



LAND USE PRE-APPLICATION CONFERENCE

Thursday, May 17, 2018

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Proposed street vacation of alley to develop 3 lots

Applicant: Tim Walker, Dreambuilder Custom Homes

Subject Property Address: 21765 Willamette Drive

Neighborhood Assn: Bolton

Planner: Jennifer Arnold

Project #: PA-18-12





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	TIME:	PROJECT #:
May 17 2018	9am	PA-18-12
STAFF CONTACT:	FEE:	
Jennifer Arnold	\$ 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): 21765 WILLAMETTE DR.

Brief Description of Proposal: CONFIRM THE 3 50' WIDE LOTS, DEMO EXISTING HOME AND BUILD 3 NEW S.F.R.

Applicant's Name: DREAMBUILDER CUSTOM HOMES INC. TIM WALKER
 Mailing Address: 16805 GASSNER LN L.O. 97035
 Phone No: (503) 880.7132 Email Address: TIM@DREAMBUILDERCUSTOMHOME.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:

STREET IMPROVEMENTS - COST / STORM DESIGN
 STREET VACATION REQUIREMENTS
 SEWER OPTIONS TO TIE INTO WILLAMETTE

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

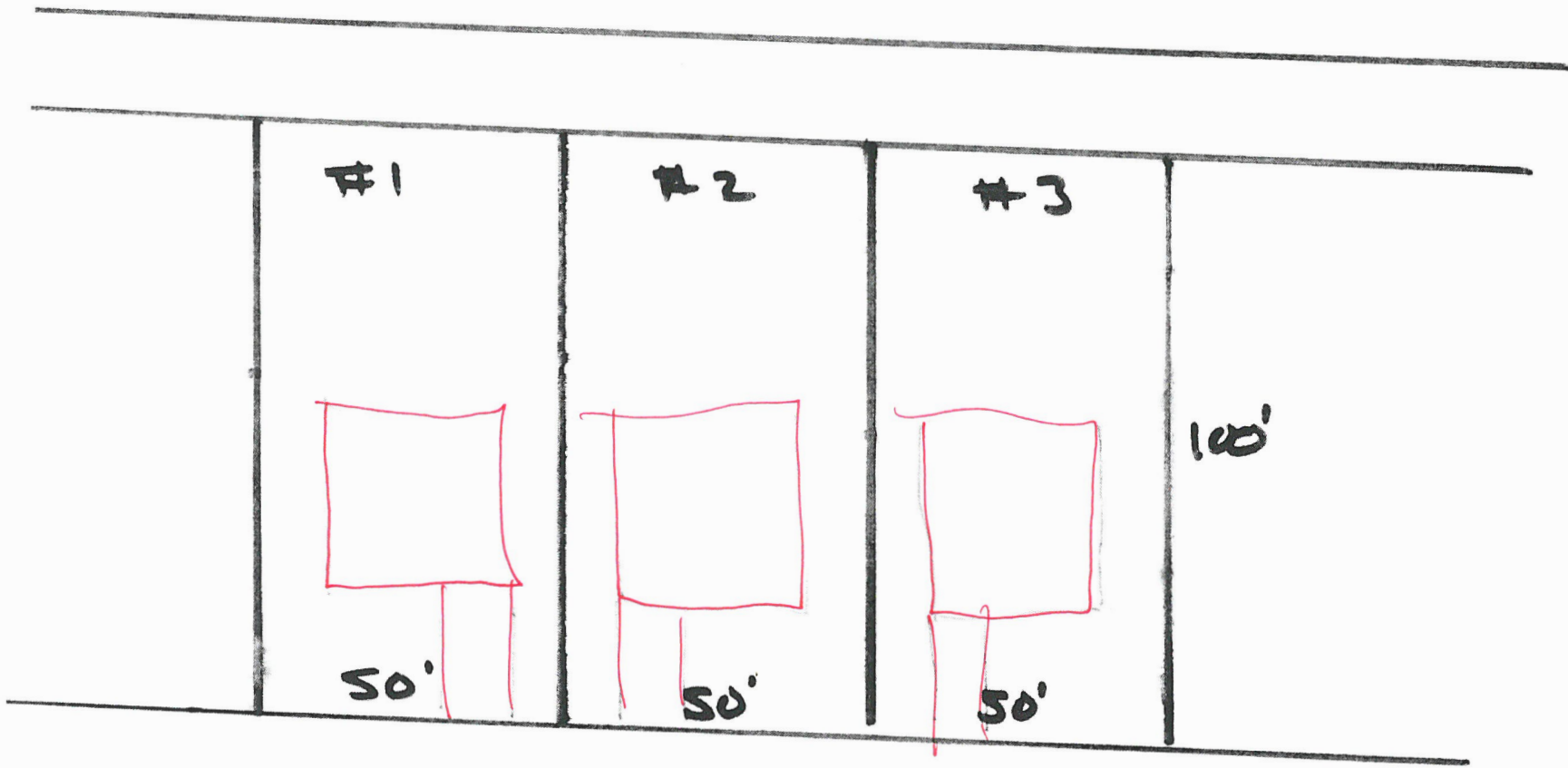
[Signature] 4/5/18
 Property owner's signature Date
 TIM WALKER

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

Applicant: Dan Williams - Faster Permits
 main contact 2000 SW 1st Ave, Suite 420
 Portland, OR 97201
 503-819-7754 dan@fasterpermits.com

EXISTING ADDRESS:
21765 WILLAMETTE DR.

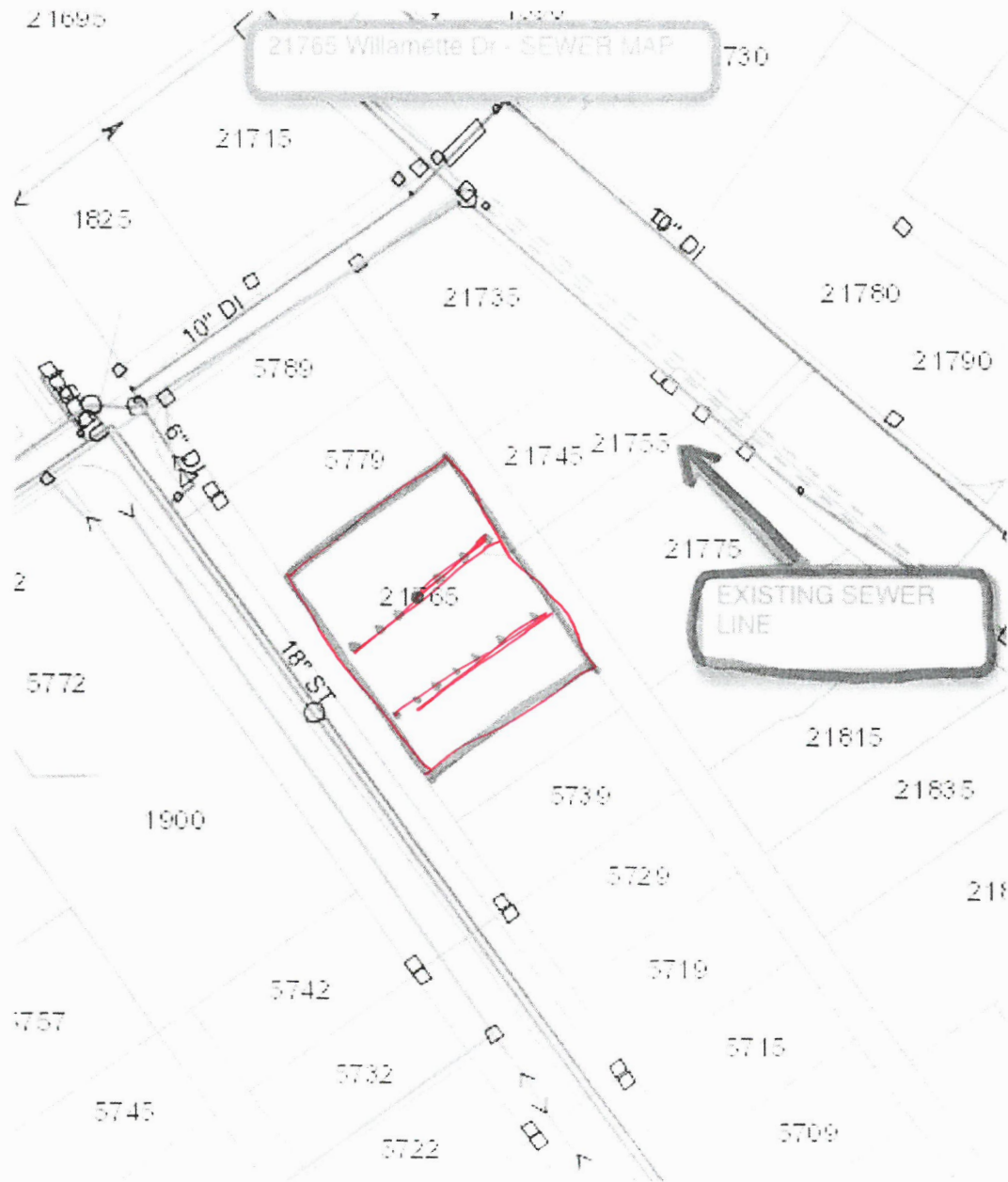
NEW PROPOSED
(3x) 50' x 100' LOTS



BROADWAY ST.

21765 WILLAMETTE DR

EXISTING SEWER MAP



RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

PORTIONS OF BLOCK 25,
"MOODY INVESTMENT COMPANY'S SUBDIVISION OF UNIT "F" OF WEST OREGON CITY"
S.W. 1/4 SECTION 30, T.2S., R.2E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
MARCH 12, 2018 SCALE 1"=20'

SURVEY PERFORMED FOR:
DREAMBUILDER CUSTOM HOMES INC.

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINE BETWEEN THOSE TRACTS OF LAND CONVEYED BY DEEDS RECORDED AS DOCUMENTS NO. 90-31798 AND 88-33891, CLACKAMAS COUNTY DEED RECORDS, TOGETHER BEING PORTIONS OF BLOCK 25, OF THE PLAT OF "MOODY INVESTMENT COMPANY'S SUBDIVISION OF UNIT "F" OF WEST OREGON CITY", PLAT NO. 495, CLACKAMAS COUNTY PLAT RECORDS, ALSO KNOWN AS LOTS 7, 8, AND 9 OF SAID BLOCK 25, AS SHOWN ON THE UNRECORDED PLAT THEREOF, RECORDED AS SURVEY NO. 1924-002, CLACKAMAS COUNTY SURVEY RECORDS.

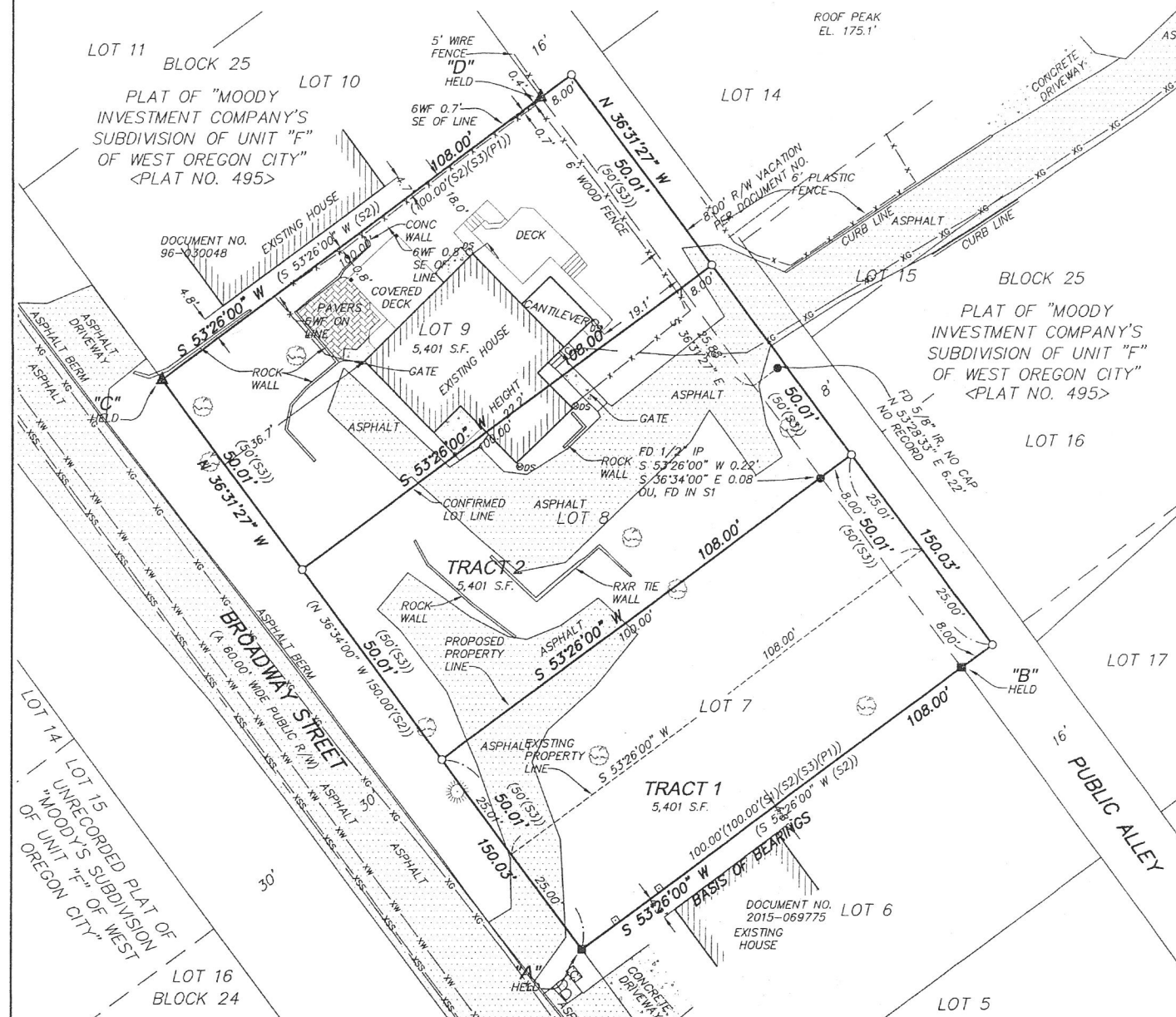
FOR MY BASIS OF BEARINGS, AND THE SOUTHEAST LINE OF SAID LOT 7, I HELD NORTH 53°26'00" EAST BETWEEN FOUND MONUMENTS "A" AND "B", PER SURVEY NO. 23776, CLACKAMAS COUNTY SURVEY RECORDS.

I HELD FOUND MONUMENTS "C" AND "D" FOR THE NORTHWEST LINE OF SAID LOT 9, PER SURVEY NO. 26610, CLACKAMAS COUNTY SURVEY RECORDS.

I HELD FOUND MONUMENTS "D" AND "B" FOR THE NORTHEAST LINE OF SAID LOTS 7, 8, AND 9, PER SAID SURVEYS NO. 23776 AND 26610. I THEN HELD FOUND MONUMENTS "C" AND "A" FOR THE SOUTHWEST LINE OF SAID LOTS 7, 8, AND 9, ALSO BEING THE NORTHEAST RIGHT OF WAY LINE OF BROADWAY STREET (A 60.00 FOOT WIDE RIGHT OF WAY), PER SAID SURVEYS.

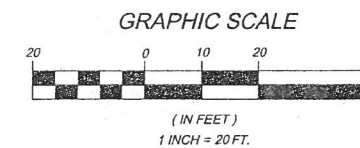
I THEN HELD A LINE 8.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE ESTABLISHED NORTHEAST LINE OF SAID LOTS 7, 8, AND 9 FOR THE NORTHEAST LINE OF THAT RIGHT OF WAY VACATION DESCRIBED IN DEED RECORDED AS DOCUMENT NO. _____ CLACKAMAS COUNTY DEED RECORDS.

THE COMMON LINE BETWEEN LOTS 8 AND 9 WAS CONFIRMED AS AN EXISTING PROPERTY LINE PER CITY OF WEST LINN CASE FILE NO. _____



LEGEND:

- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON _____ 2018
 - △ SET 1.17" COPPER DISC (BERNTSEN BPI) MARKED " _____ 2018
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "LS 500" FROM S1
 - ▲ FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS INC" FROM S2
- () = RECORD DISTANCES & BEARINGS
 IR = IRON ROD IP = IRON PIPE
 FD = FOUND W/ WITH
 OU = ORIGIN UNKNOWN
 S.F. = SQUARE FEET
 YPC = YELLOW PLASTIC CAP
 6WF = 6" WOOD FENCE
 R/W = RIGHT OF WAY
 SN = SURVEY NUMBER CLACKAMAS COUNTY SURVEYOR'S OFFICE
 S1 = SN 23776
 S2 = SN 26610
 S3 = SN 1924-002
 P1 = "MOODY INVESTMENT COMPANY'S SUBDIVISION OF UNIT "F" OF PLAT OF WEST OREGON CITY" PLAT NO. 495



SIGNED ON: Zornweil

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2019

**CENTERLINE CONCEPTS
LAND SURVEYING, INC.**

19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\DREAMBUILDER-WILLAMETTE DR-21765\dwg\PLA.dwg

APPROVAL:

CITY OF WEST LINN PLANNING FILE NO. _____

BY: _____ DATE: _____
CITY OF WEST LINN PLANNING DEPARTMENT