



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

Thursday, October 5, 2017

City Hall  
22500 Salamo Road

### Bolton Conference Room

9:00 am Proposed 7-lot PUD or high-end multi-story condominium building

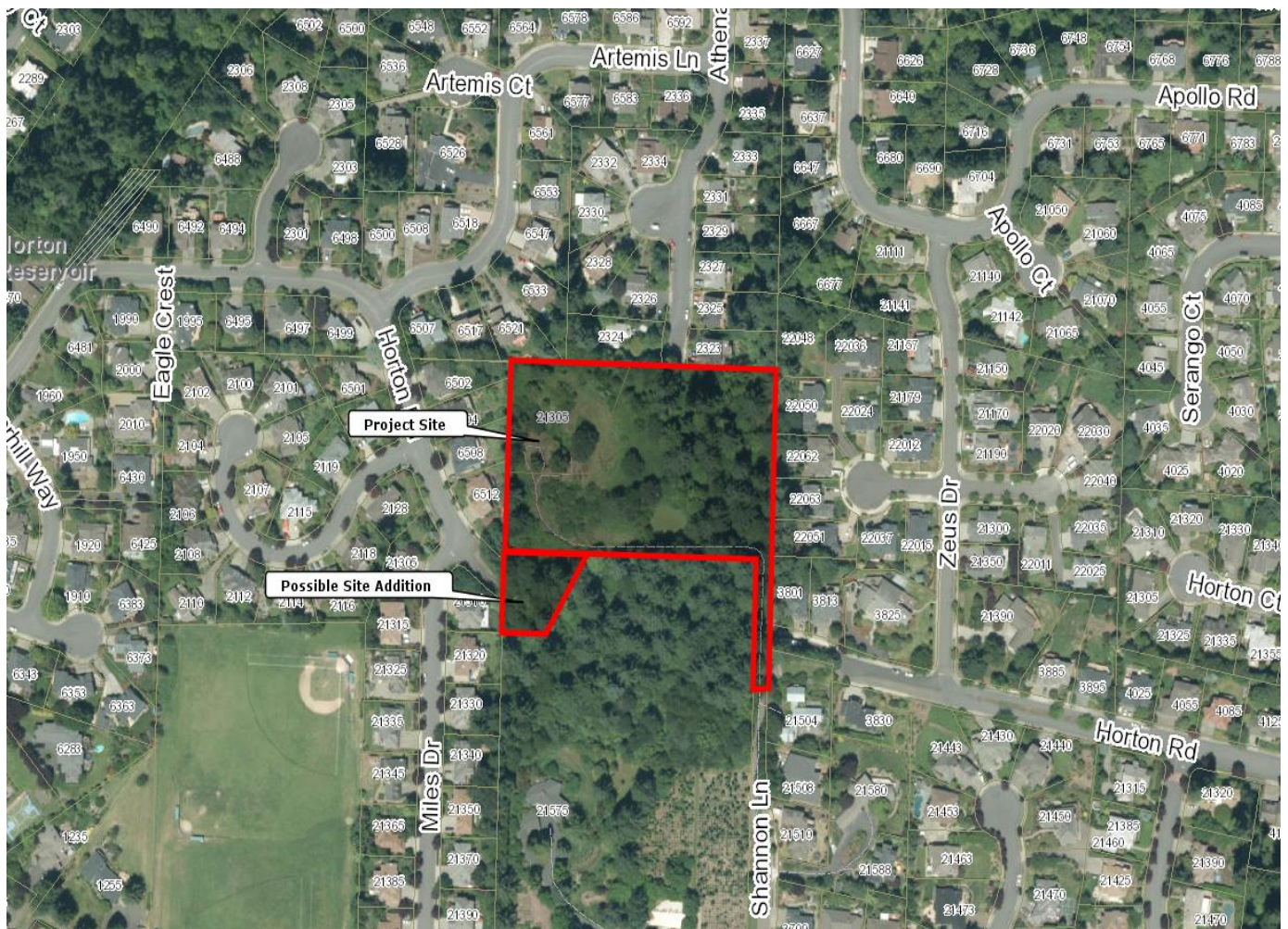
Applicant: Dave Shelofsky

Subject Property Address: 21305 Shannon Lane -  
Tax Lots: 21E25BB00600 and 21E25BB00700

Neighborhood Assn: Rosemont Summit

Planner: Peter Spir

Project #: PA-17-38





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	10-5-17	TIME: 9:00 am
		PROJECT #: PA-17-38
STAFF CONTACT:	Peter Spur	FEE: \$1,000.00

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): 21305 Shannon Lane <sup>TAX LOTS</sup> 21E25BB00600  
and 21E25BB00700

Brief Description of Proposal: (1) 7-Lot PUD Subdivision with street access to the subject site from the extension of Horton Road. Only that portion of Horton Road necessary to serve the site will be built with this development; (2) Alternate high-end multi-story condominium building.

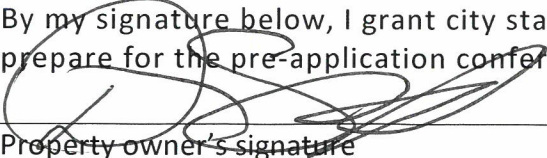
Applicant's Name: Dave Shelofsky  
Mailing Address: 27565 SE Haley Road, Boring, OR 97009  
Phone No: (503) 939-4760 Email Address: pmgdave@gmail.com

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.)

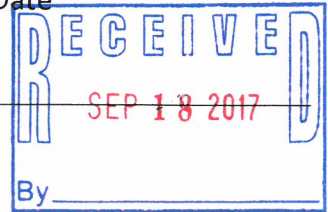
Please list any questions or issues that you may have for city staff regarding your proposal: Confirm sanitary connection point in Athena Rd; Streetside lida for roadway and private lida facilities for the homes; How is the WRA defined and can it be reduced?

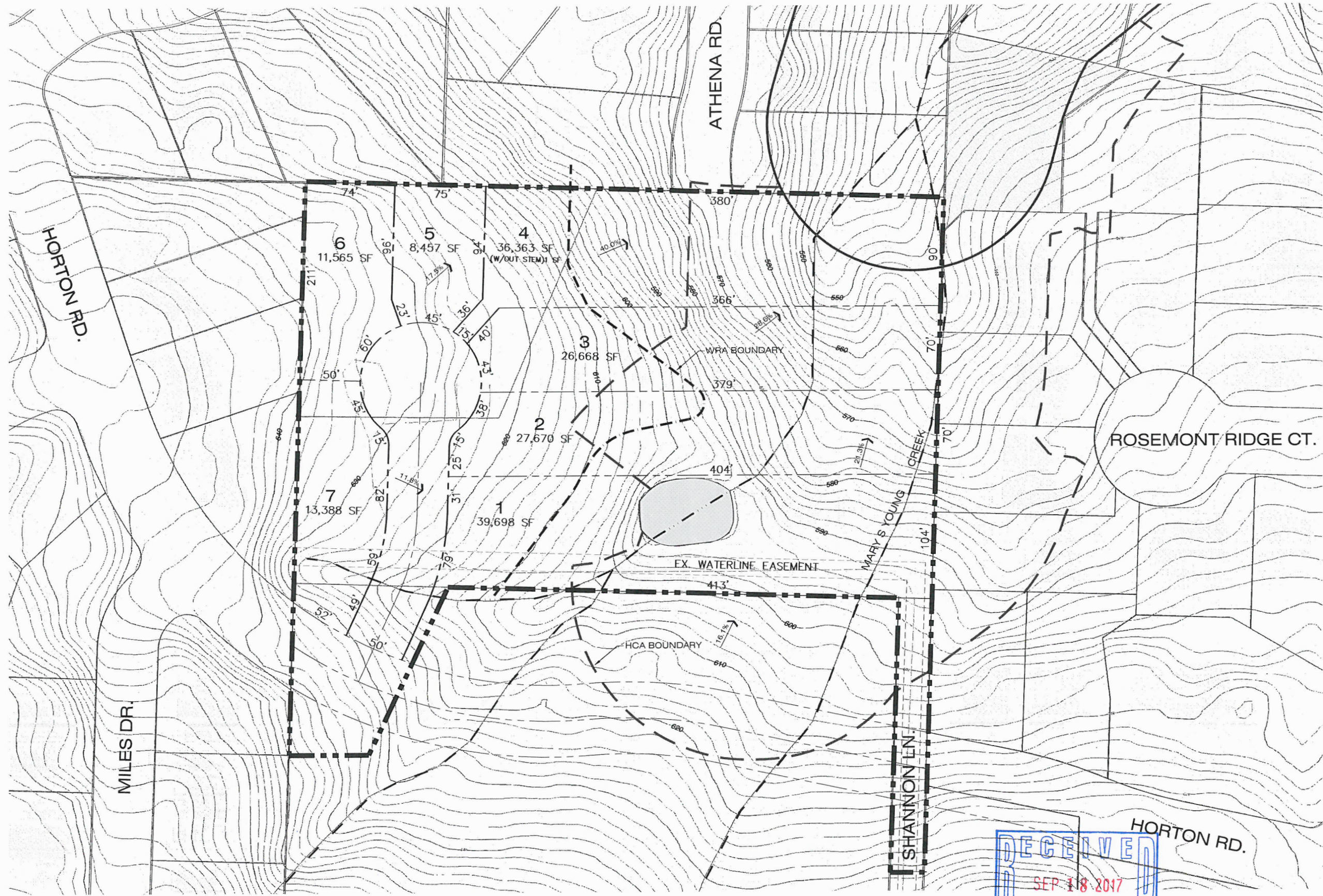
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

  
\_\_\_\_\_  
Property owner's signature

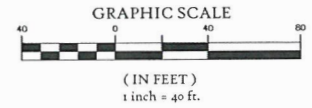
9/18/17  
\_\_\_\_\_  
Date

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





RECEIVED  
 SEP 18 2017  
 By \_\_\_\_\_



**FEASIBILITY LAYOUT (OPTION 1)  
 (STREET EXTENSION - PD SUBDIVISION)**

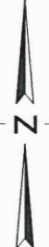
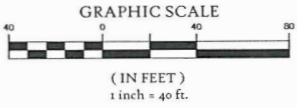
Designed by	MPS	Date
Drawn by	MPS	09/2017
Reviewed by	MPS	09/2017
Project No.	350-001	REF.
Horiz. Scale:	1"=40'	
Vert. Scale:	N/A	
	3501pl01.dwg	

By	Revision	Date

Project: SHANNON LANE  
 No.: 350-001  
 Type: PLANNING  
 Sheet: 1 of 2



**RECEIVED**  
 SEP 18 2017  
 By \_\_\_\_\_



<p>9000 SW WASHINGTON SQUARE RD.          SUITE 170          PORTLAND, OREGON 97223          P 503.643.8288          F 503.643.8288          www.pdg.com</p> <p><b>PDG</b>          PIONEER DESIGN GROUP, INC.</p>	
<p><b>FEASIBILITY LAYOUT (OPTION 2)</b>  <b>(MULTI-FAMILY)</b></p> <p>21305 SHANNON LANE          WEST LINN, OREGON</p>	
<p>Designed by: MPS          Drawn by: MPS          Reviewed by: MPS          Project No. 350-001          Horiz. Scale: 1"=40'          Vert. Scale: N/A          3501pdct.dwg</p>	<p>Date: 09/2017          Date: 09/2017          Date: 09/2017          REF.          REF.</p>
<p>By _____</p>	<p>Revision _____</p>
<p>No. _____</p>	<p>Date _____</p>
<p>Project: SHANNON LANE          No. 350-001          Type: PLANNING          Sheet: <b>2</b> of <b>2</b></p>	