



# LAND USE PRE-APPLICATION CONFERENCE

**Thursday, September 20, 2018**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**Time: 10:00 am Proposed Water Resource Area Permit to construct a new single family home**

**Applicant: Dennis Caudell, Paradise Homes**

**Subject Property Address: 4325 Kelly Street**

**Neighborhood Assn: Sunset**

**Planner: Darren Wyss**

**Project #: PA-18-27**





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 9/20/18	TIME: 10:00	PROJECT #: PA-18-27
STAFF CONTACT: Darren Wyss		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 **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 4325 Kelly St, Map 21E36AA TL 01802

Brief Description of Proposal: Hardship allowance to construct new SFR on existing lot with minor WRA impact.

Applicant's Name: Paradise Homes

Mailing Address: 20659 NE Lakeside Drive, Fairview Oregon 97024

Phone No: (503) 710-1227 Email Address: paradise@frontier.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:  
waive geologic report, waive tree and mitigation requirements  
alternatives to constructing new street/frontage- ie: vacate right of way, etc

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

Ching Hay \_\_\_\_\_ 9-4-18  
Property owner's signature Date

Ching Hay, 4356 Riverview Ave, West Linn 97068  
Property owner's printed name and mailing address (if different from above)

ly St



General Notes			
SCALE: NOTED		DATE: SEPTEMBER 2018	
PROJECT NAME: HAY PROPERTY		LEGAL TRAP: 36 2S 1E	
4325 Kelly St West Linn		SECTION: 36	
LOCATION: HAY PROPERTY		TWP: 2S	
SITE PLAN		RANGE: 1E	
No.	Revisions/Issues	Date	
<p>Paradise Homes 503-710-1227 Paradise@truttar.com</p>			
<p>Project Name and Address</p> <p>Hay Property 4325 Kelly Street West Side Addition Block 5, Lot 8</p>			
Project	4325	Sheet	1
Date	9-4-18		
Scale	As Noted		

Hay- Site Plan

9/04/2018

Hay- Site Plan

9/04/2018

Minimum Building Setbacks

Front Yard- 20 ft

Rear Yard- 20 ft

Interior Side Yard- 5 ft

Street Side Yard- 15 ft

Side Garage Loading- 3 ft

Kelly

4325 West Kelly Street

Lot 9  
5,000 sq ft

Lot 8  
5,000 sq ft

Lot 7  
5,000 sq ft



Sunset

WRA

West

Block 5  
Side Addition to  
Oregon City

General Notes

SCALE	AS NOTED
DATE	SEPTEMBER 2018
FILE	
SECTION	36
TWP.	2S
RANGE	1E

PROJECT NAME: HAY PROPERTY  
4325 Kelly St West Linn  
LOCATION: LOT LAYOUT PLAN

No.	Revision/Change	Date

Plan Name and Address



**Paradise Homes**  
503-710-1227 Paradise@outlier.com

Project Name and Address

Hay Property  
4325 Kelly Street  
West Side Addition  
Block 5, Lot 8

Project	4325	Sheet
Date	9-4-18	2
Scale	As Noted	