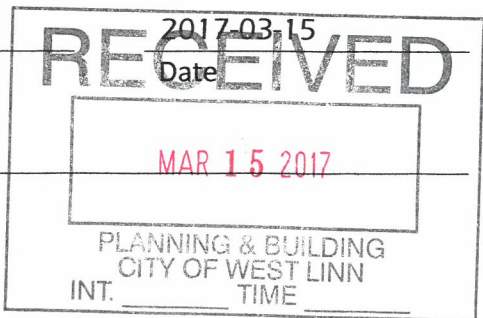
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

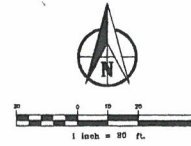
Please list any questions or issues that you may have for city staff regarding your proposal:
- PLEASE IDENTIFY SEWER AND STORM LATERALS / ALL UTILITY ACCESS
- IN LIEU OF DEDICATIONS NECESSARY / PROBABILITY OF A 5TH UNIT

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

Ali Ladha
Property owner's signature

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



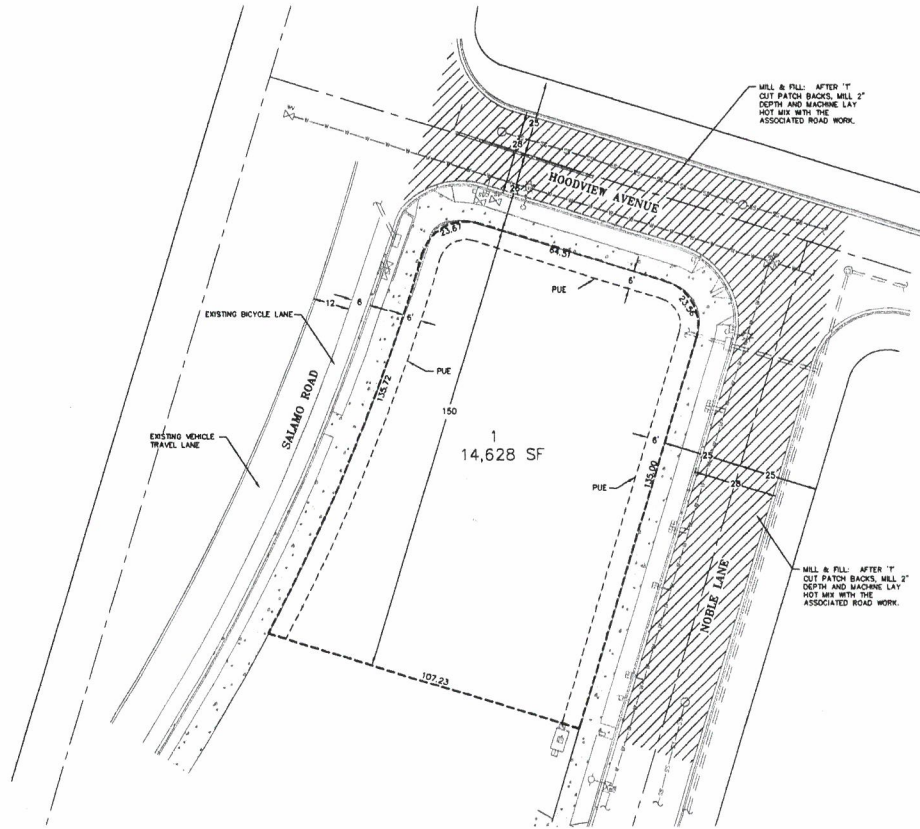


LEGEND

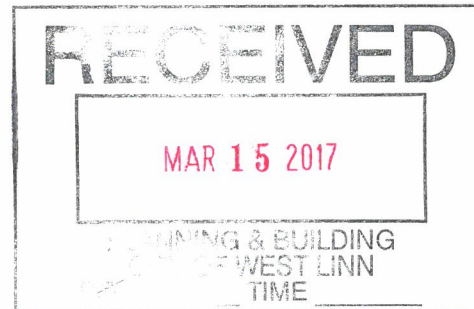
- PROPOSED SIDEWALK
- PROPOSED CURB
- SAWCUT LINE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT

UTILITY LEGEND

- PROPOSED STORM LINE & MANHOLE
- PROPOSED STORM LINE & CLEANOUT
- PROPOSED SANITARY LINE & CLEANOUT
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATERLINE & VALVE
- AREA / DITCH INLET CATCH BASIN
- CC-30 STYLE CATCH BASIN



TENTATIVE PLAN
T-20'



CWK2 LAND DEVELOPMENT CONSULTANTS
10700 SW BEAV. HILSDALE PKWY, SUITE 533
BEAVERTON, OR 97005
TEL: (503) 630-7182
FAX: (503) 630-7283

TENTATIVE PLAN
HOODVIEW SUMMIT SUBDIVISION
MARK BRITCLIFFE
27485 SW XANTHUS CT. (503) 516-7700



DATE: 12/09/2015
DRAWN BY: WJK
PROJ. MGR: WJK
CHECKED BY: WJK
PROJECT NUMBER
BRT.001
CASE FILE NUMBER

SHEET NUMBER
3
OF 7