



LAND USE PRE-APPLICATION CONFERENCE

Thursday, December 5, 2019

**City Hall
22500 Salamo Road**

Willamette Conference Room

9:00 am **Remove existing house and construct a three-story office building with off-street parking. The building will be approximately 12,000 square feet. Shared access will be proposed through the existing parking lot of the property located to the south at 1595 Holly Street.**

Applicant: **Edward Radulescu**

Subject Property Address: **22150 Willamette Drive**

Neighborhood Assn: **Bolton**

Planner: **Jennifer Arnold**

Project #: PA-19-23



**PRE-APPLICATION CONFERENCE****THIS SECTION FOR STAFF COMPLETION**

CONFERENCE DATE:	12-5-2019	TIME:	9:00 am	PROJECT #:	PA-19-23
STAFF CONTACT:	Jennifer Arnold	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 **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 22150 Willamette Dr. West Linn, OR. 97068

Brief Description of Proposal: Remove existing house and construct a 3-story Office Building with off-street parking. The building will be approximately 12,000-15,000 square feet. Access (shared) will be proposed through the existing parking lot of the property located to the south at 1595 Holly St.

Applicant's Name: Edward Radulescu

Mailing Address: 919 NE 19th Ave. Suite 155 Portland, OR. 97232

Phone No: 503-679-2493

Email Address: eddie@eprdesign.com

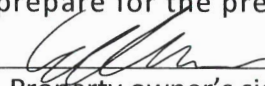
Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- 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:

Please Identify any storm water management requirements, land use applications, fees, processes, and / or any other issues associated with developing the proposed office building.

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

11.20.19

Date

Edward Radulescu Purchaser's Representative

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

West
Linn

Hood St

Garden St

'CREEK'

↑ NORTH

3 STORY
BUILDING
12-15K SF

PARKING

PARKING

ALLEES

Holly St

Amy St

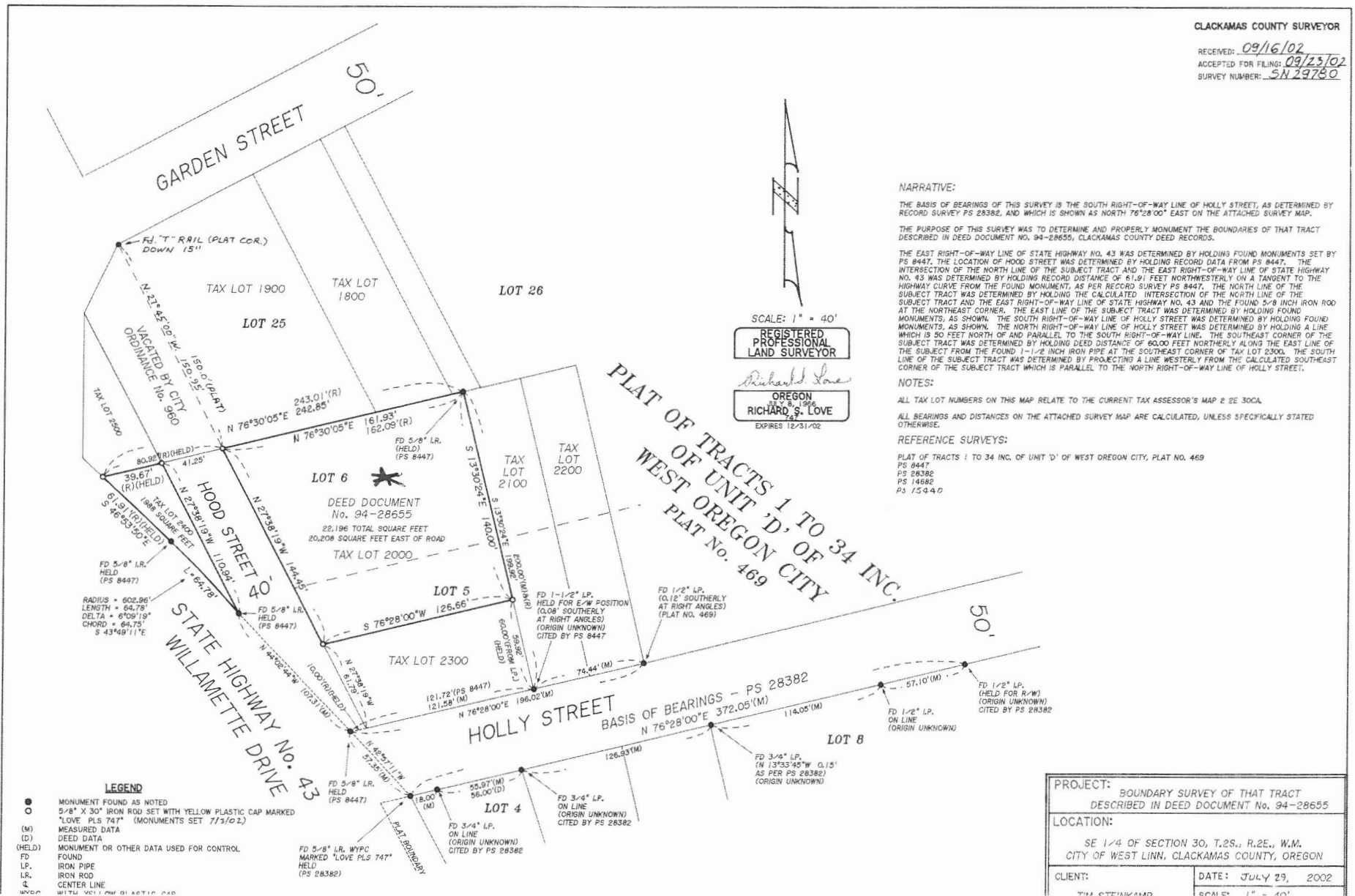
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SN29780

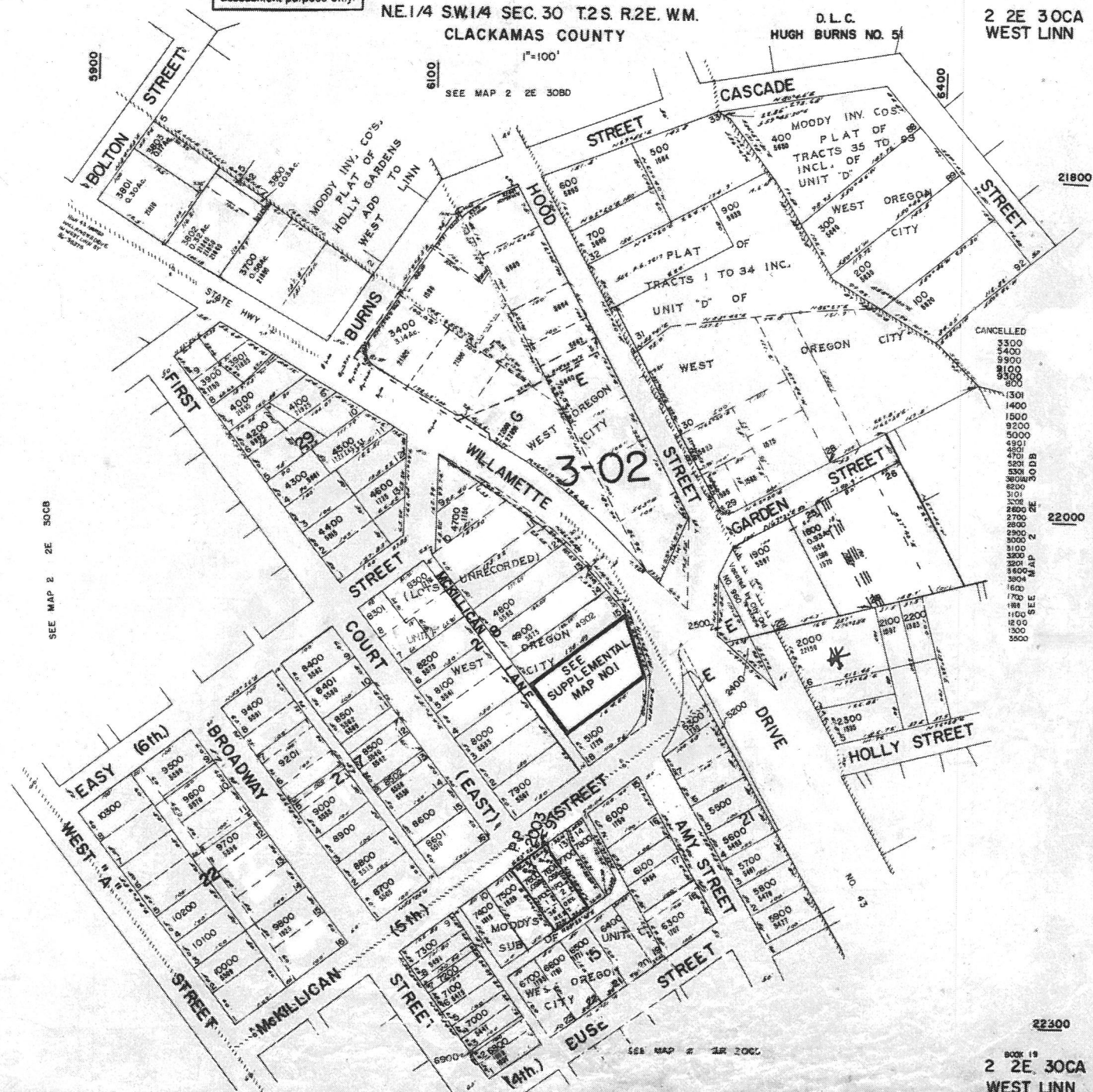
CLACKAMAS COUNTY SURVEYOR

RECEIVED: 09/16/02
 ACCEPTED FOR FILING: 09/23/02
 SURVEY NUMBER: SN29780

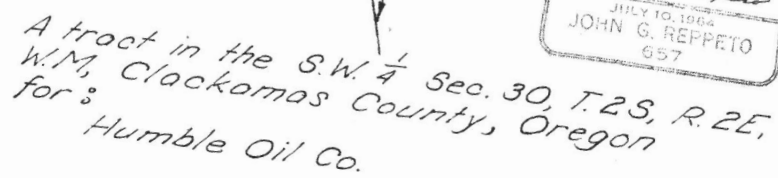


2 2E 3 OCA
WEST LINN

SEE MAP 2 2E 30BD



22300
BOOK 19
2 2E 30CA
WEST LINN



BURTON BROS.
engineers & surveyors
2626 S. E. ANKENY
PORTLAND, OREGON 97214

CLACKAMAS COUNTY
FILED
FEB 6 1950
J. J. [Signature]
CLERK