



LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 20, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

1:30 pm Proposed 2-Lot Partition

Applicant: Phil Chek

Subject Property Address: 1822 5th Avenue

Neighborhood Assn: Willamette

Planner: Jennifer Arnold

Project #: PA-17-16





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 4-20-17	TIME: 1:30pm	PROJECT #: PA-17-16
STAFF CONTACT: Jennifer Arnold		FEE: \$1,000-

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.

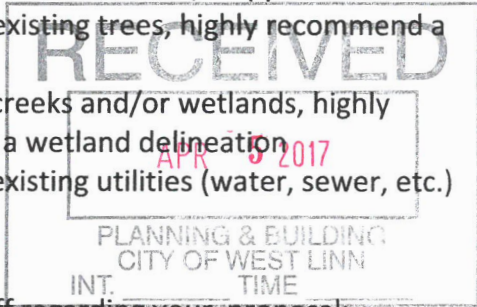
Address of Subject Property (or map/tax lot): 1822 5TH AVE

Brief Description of Proposal: (2) PARCEL PARTITION APPLICATION FOR R5 ZONE

Applicant's Name: PHIL CHEK
 Mailing Address: 333 S. STATE ST. SUITE Y, PMB 132 LAKE OSWEGO, OR 97034
 Phone No: (503) 224-4500 Email Address: philephilchek.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.)

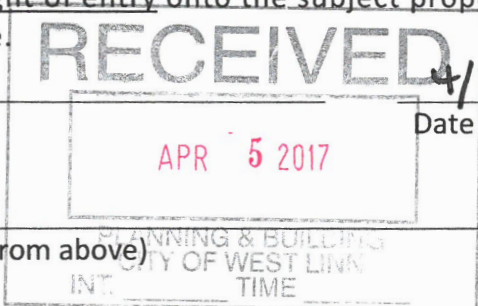


Please list any questions or issues that you may have for city staff regarding your proposal:

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

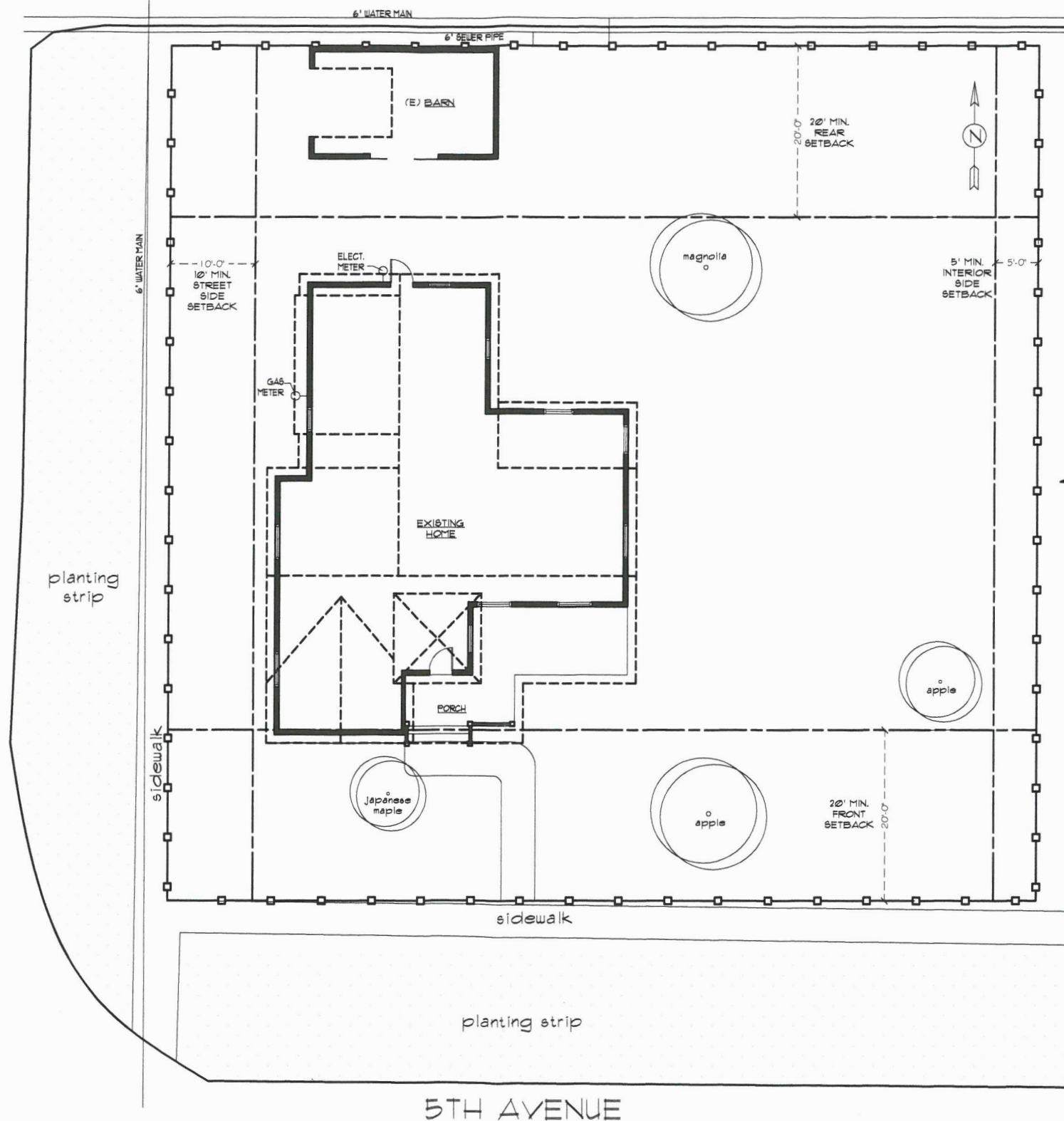
Property owner's signature: PHIL CHEK Date: 4/3/17

Property owner's mailing address (if different from above): SAME AS APPLICANT



13TH STREET

GRAVEL ALLEY



1 SITE PLAN: 1822 5th Ave. West Linn, OR
 SCALE: 1/16" = 1'-0"

148 B AVENUE
 LAKE OSWEGO,
 OREGON 97034
 503.224.4500 phone
 503.636.4565 fax

Phil Chek
 AND ASSOCIATES

DATE:
 08/08/2016

DRAWN BY:
 HONG

JOB NAME:
 Willamette

REVISIONS:
 1
 2
 3

APPROVED BY:
 PC

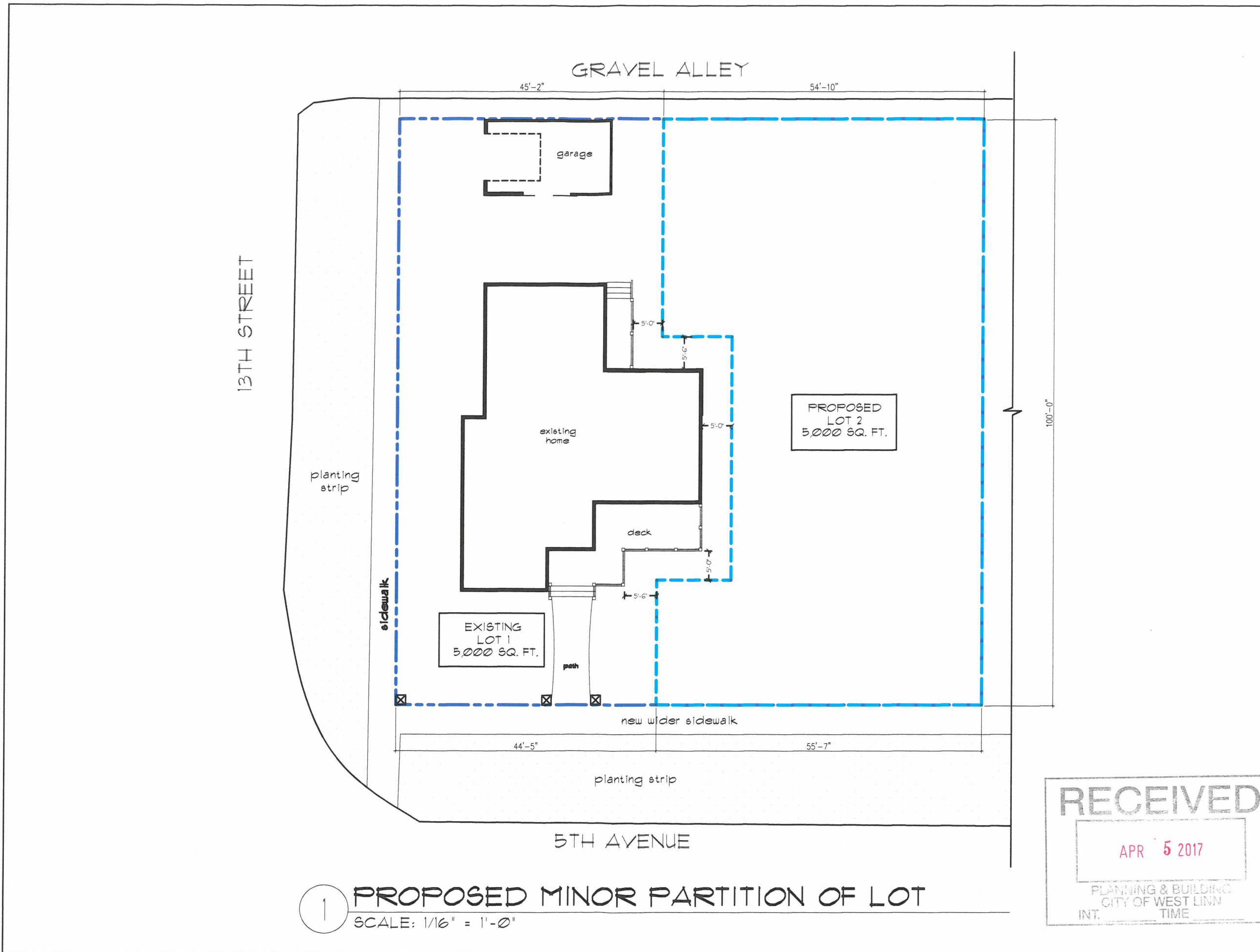
PROJECT:
 WARREN RESIDENCE
 1822 5th Ave
 West Linn, OR 97068

RECEIVED

APR 5 2017

PLANNING & BUILDING
 CITY OF WEST LINN
 INT. TIME

S-1



1 PROPOSED MINOR PARTITION OF LOT
SCALE: 1/16" = 1'-0"

RECEIVED
APR 5 2017
PLANNING & BUILDING
CITY OF WEST LINN
INT. TIME

148 B AVENUE
LAKE OSWEGO,
OREGON 97034
503.224.4500 phone

Phil Chek

DATE:
01/13/2017
DRAWN BY:
HS/NS
JOB NAME:
Willamette
REVISIONS:
1
2
3
APPROVED
PC

PROJECT:
WARREN RESIDENCE
1822 5th Ave
West Linn, OR 97146

S.

SURVEY NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 23603, RECORDS OF CLACKAMAS COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

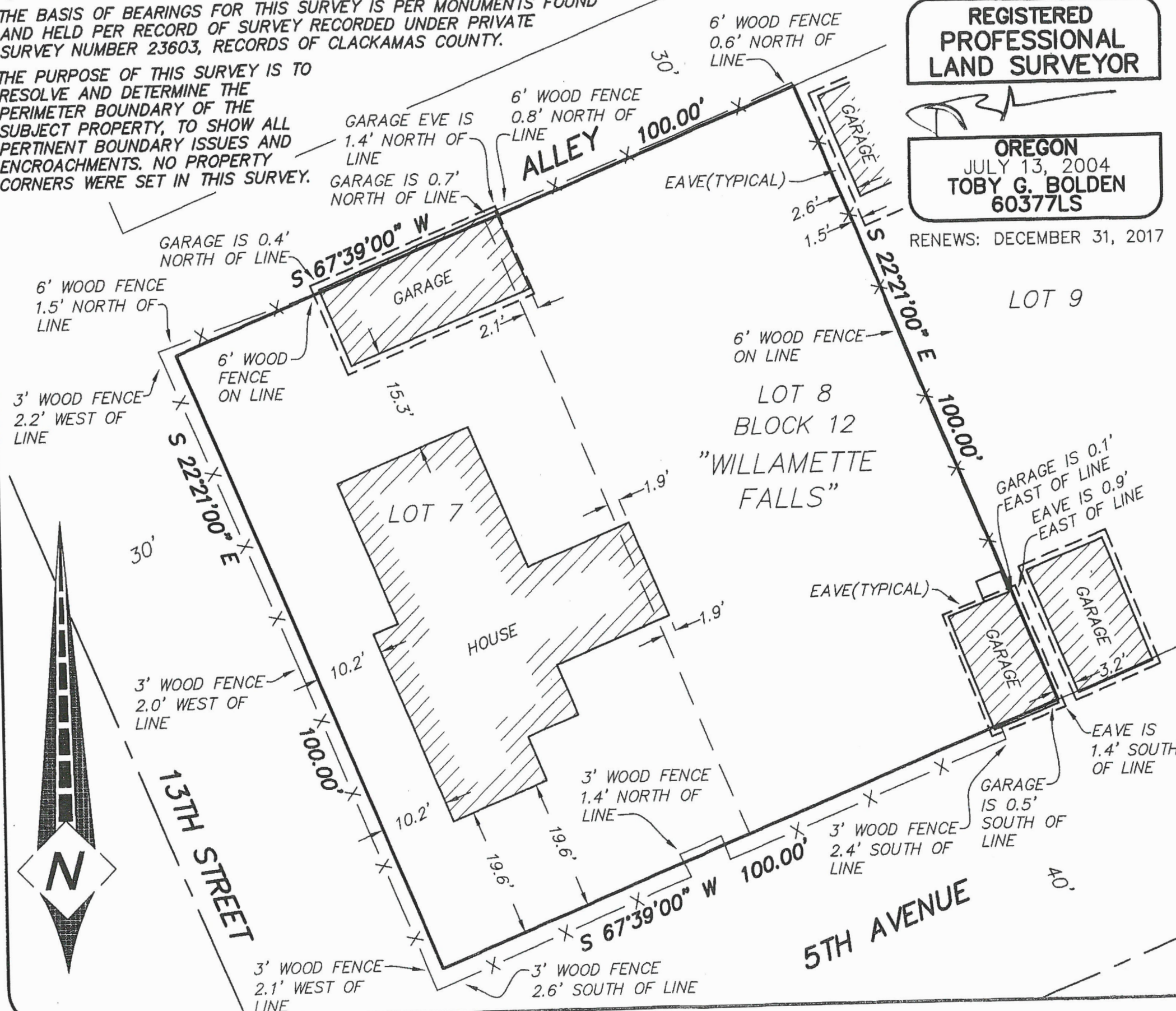
SIGNED ON: 020816

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2017

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189



SCALE MAP
LOTS 7 AND 8, BLOCK 12,
WILLAMETTE FALLS
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
SCALE: 1"=20'

CLIENT: PHIL CHECK
ORIG. DATE: 12-2-16
DRAWN BY: RLC
SHEET No. 1 of 1

RECEIVED
APR 5 2017
PLANNING & BUILDING
CITY OF WEST LINN

Plotted: 12/02/2016 - 3:29pm, M: \PROJECTS\PHIL CHECK & ASSOCIATES-5TH AVE-1822\dwg\SCALE.dwg, Layout: Model