



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, October 19, 2017

City Hall  
22500 Salamo Road

Willamette Conference Room

**1:30 pm** Proposed alteration of a non-conforming structure and Class II Design Review for major remodel and ADU addition in the Mixed Use zone

**Applicant:** Ralph Tahrán

**Subject Property Address:** 1693 12<sup>th</sup> Street

**Neighborhood Assn:** Willamette

**Planner:** Jennifer Arnold

**Project #:** PA-17-40







### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 10-19-17	TIME: 1:30pm	PROJECT #: PA-17-40
STAFF CONTACT: Jennifer Arnold		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): 1693 12<sup>th</sup> ST., WEST LINN, OR.

Brief Description of Proposal: PROPOSE A MAJOR REMODEL AND ADDITIONS TO AN EXISTING RESIDENCE TO CREATE A NEW RESIDENCE WITH AN ADU AND HOME OFFICES FOR TWO FAMILY BUSINESSES, ONE AN ON LINE STYLE BUSINESS THAT COORDINATES BUSINESS EVENTS, THE OTHER A HEATING & COOLING SERVICE AND INSTALLATION, SCHEDULING. NO EQUIP. OR PARTS STORAGE ON-SITE.

Applicant's Name: RALPH TAHRAN, TAHRAN ARCHITECTURE & PLANNING LLC

Mailing Address: 13741 KNAUS ROAD, LAKE OSWEGO, OR. 97034

Phone No: (503) 539-8802 Email Address: ralph.tahrان@comcast.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
- NA. 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 OUR PROPOSAL IS IN COMPLIANCE WITH "MU ZONE". CONFIRM TREE CUTTING PROCESS, DISCUSS EXISTING GARAGE 6" ± OVER NORTH PROPERTY LINE AND RESOLUTION

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

[Signature]  
 Property owner's signature  
VASON & AMY JOHNSTON  
1693 12<sup>th</sup> ST., WEST LINN, OR 97068  
 Property owner's mailing address (if different from above)

RECEIVED

10/3/17  
Date

OCT 04 2017

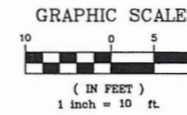
PLANNING & BUILDING  
CITY OF WEST LINN  
INT. \_\_\_\_\_ TIME \_\_\_\_\_



TOPOGRAPHIC SURVEY  
 FOR:  
 AMY & JASON JOHNSTON  
 BEING A PORTION OF TRACT 54  
 "WILLAMETTE TRACTS (PLAT NO. 147)  
 SITUATED IN THE NW 1/4 OF SECTION 2  
 T.3S, R.1E, W.M.  
 CITY OF WEST LINN  
 CLACKAMAS COUNTY, OREGON

TAX MAP 3 1E 02BA

JULY 10, 2017

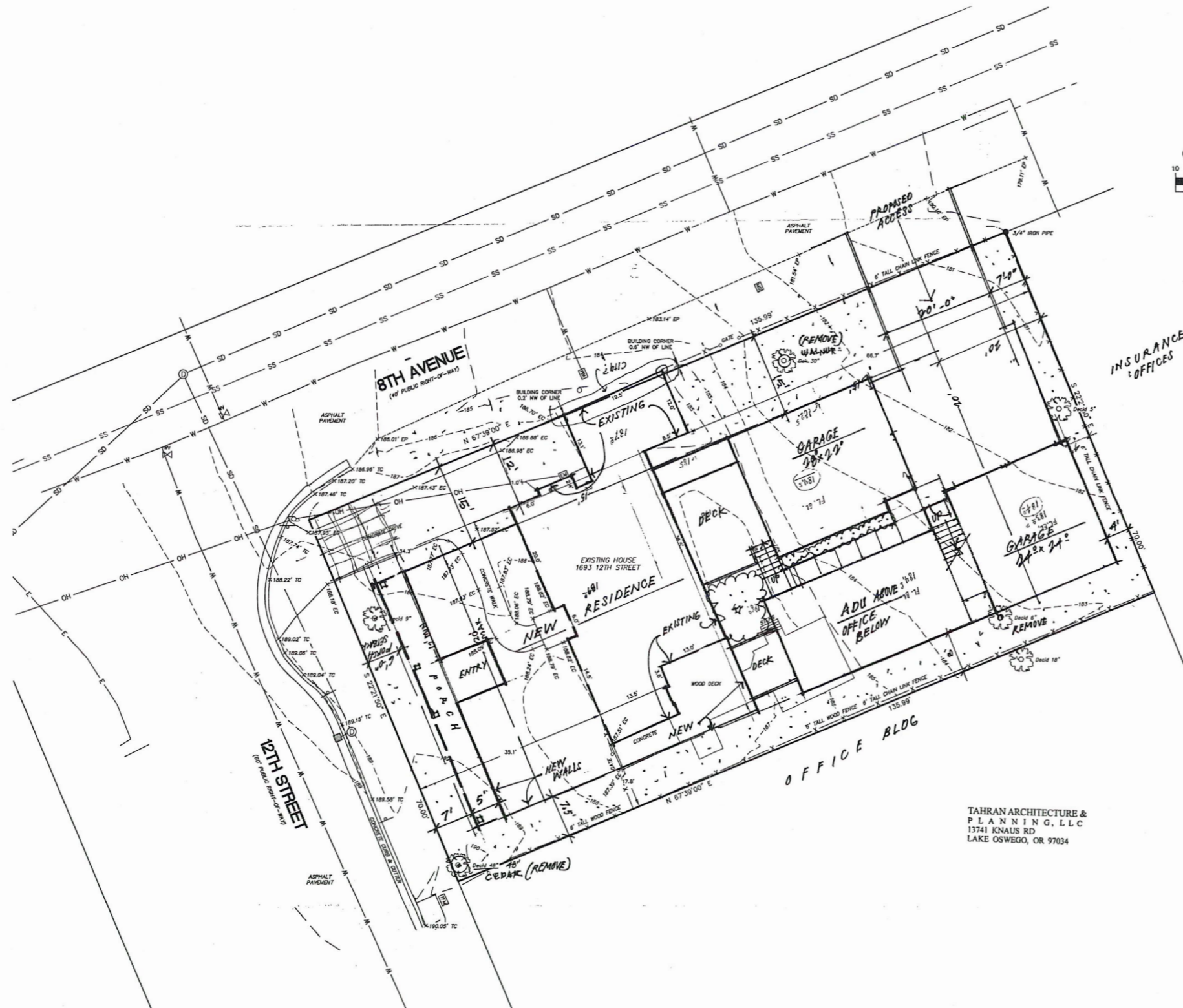


NOTES:

1. VERTICAL DATUM IS NGVD 1929 BASED ON OPUS SOLUTION OF STATIC GPS OBSERVATION.
2. THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON RECORD DATA AND FOUND MONUMENTS. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
3. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

LEGEND:

- FOUND SURVEY MONUMENT
- SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊠ CATCH BASIN
- ⊞ WATER METER
- ⊟ WATER VALVE
- ⊕ UTILITY POLE
- ⊞ ELECTRIC METER
- ⊞ TRANSFORMER
- GATE POST
- ⊞ MAILBOX
- SD— UNDERGROUND STORM LINE
- SS— UNDERGROUND SANITARY LINE
- E— UNDERGROUND POWER LINE
- W— UNDERGROUND WATER LINE
- X— FENCE LINE AS NOTED
- OH— OVERHEAD UTILITY LINE
- 000.00 EC X EDGE OF CONCRETE - SPOT ELEVATION
- 000.00 TC X TOP OF CURB - SPOT ELEVATION
- 000.00 EP X EDGE OF PAVEMENT - SPOT ELEVATION



TAHRAN ARCHITECTURE &  
 PLANNING, LLC  
 13741 KNAUS RD  
 LAKE OSWEGO, OR 97034

PRELIMINARY  
 SITE PLAN

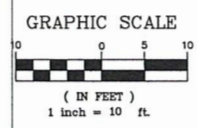
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 15, 1987  
 HAROLD P. SALO  
 7264  
 EXPIRES: JUNE 30, 2018

SINCE 1952  
 ANDY PARIS AND ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 16057 BOONES FERRY ROAD  
 LAKE OSWEGO, OREGON 97035  
 PH: 503-636-3341  
 www.andyparis.com

PROJECT: 17157  
 DRAWING: 17157P1.DWG  
 DRAFTED: MPC 07/10/17

**TOPOGRAPHIC SURVEY**  
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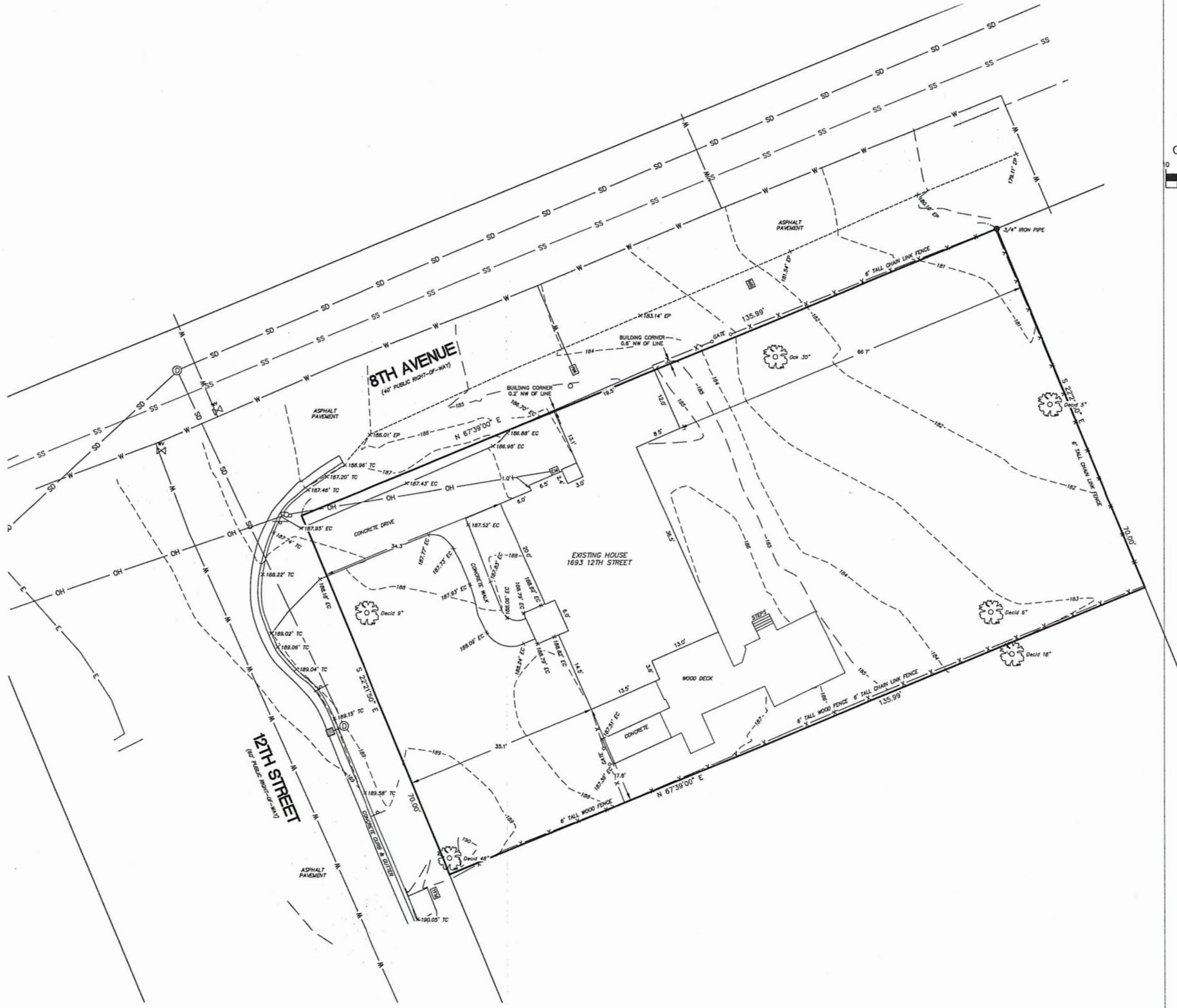


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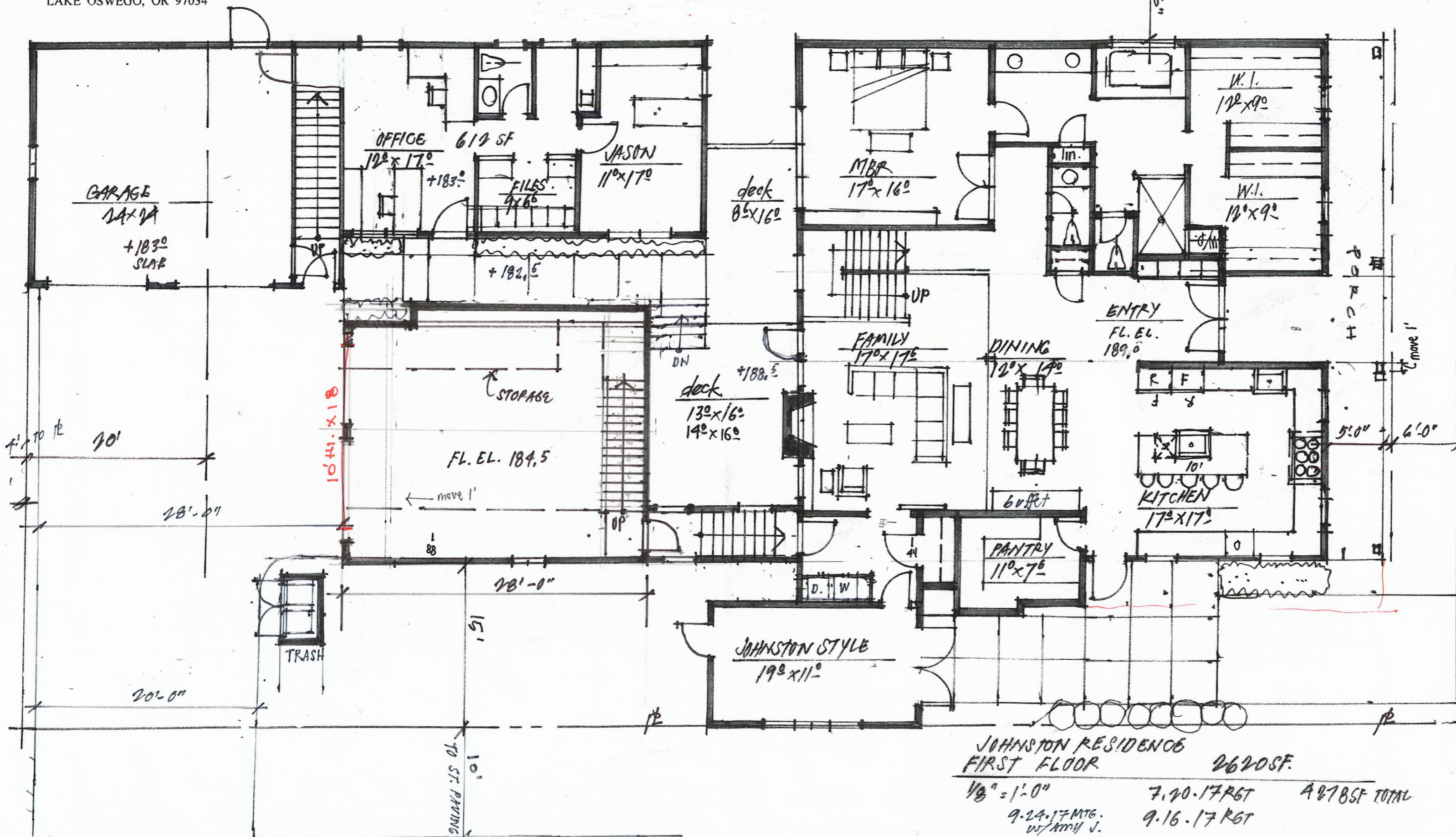
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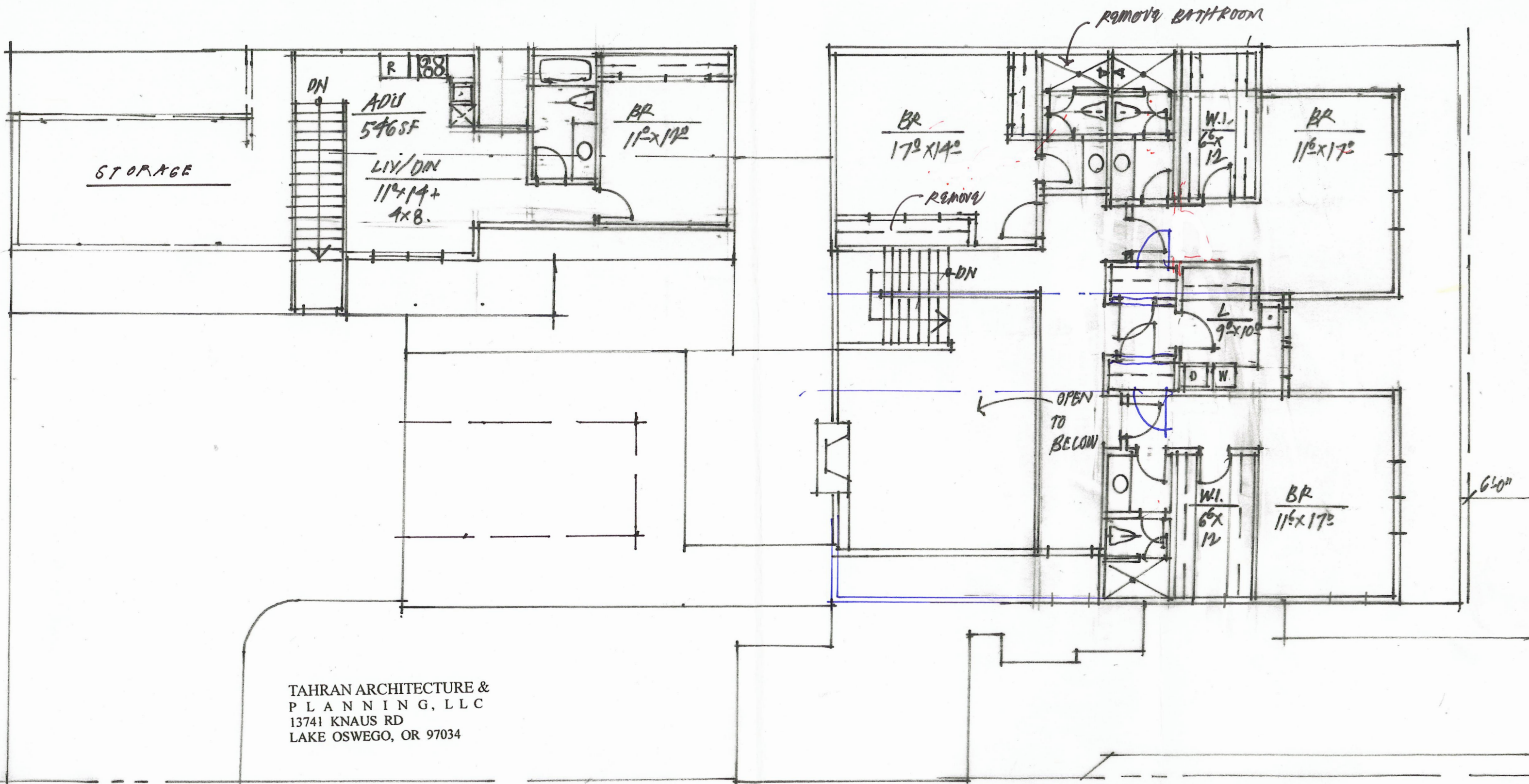
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JOHNSTON RESIDENCE  
 FIRST FLOOR 2620 SF.  
 1/8" = 1'-0" 7.20.17 RGT 4878 SF TOTAL  
 9.24.17 MTG. w/ Amy J. 9.16.17 RGT

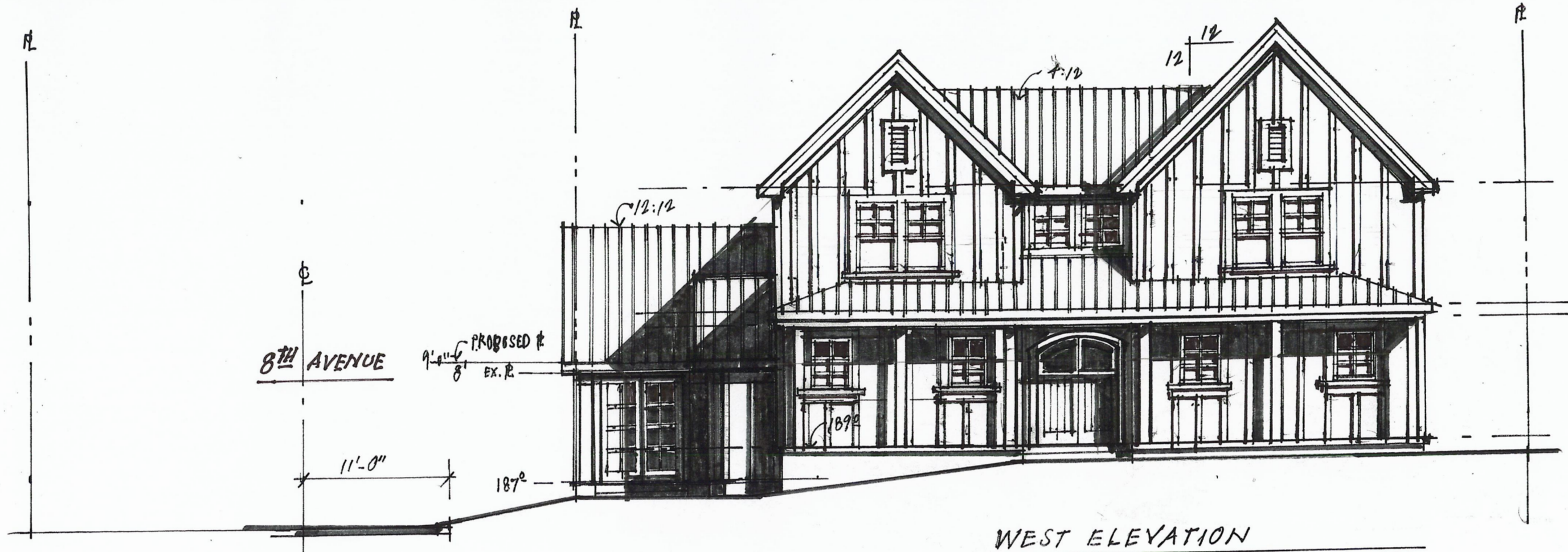




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SECOND FLOOR 1650 SF  
 1/8" = 1'-0" 7.20.17 RGT 9.24.17 w/AMY J.  
 9.16.17 RGT





WEST ELEVATION

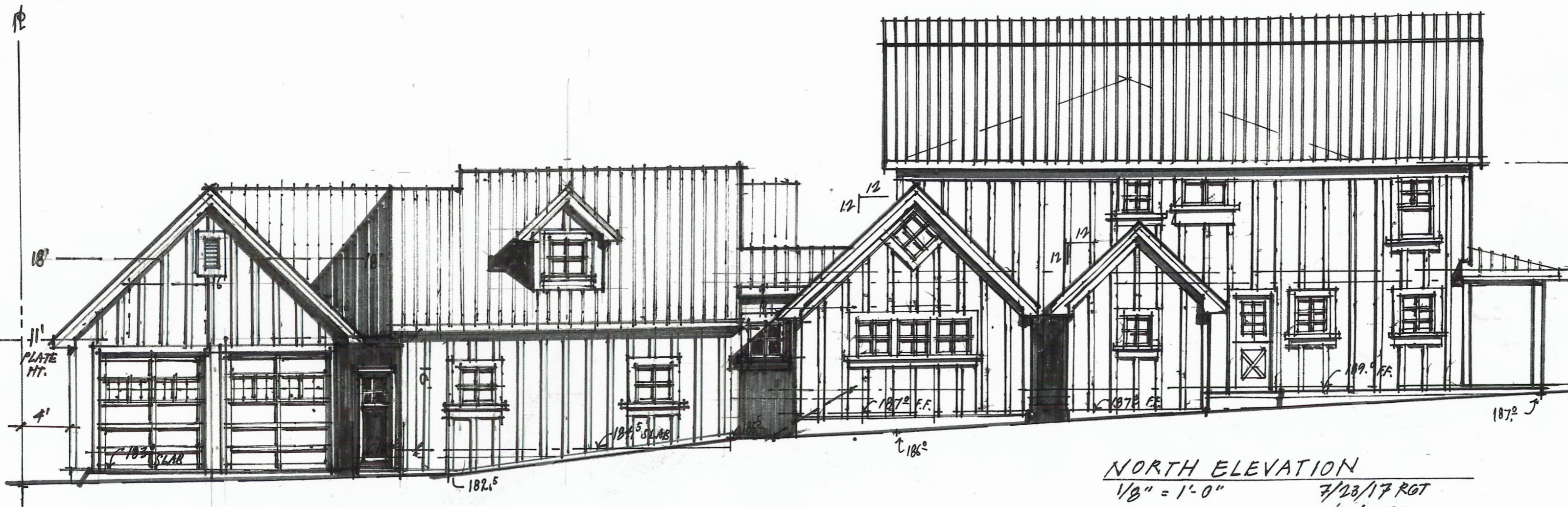
1/8" = 1'-0"

7/23/17 RGT

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TAHRAN ARCHITECTURE &  
P L A N N I N G, L L C  
13741 KNAUS RD  
LAKE OSWEGO, OR 97034



NORTH ELEVATION

1/8" = 1'-0"

7/23/17 RGT

9/16/17 RGT