



LAND USE PRE-APPLICATION CONFERENCE

Wednesday, September 16, 2020

10:00 am

Webex

Project: Proposed partition and lot line adjustment for 1915 Webb Street, 5823 Broadway, and right of way

Applicant: Jim Cullison

Site Address: 1915 Webb Street and 5823 Broadway

Neighborhood Assn: Bolton

Planner: [Chris Myers](#)

Project #: PA-20-07





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE:	September 16, 2020	TIME:	10:00am	PROJECT #:	PA-20-07
STAFF CONTACT:	Chris Myers	cmyers@westlinnoregon.gov	FEE:	\$1,000	

Pre-application conferences occur on the first and third Wednesdays 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 by 4:00pm at least 15 days before the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1915 WEBB, 5823 BROADWAY, RIGHT OF WAY

Brief Description of Proposal: ADJUST THE PROPERTY LINES WITHIN THE BOUNDARIES OF 3 EXISTING PARCELS TO MODIFY THE LOT FOR THE EXISTING HOME PLUS CREATE 3 ADDITIONAL BUILDING LOTS.

Applicant's Name: JIM CULLISON, P.R. FOR THE ESTATE OF RICHARD CULLISON
Mailing Address: 24280 S. SKYLANE DR., CANBY, OR 97013
Phone No: (503) 784-6999 Email Address: N194709@GMAIL.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:

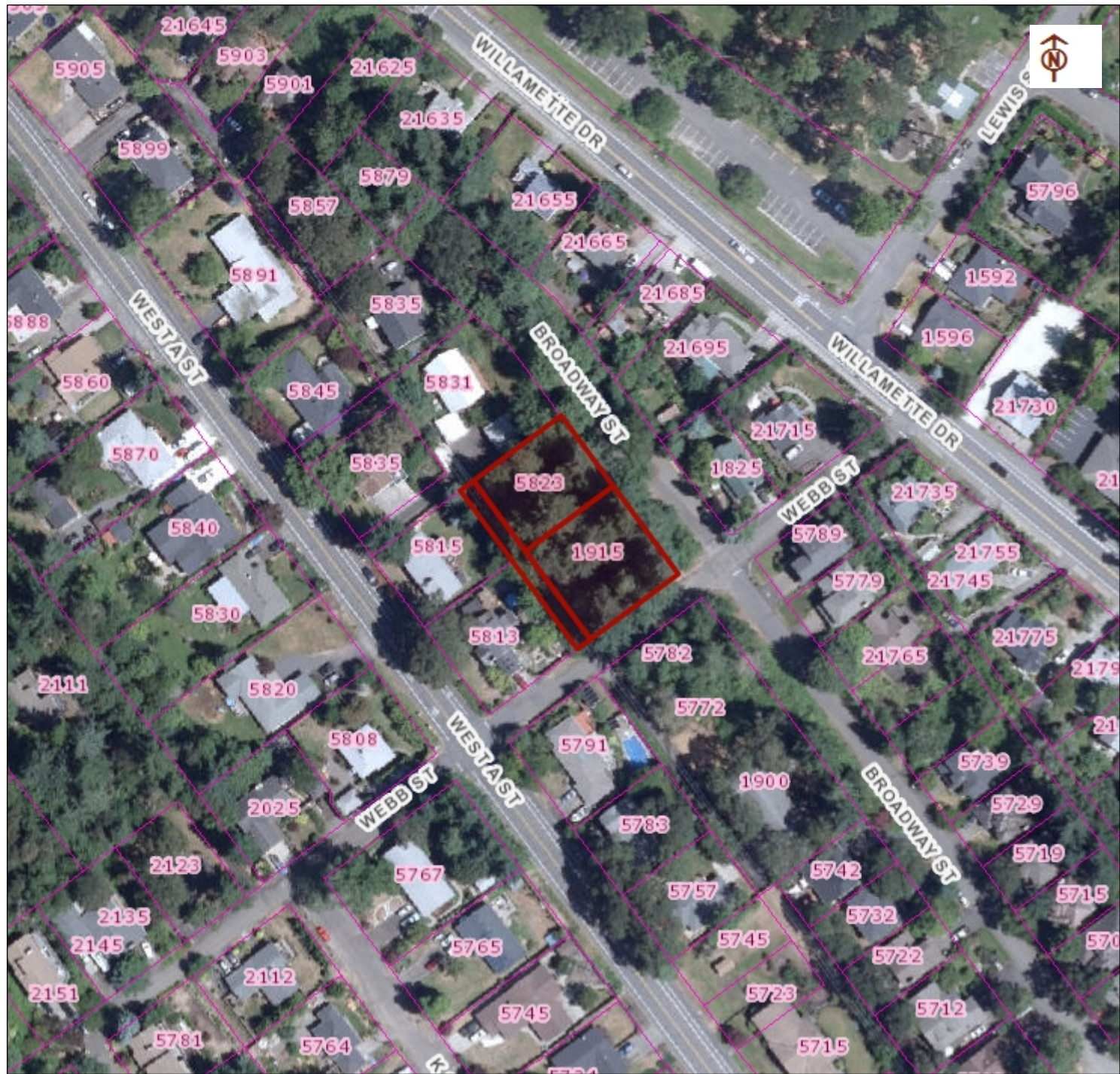
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

[Signature] P.R. RICHARD CULLISON
Property owner's signature

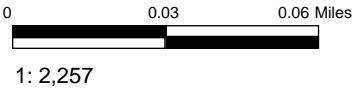
08.25.20
Date

RECEIVED
Ischroder, 14:28:17, 08/26/2020

JAMES B. CULLISON (P.R.) 24280 S. SKYLANE DR., CANBY, OR
Property owner's printed name and mailing address
(if different from above) 97013



Legend



Notes

This map was automatically generated using Geocortex Essentials.

20

100

100

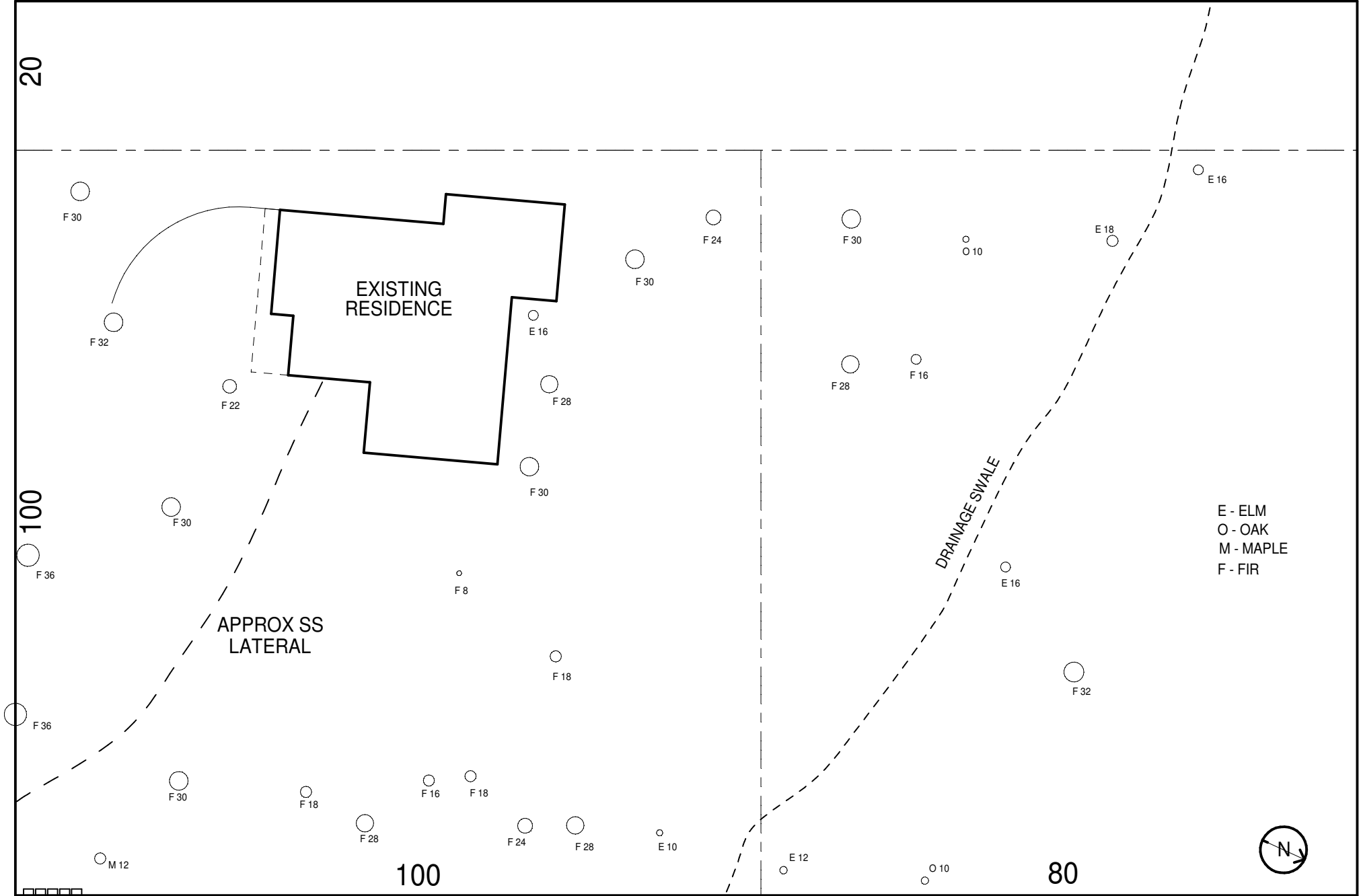
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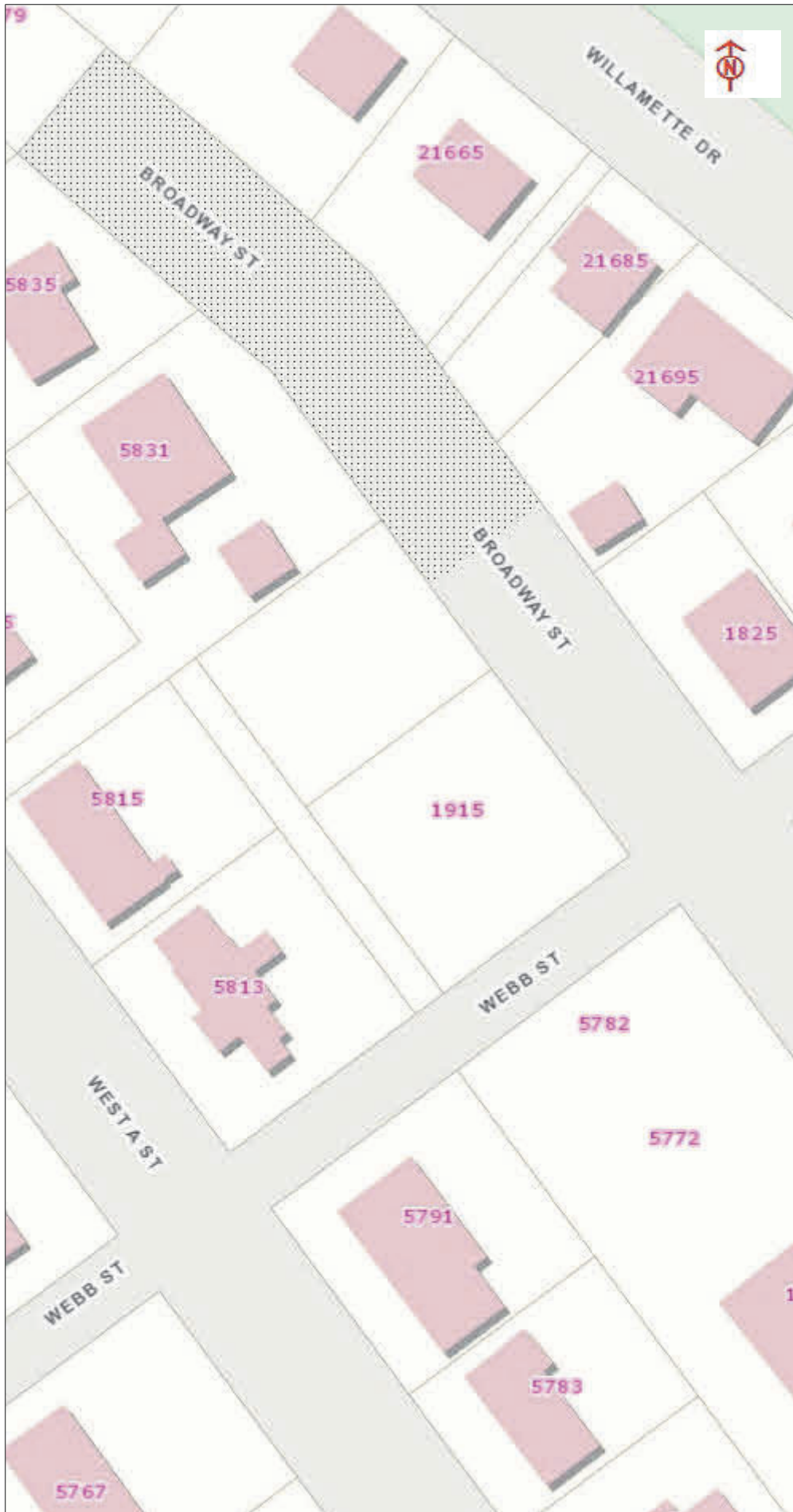
EXISTING
RESIDENCE

APPROX SS
LATERAL

DRAINAGE SWALE

E - ELM
O - OAK
M - MAPLE
F - FIR



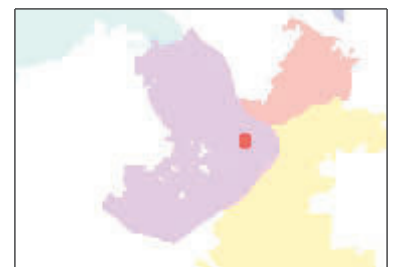


Legend

- City Limit
- Unimproved ROW
- Parks and Open Space
- City Owned Property

0 0.01 0.0 Miles

1: 1,128.50



Notes

This map was automatically generated using Geocortex Essentials.

Legend

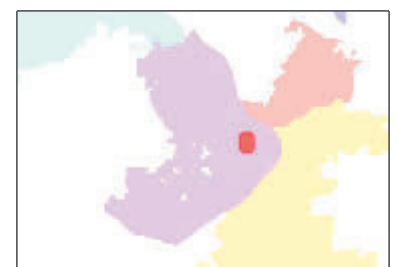
Zoning

- Single and Multi Family R-2.1
- Single and Multi Family R-3
- Single-Family R-4.5
- Single-Family R-5
- Single-Family R-7
- Single-Family R-10
- Single-Family R-15
- Single-Family R-20
- Single-Family R-40
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Office Business Center
- Campus Industrial
- General Industrial

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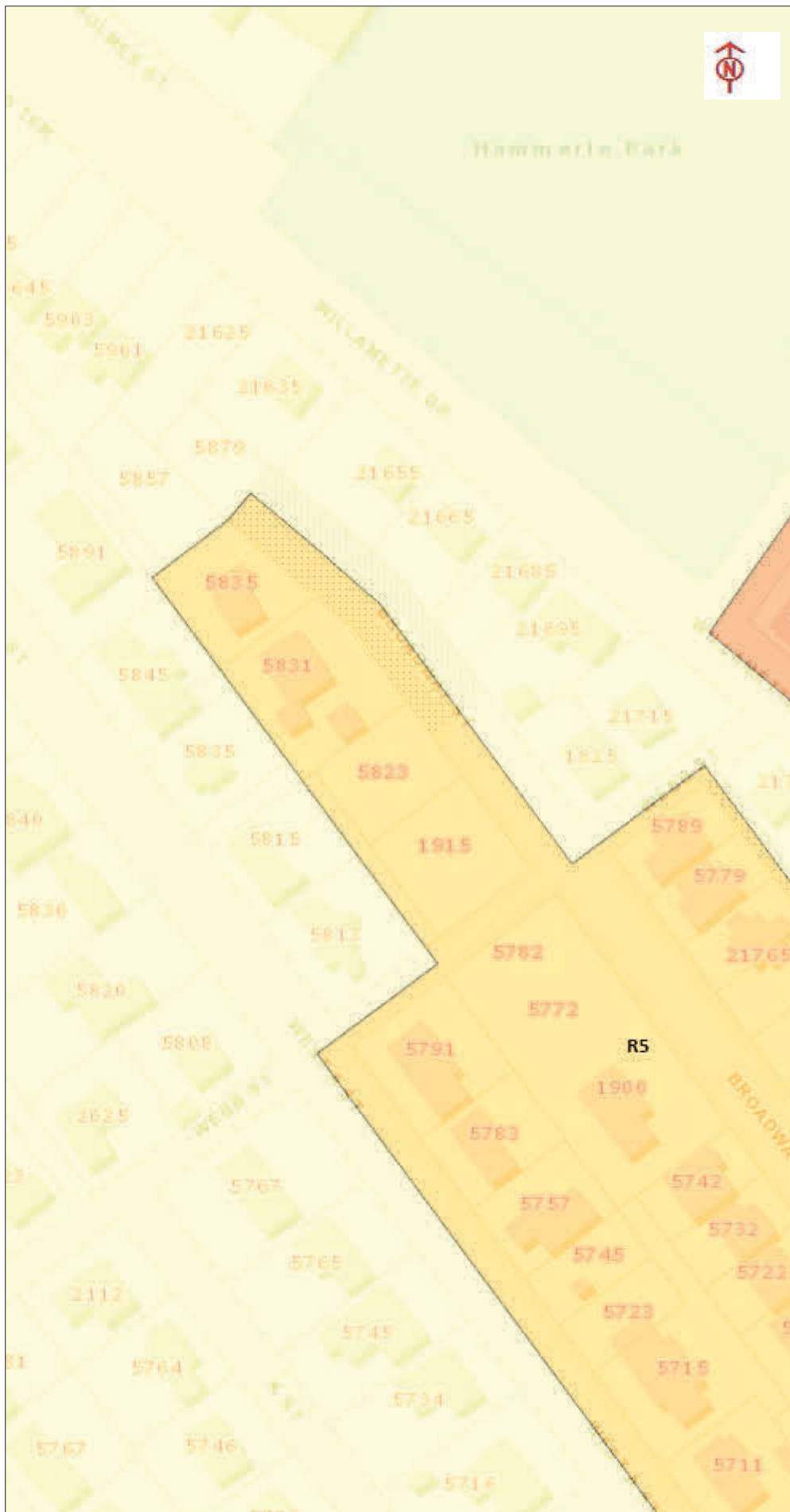
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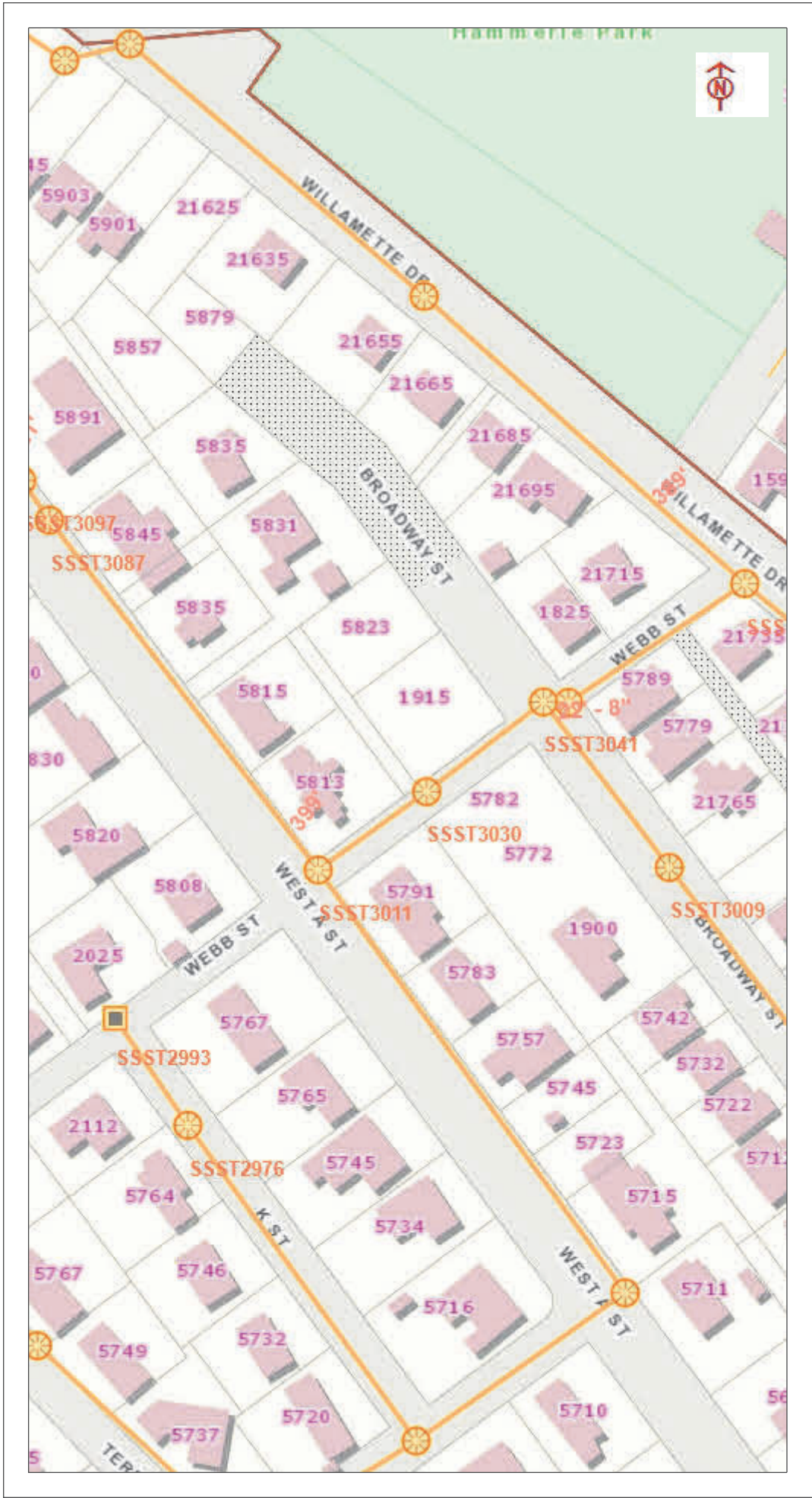
1: 2,256.99



Notes

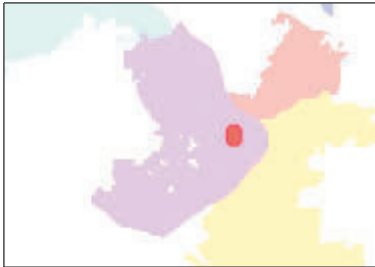
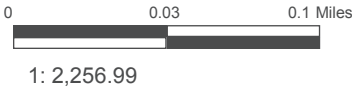
This map was automatically generated using Geocortex Essentials.





Legend

- Sewer Structure**
- Cleanout
 - Manhole
 - Outfall
 - Plug
 - Valve
 - Vault
- Sewer Pump Station**
- Sewer Main
 - Sewer Lateral
 - City Limit
 - Unimproved ROW
 - Parks and Open Space
 - City Owned Property







Notes



This map was automatically generated using Geocortex Essentials.

Legend

Stormwater Structure

-  Catch Basin
-  Inlet
-  Manhole
-  Outfall

Stormwater Main

-  Pipe
-  Open Ditch

Stormwater Lateral

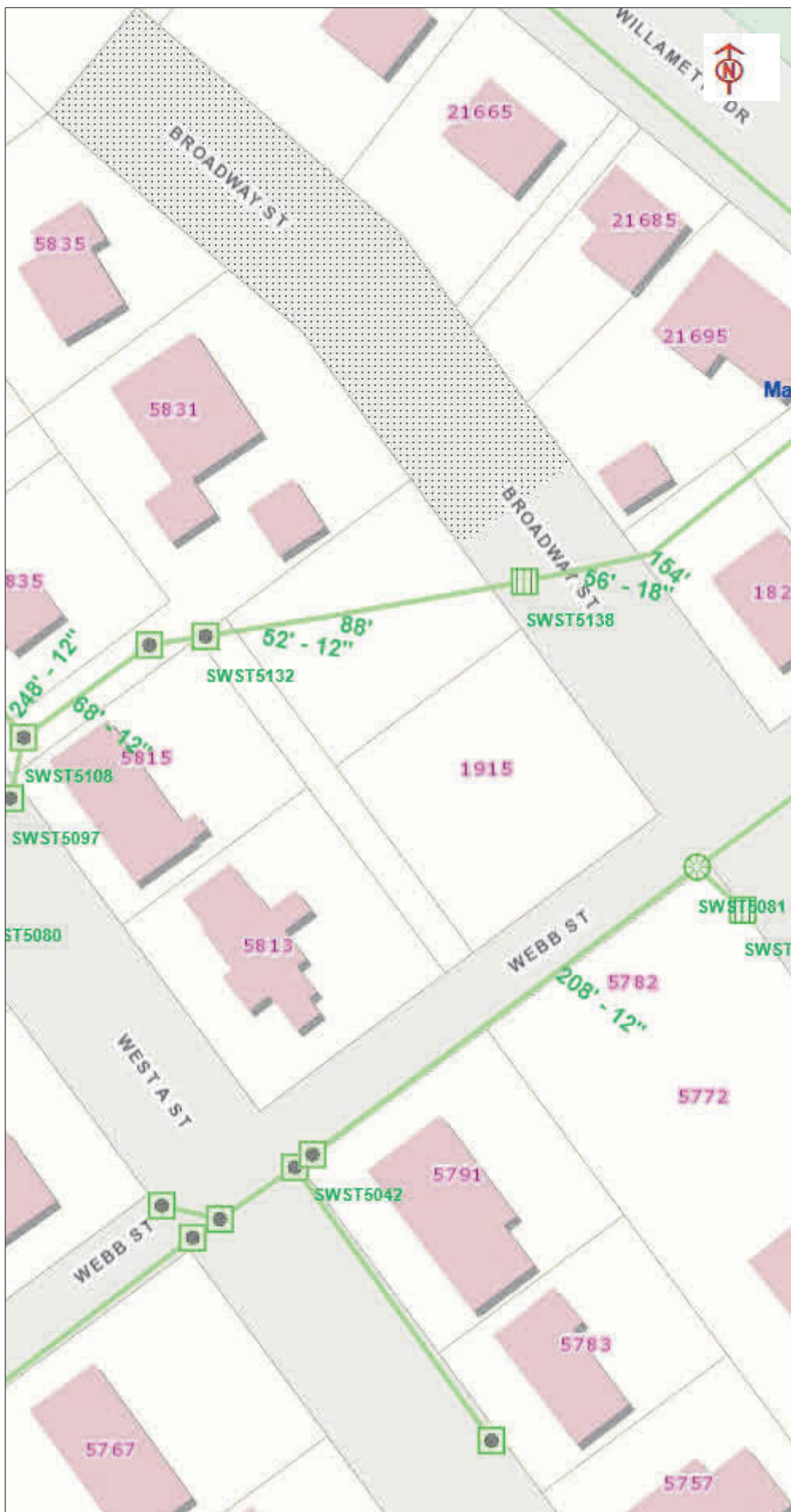
Stormwater Facility

City Limit

Unimproved ROW

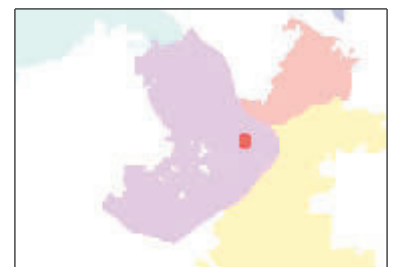
Parks and Open Space

City Owned Property



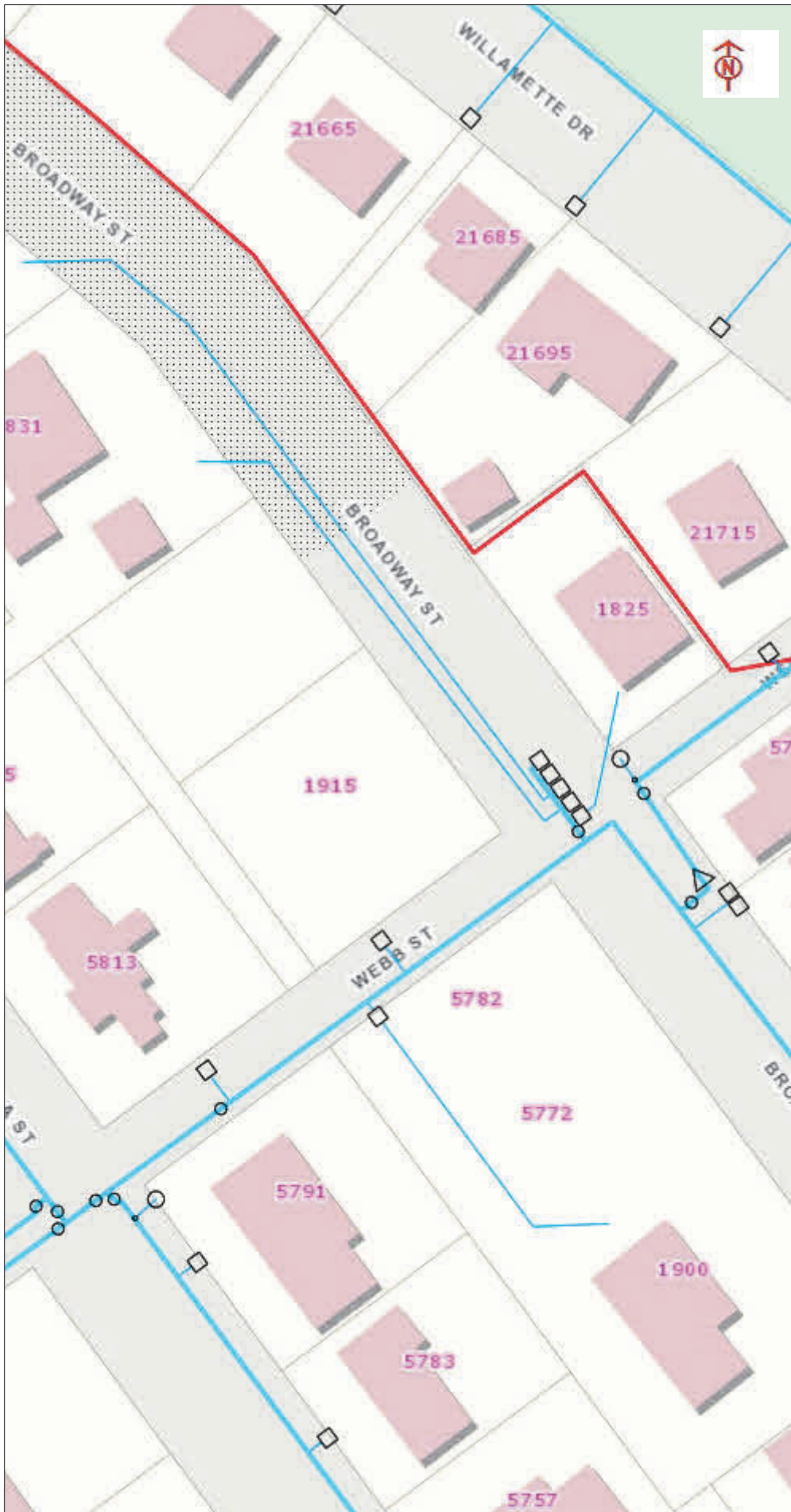
0 0.01 0.0 Miles

1: 1,128.50



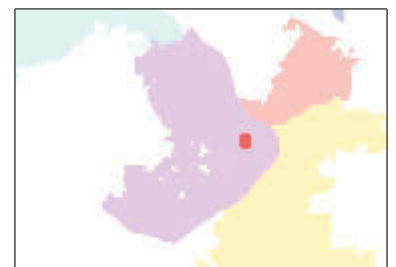
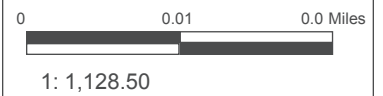
Notes

This map was automatically generated using Geocortex Essentials.



Legend

- Water Main
- Water Service
- Water Reservoir
- City Limit
- Unimproved ROW
- Parks and Open Space
- City Owned Property



Notes

This map was automatically generated using Geocortex Essentials.

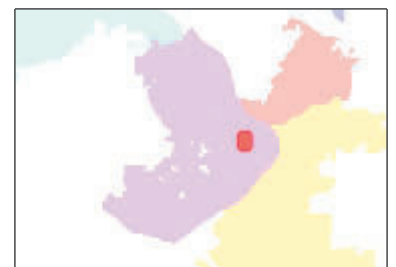


Legend

- City Limit
- ⋮ Unimproved ROW
- Parks and Open Space
- City Owned Property

0 0.03 0.1 Miles

1: 2,256.99



Notes

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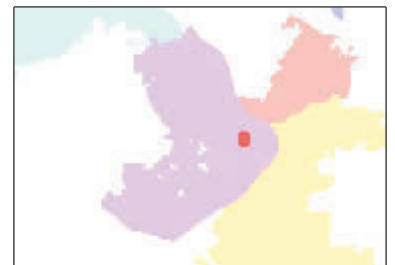


Legend

- City Limit
- Unimproved ROW
- Parks and Open Space
- City Owned Property

0 0.01 0.0 Miles

1: 1,128.50



Notes

This map was automatically generated using Geocortex Essentials.

TOTAL - 21,600 SQFT

WEBB

15

91

59

5132

EXISTING HOME

9

62.75

46

5049

41.5

5028

56.5

89

5016

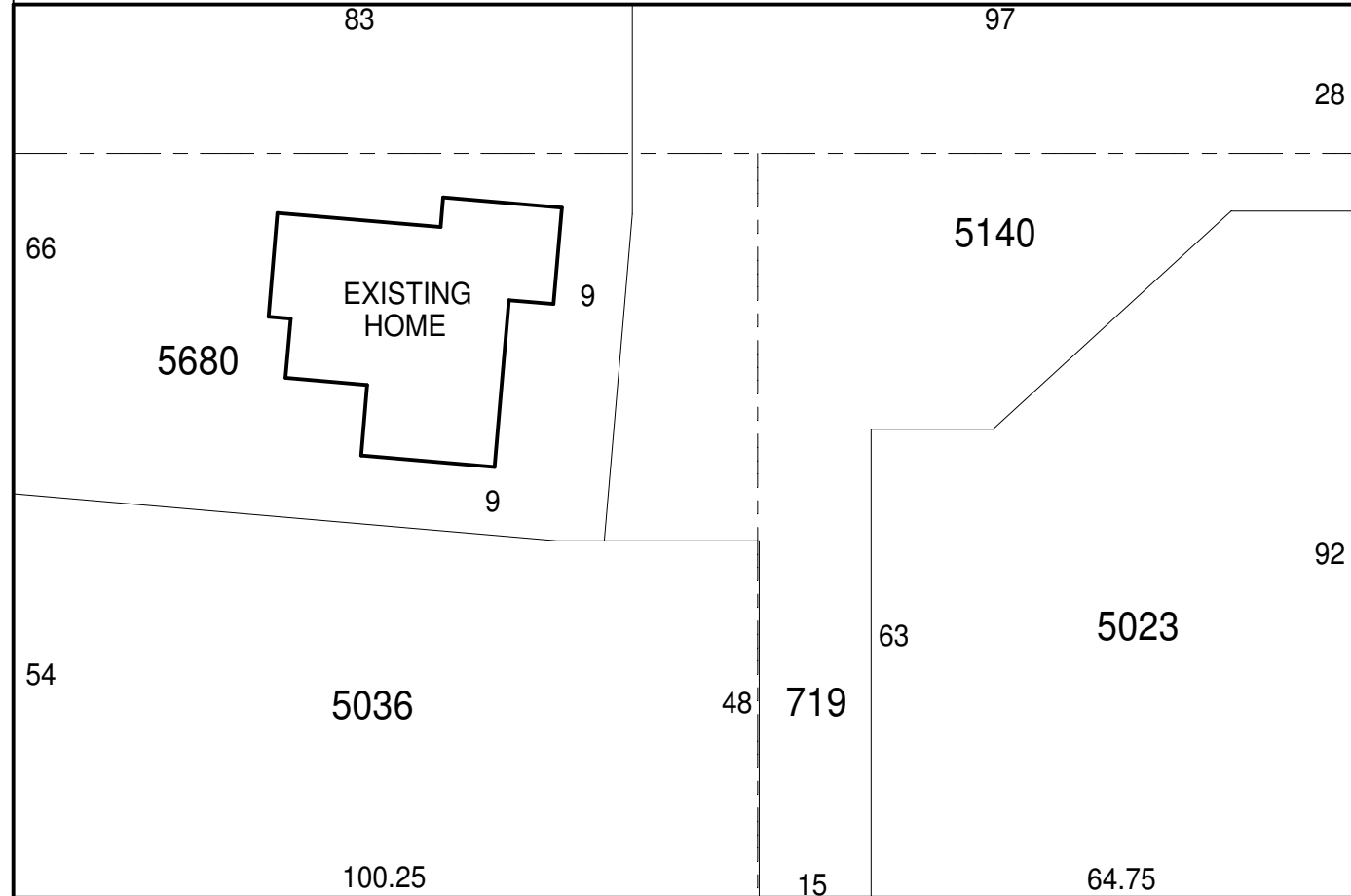
63.5

79

BROADWAY

TOTAL - 21,600 SQFT

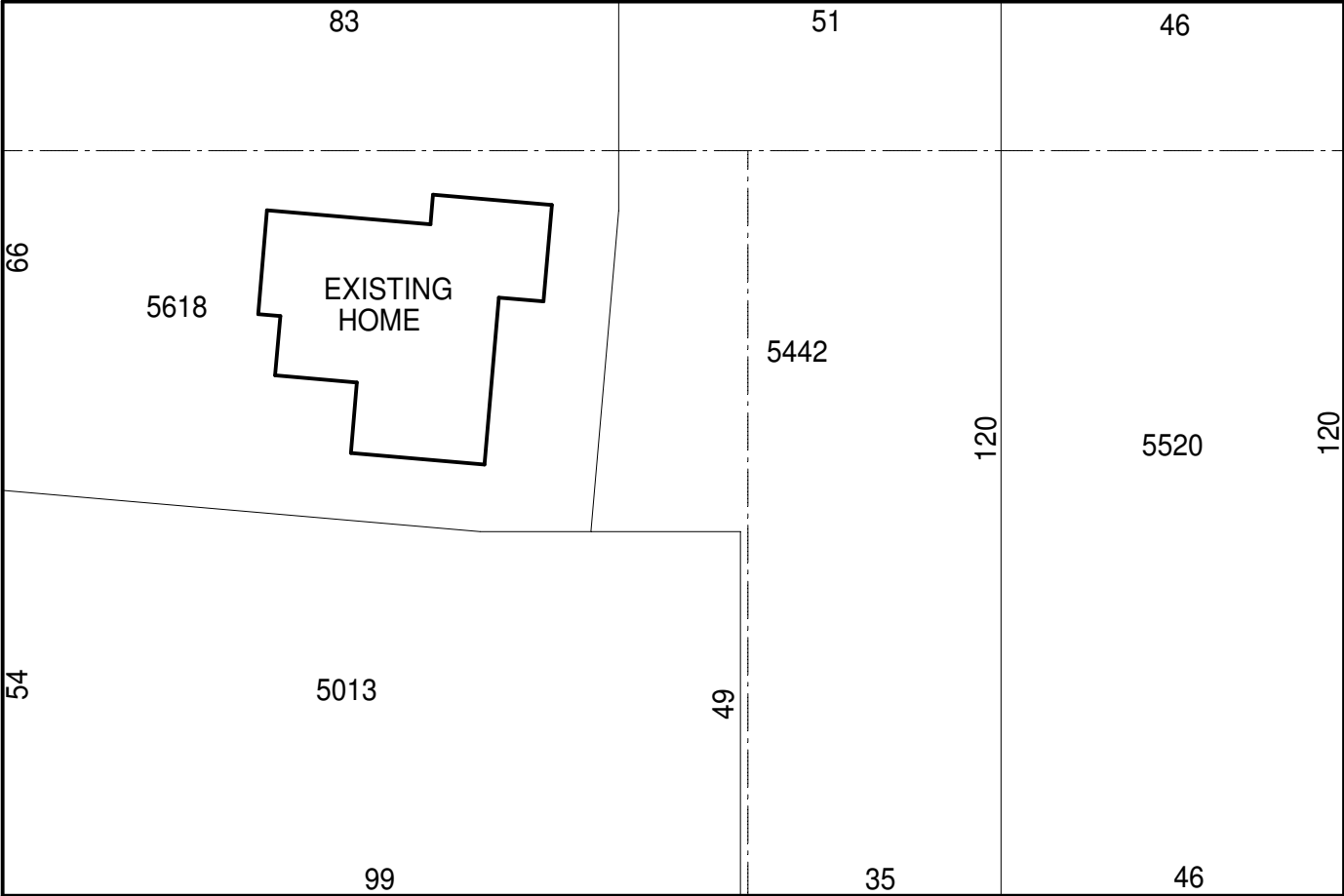
WEBB



BROADWAY

TOTAL - 21,600 SQFT

WEBB



BROADWAY