



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, May 19, 2022

Hybrid Meeting*
City Hall
22500 Salamo Road

9:00 am: **Proposed Minor Partition**
Applicant: **Edward Radulescu**
Property Address: **20800 Hidden Springs Road**
Neighborhood Assn: **Hidden Springs Neighborhood Association**
Planner: **Chris Myers**

Project #: **PA-22-13**



*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	5/19/22	TIME: 9:00 am
		PROJECT #: PA-22-13
STAFF CONTACT:	Chris Myers	FEE: \$1,000

Pre-application conferences occur on the first and third Thursday of each month. To schedule a conference, submit this this form with the property owner's signature, the fee, and accompanying materials by 4:00pm at least **15** days before the conference date. Twenty-four hour notice is required to reschedule. Pre-application notes are valid for 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Address of Subject Property (or map/tax lot): 20800 Hidden Springs Rd

Brief Description of Proposal: _____

Proposal to partition the existing approx. 24,393 SF property into 2 lots. The existing house will remain on 1 lot that will be 14,393 SF. and the newly created lot will be approx. 10,000 SF.

Applicant's Name: Edward Radulescu

Mailing Address: 8800 SE Sunnyside Rd. #213N Clackamas, OR. 97015

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:

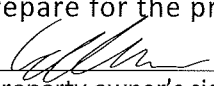
Please identify the process, fees, and timeline for a partition.

Please provide information on any Right of Way improvements that will be required.

We are proposing to use both existing driveways. 1 for each lot. They are spaced more than 25' apart.

Please provide any other information, recommendations, concerns, or issues regarding this proposal that staff may see.

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

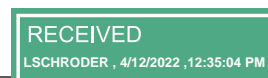
4.12.22

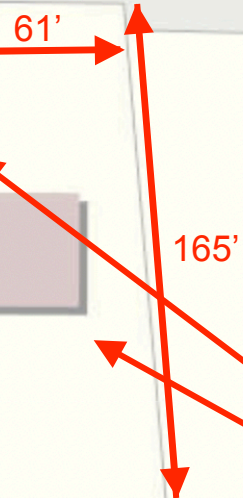
Date

Edward Radulescu

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

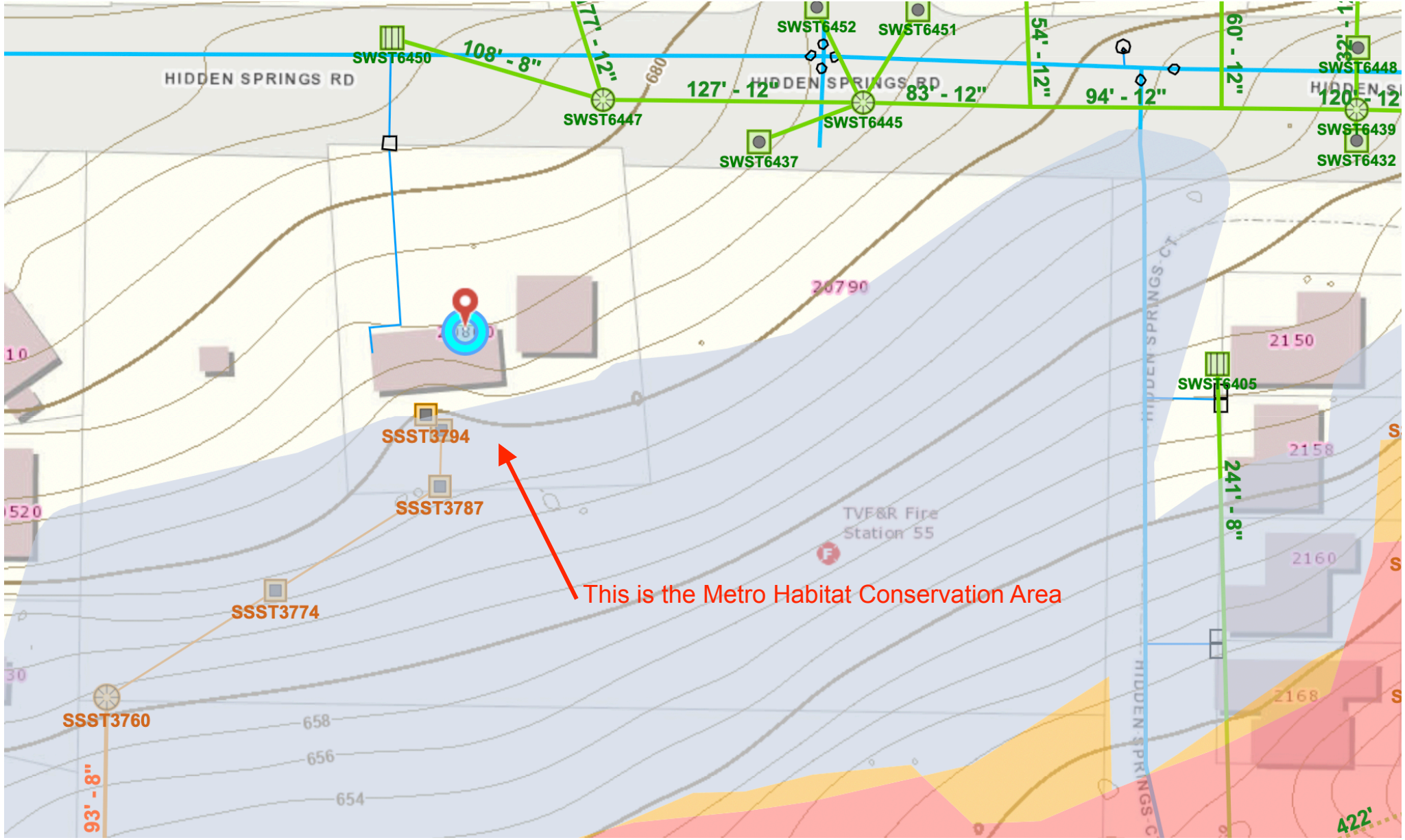




Proposed Partition Line

New 10,000 SF Lot

Existing Sewer. An Easement for the benefit of the new lot will be provided in order to access this sewer.



This is the Metro Habitat Conservation Area