



LAND USE PRE-APPLICATION CONFERENCE

Thursday, August 16, 2018

**City Hall
22500 Salamo Road**

Willamette Conference Room

11:00 am **Proposed construction of new office building, addition to existing building and land division.**

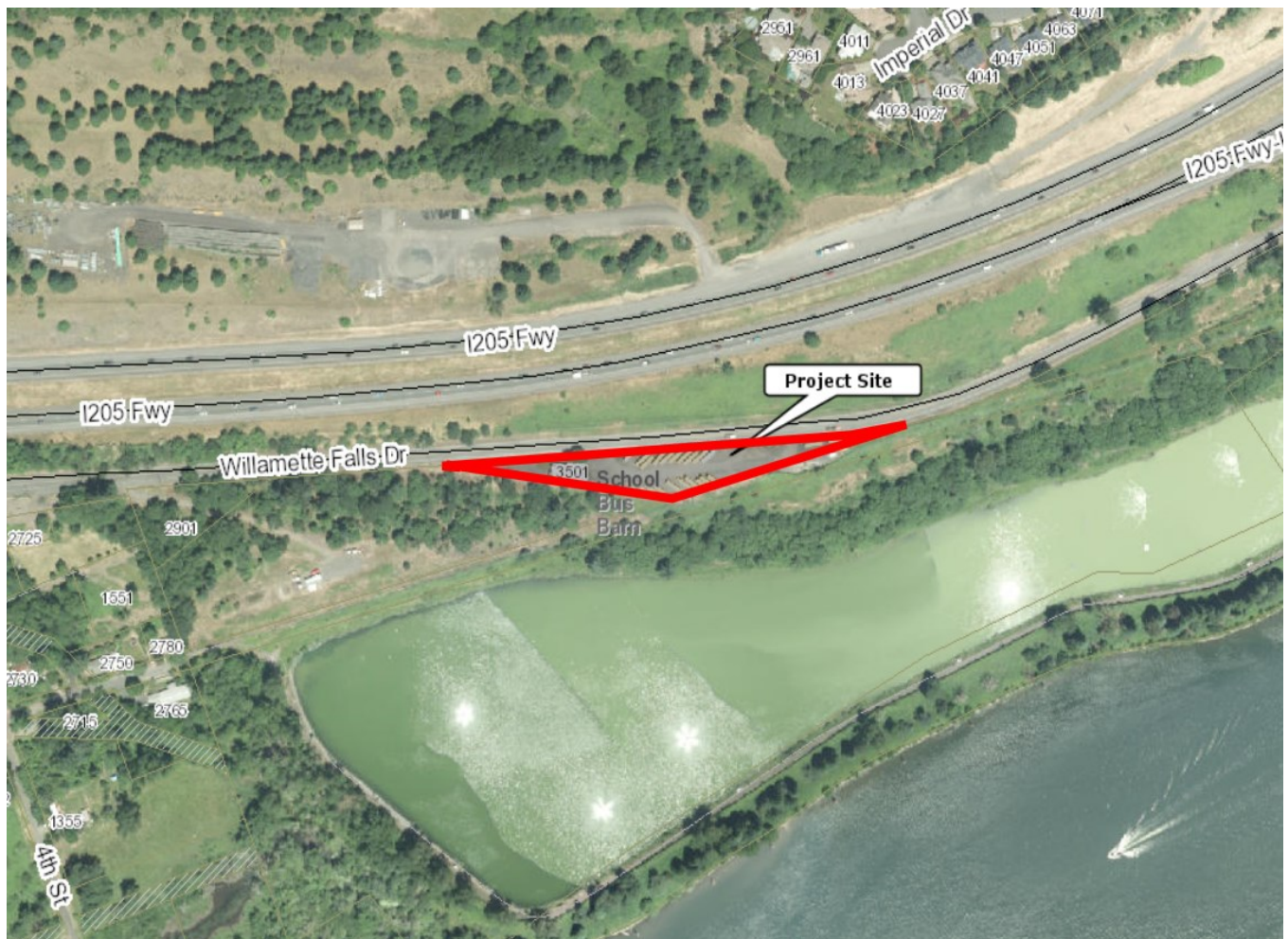
Applicant: **Mike Nyland**

Subject Property Address: **3501 Willamette Falls Drive**

Neighborhood Assn: **Willamette**

Planner: **Peter Spir**

Project #: PA-18-22





CITY OF

West Linn

1st / 3rd Thursday
10 - 2 o'clock

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.742.6060 • Fax 503.742.8655 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE:	8-16-18	TIME:	11:00	PROJECT #:	PA-18-22
STAFF CONTACT:	Peter Spir	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 **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 3501 Willamette Falls Drive

Brief Description of Proposal: Build an approximately 2500 square foot office on West side of Property just east of existing metal building. Further, add approx. 2000 s.f. of metal building (off both ends) to existing shop building. Retain property and split into two or three lots.

Applicant's Name: Mike Nyland

Mailing Address: 23737 SW Stafford Hill Drive West Linn, 97068

Phone No: (503) 449-1120 Email Address: miken@wbleid.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:

We need approximately one-third of current lot for our operations.
Can we divide property?

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

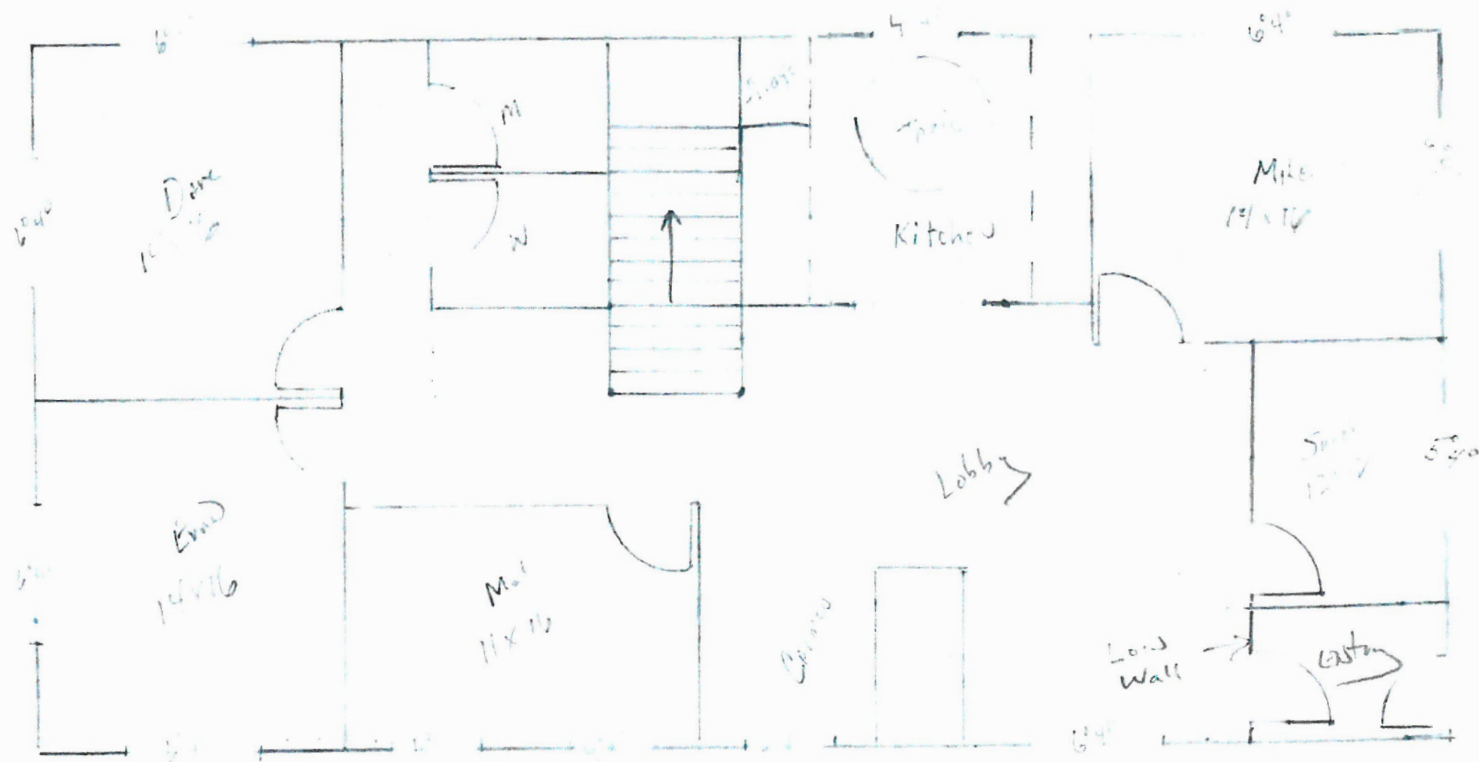
Date

Michael J Nyland 1835 N. Flint Ave, Portland, Oregon 97227

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

Williamson & Bleid OFFICES

↑ Willamette River



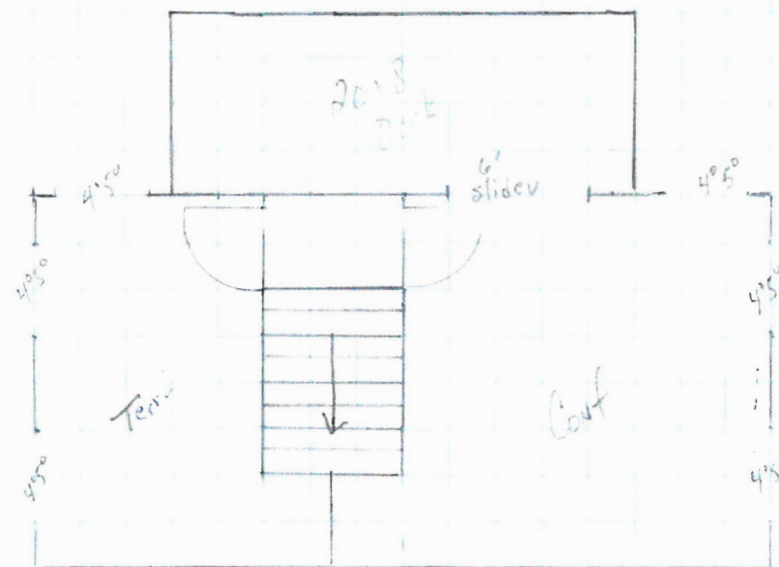
Williamson & Bleid

1st floor

(2048 #)

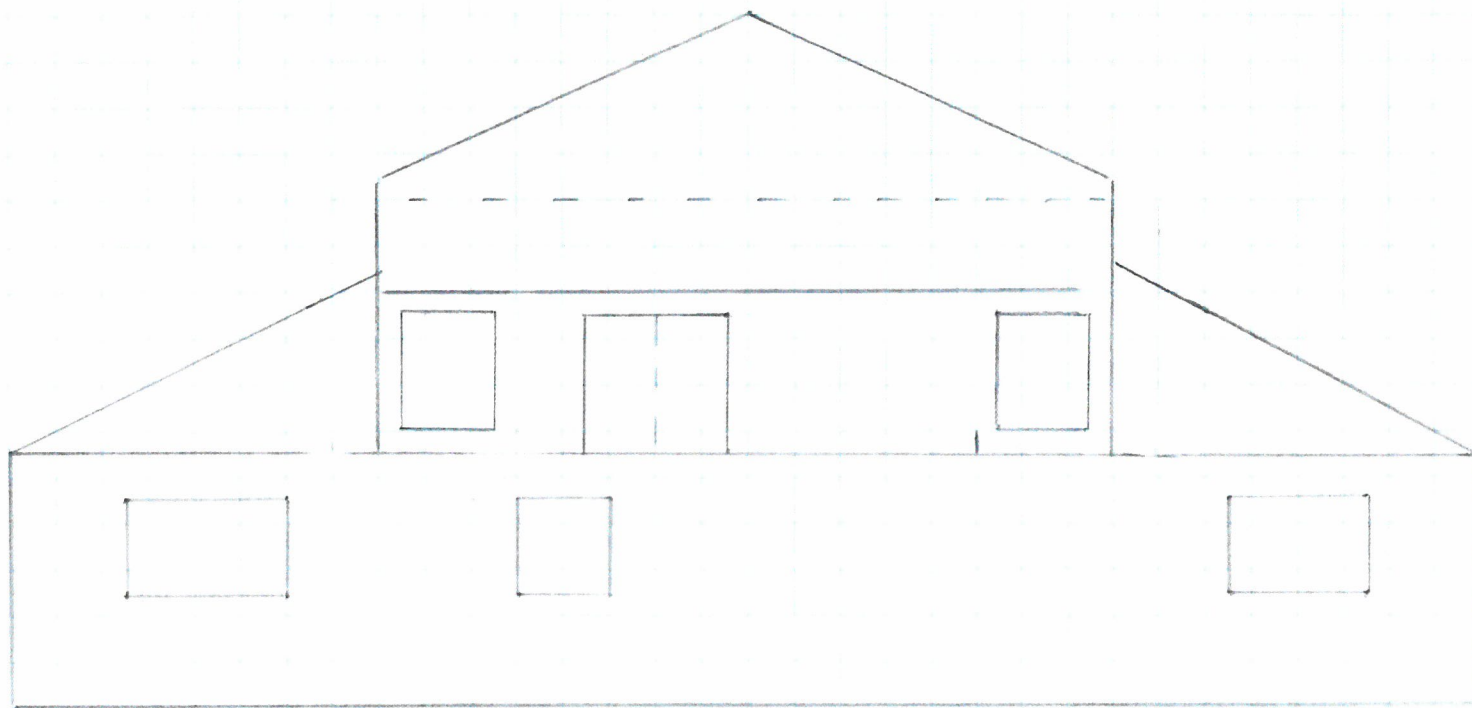
North
↓

Willamette Falls Dr.



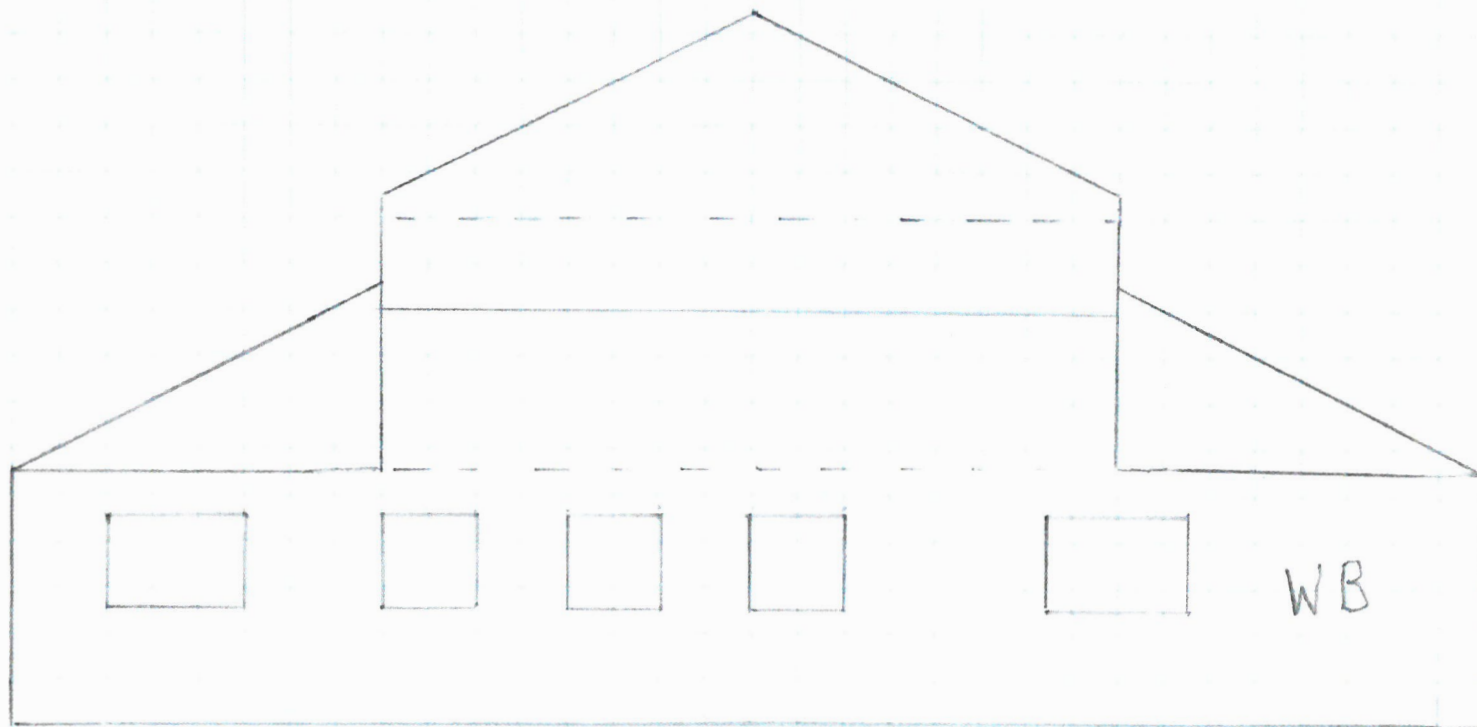
2nd floor

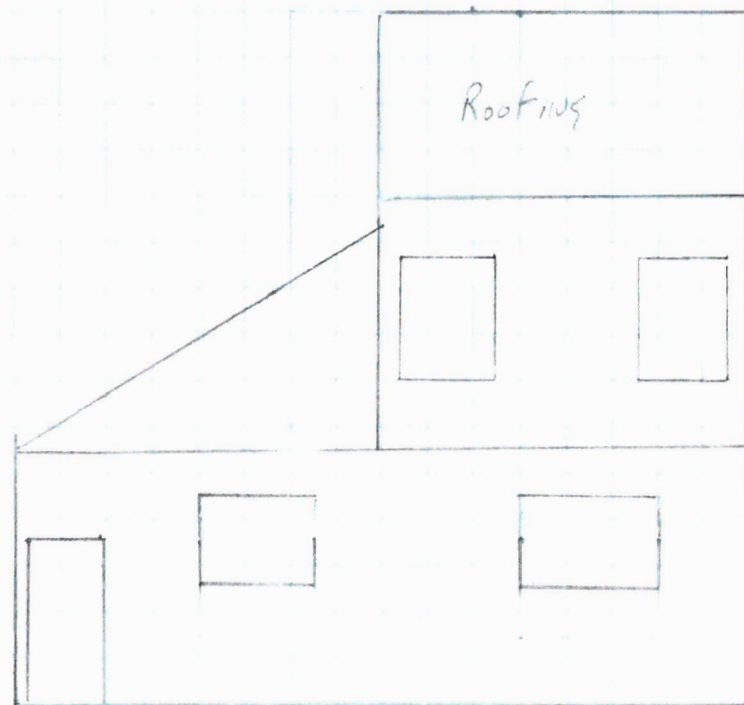
(34'0" ϕ)



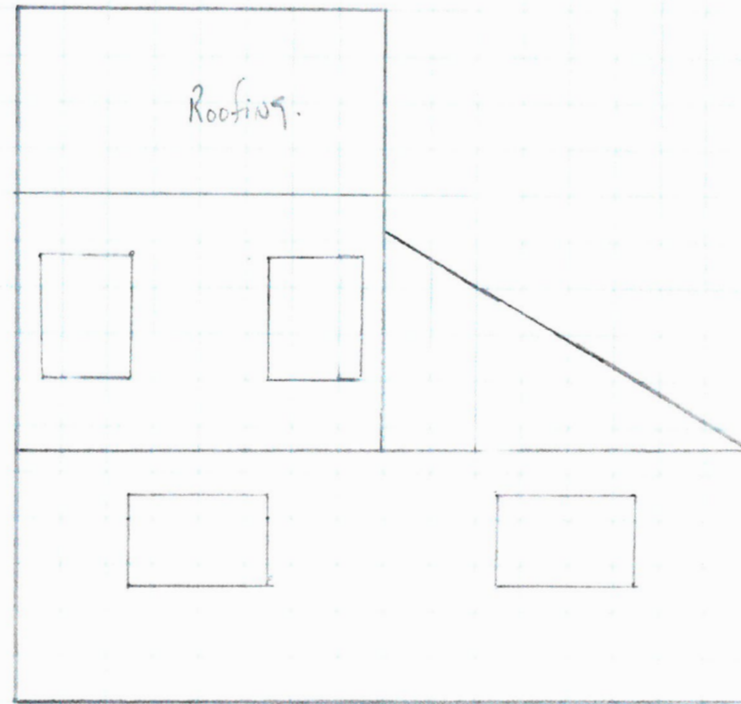
REAR / SOUTH

Williamsen - Bleid
Short Side / North.





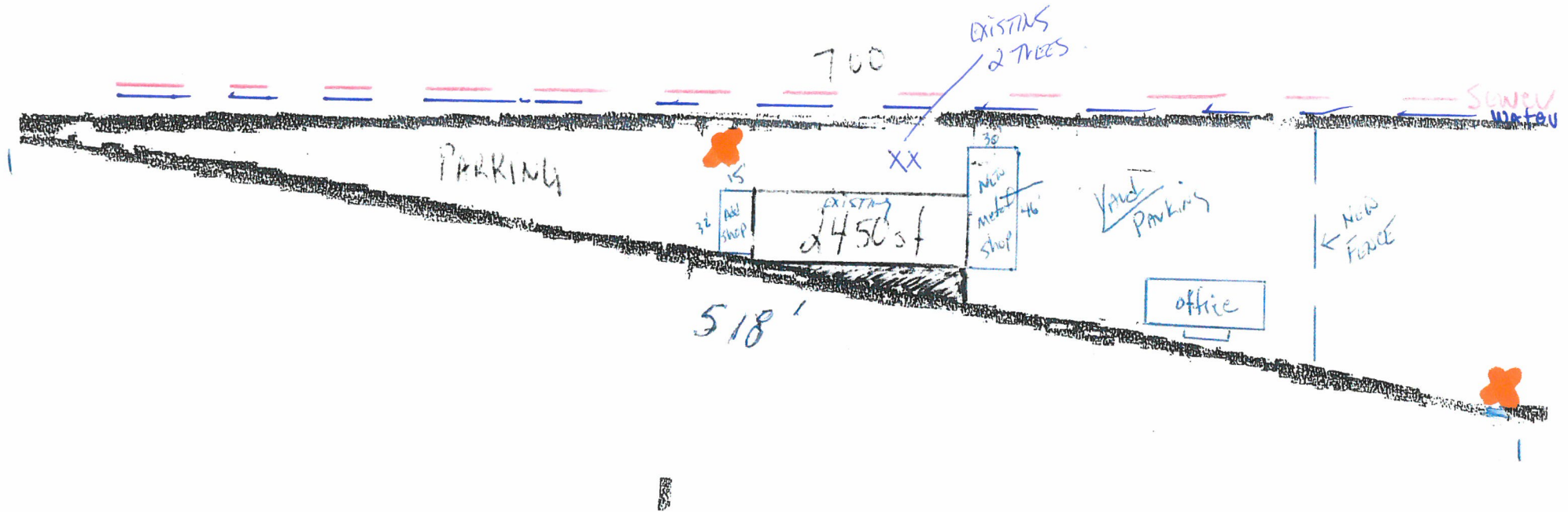
West Side



EAST Side

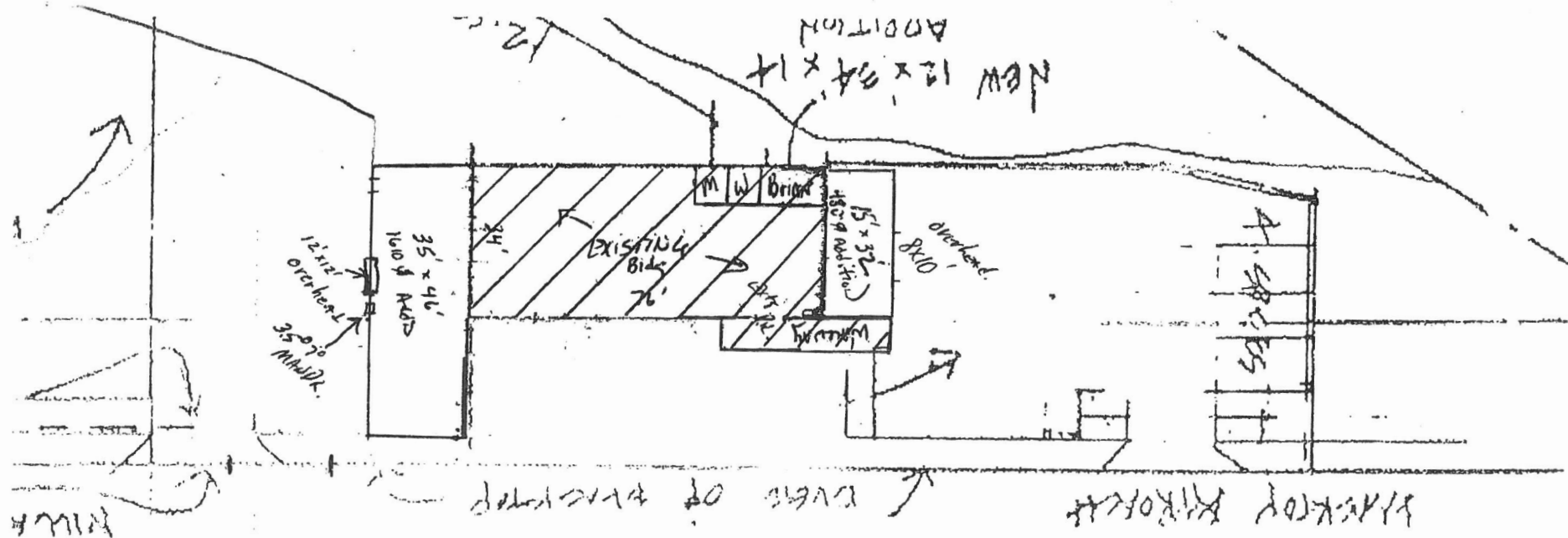
West 1/2 of Property

✗ Power
(No Gas)

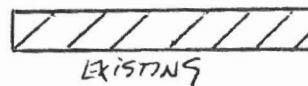


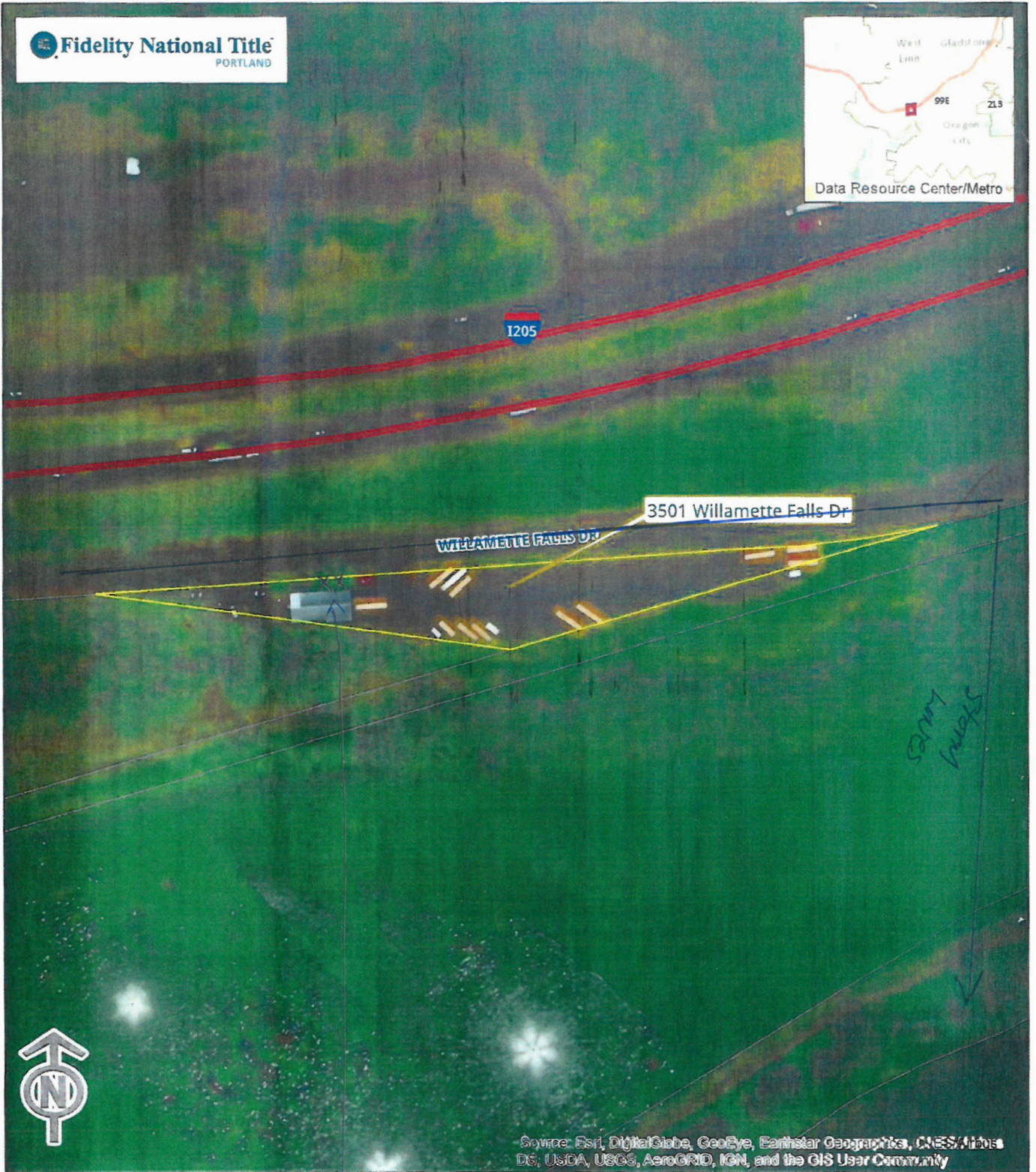
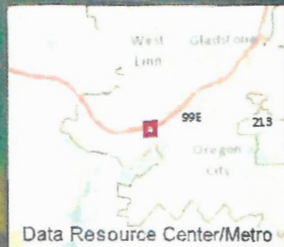
3501 Willamette Falls Drive
West Linn

Williamsen - Bleid Metal building
addn.



Willamette Falls Drive





3501 Willamette Falls Dr

Property of Interest
Taxlots

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 100 200 Feet

Map prepared 7/18/2018
by: Fidelity National Title
503.227.5478 ~ csrequest@fnf.com
Data Source: Metro RLIS, ESRI
This information is reliable, but it is not guaranteed. This map is not a survey.

X = only 2 trees on Property
North