



CITY OF
**West
Linn**

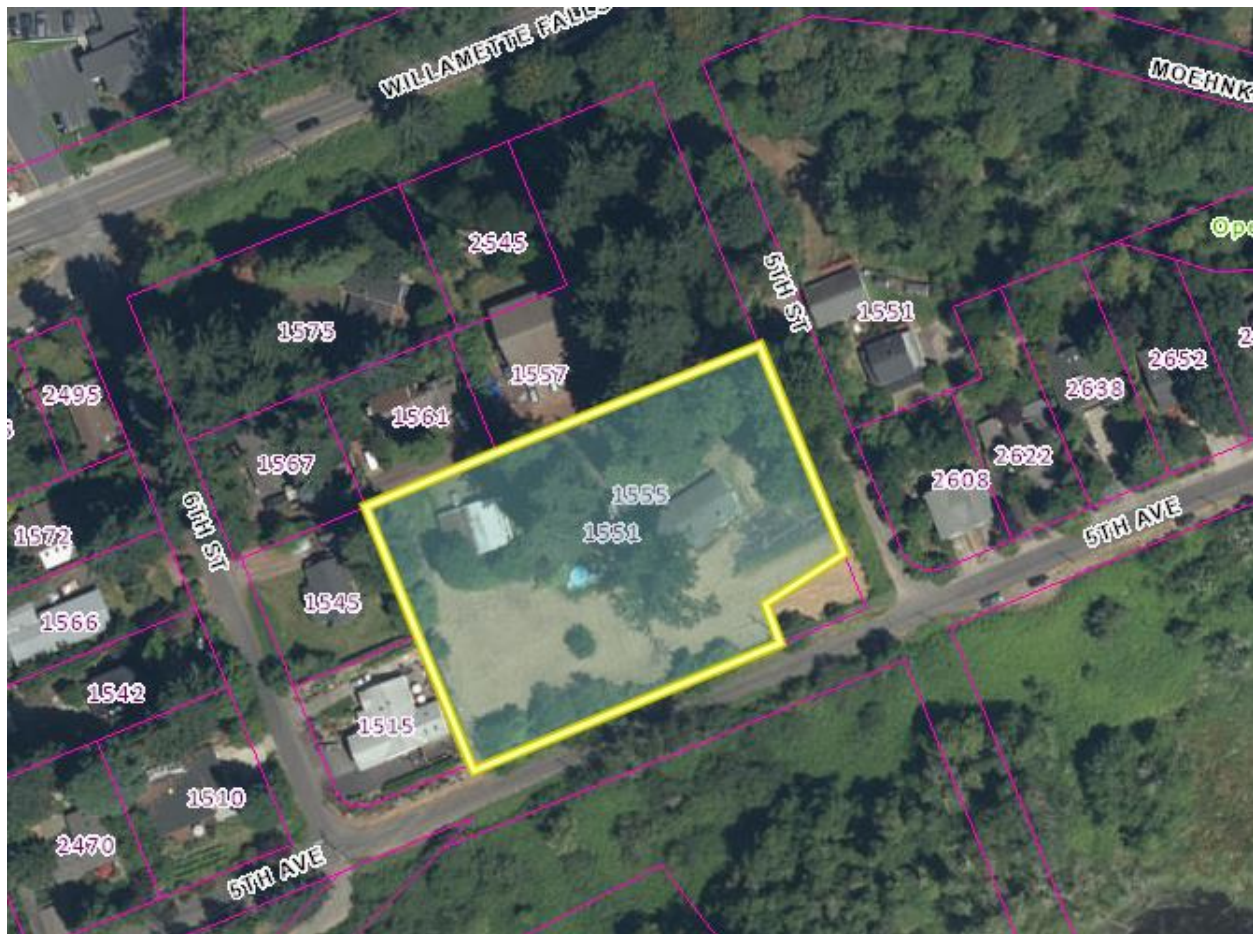
PRE-APPLICATION CONFERENCE

Thursday, July 7, 2022

City Hall*
22500 Salamo Road

11:00 am: **Proposed Subdivision**
Applicant: **Park Place Properties, Patrick Krause**
Property Address: **1555 6th St**
Neighborhood Assn: **Willamette Neighborhood Association**
Planner: **John Floyd**

Project #: PA-22-20



*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

RECEIVED
LSCHRODER, 6/22/2022, 9:26:39 AM

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE:	7/7/22	TIME:	11:00am	PROJECT #:	PA-22-20
STAFF CONTACT:	John Floyd	FEE:	\$1,000		

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Address of Subject Property (or map/tax lot): 1555 6th Street, West Linn, OR 97068 (and also the vacant lot at the corner of 5th Street and 5th Avenue – Map/Tax Lot 21E35DD/01200). _____

Description of Proposal: Demo existing structure and subdivide both properties into seven (7) single family lots and one (1) duplex lot. _____

Applicant's Name: Park Place Properties, LLC _____

Mailing Address: 22700 Salamo Road, West Linn, OR 97068 _____

Phone No: 503-807-4430 _____ Email
Address: pk@patrickkrause.com _____

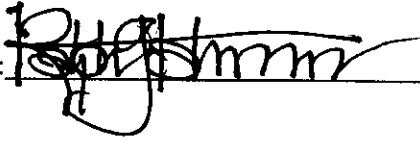
Please attach a site plan on 11 x 17 inches paper depicting the following items:

- North arrow
- Scale
- Property dimensions
- Conceptual layout, design, and/or building elevations
- Streets abutting the property
- Access to and from the site
- Location of existing utilities (water, sewer, etc.)
- Location of all easements (access, utility, etc)
- Location of existing trees (a tree survey is highly recommended)
- Location of creeks and/or wetlands (a wetland delineation is highly recommended)

Please list any questions or issues that you would like the planner to address: _____

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

Property owner's signature (REQUIRED):

A handwritten signature in black ink, appearing to be "R. J. [unclear]", written over a horizontal line.

Date:

6/21/22

AREAS:

ZONE:
 GROSS AREA:
 R.O.W. INDICATION AREA:
 NET AREA:
 TRACTS (OPEN SPACE):
 TRACTS (PRIVATE DRIVE):
 X OPEN SPACE:
 AVERAGE LOT AREA:
 MAX DENSITY:
 MIN DENSITY:
 PROPOSED DENSITY:

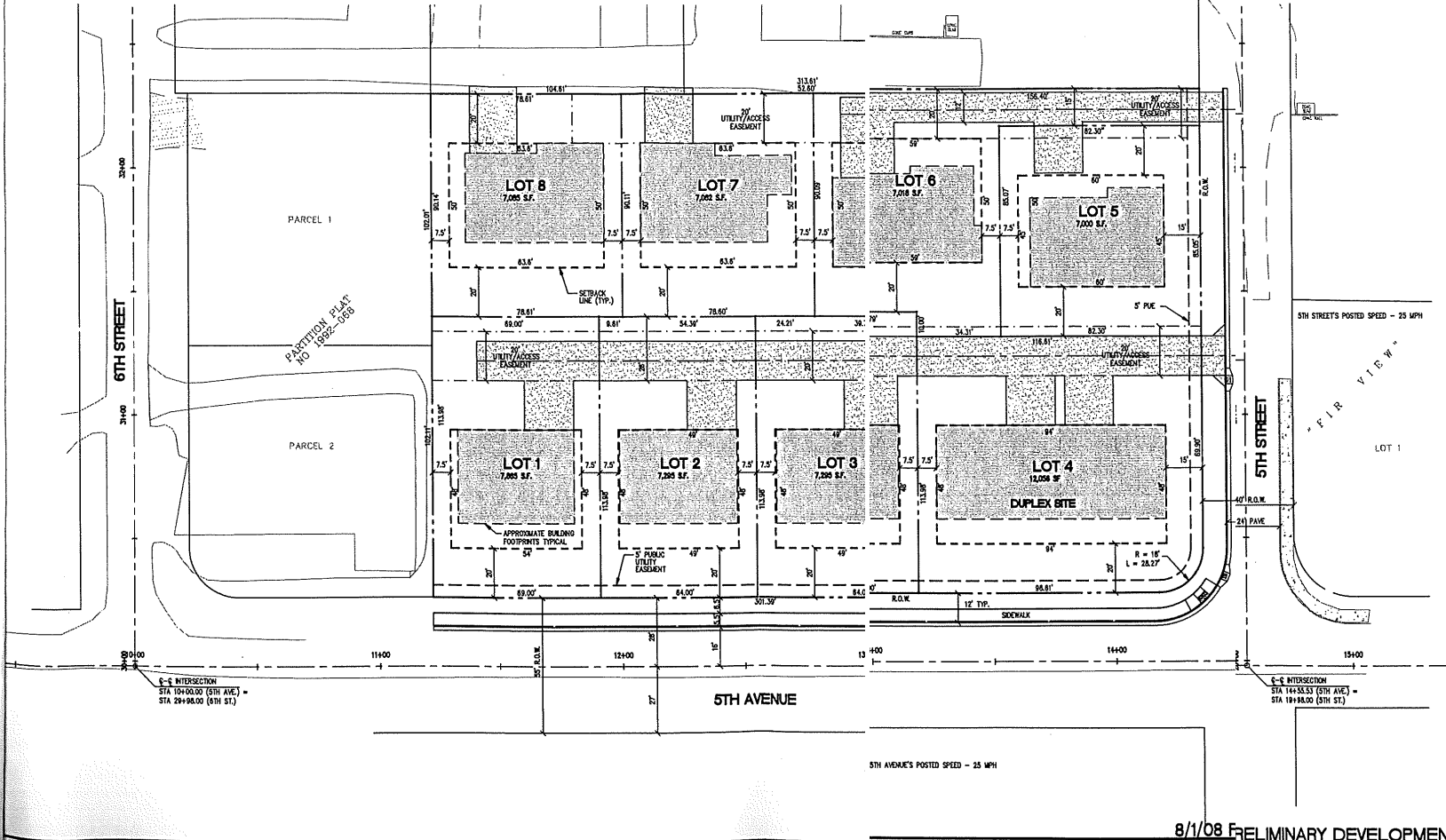
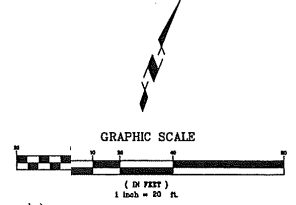
R-7
 83,931 SF
 0 SF
 83,931 SF
 0 SF
 0 SF
 8,000 SF
 8 LOTS
 8 LOTS
 8 LOTS

NOTE:

SEE PROJECT NARRATIVE FOR ADDITIONAL INFORMATION ON LOT SETBACKS, FLOOR AREA RATIOS AND LOT COVERAGES.
 THE PURPOSE OF THIS PRELIMINARY SITE DIMENSION PLAN IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

LOTS

LOT #	FRONT SETBACK HOUSE/GARAGE	REAR SETBACK	SIDE SETBACK	LOT WIDTH	LOT AREA	LOT COVERAGE 33% MAX
1	20 FEET	20 FEET	7.5 FEET	69 FEET	7,865 SF	2,792.75 SF
2	20 FEET	20 FEET	7.5 FEET	84 FEET	7,295 SF	2,553.25 SF
3	20 FEET	20 FEET	7.5 FEET	84 FEET	7,295 SF	2,553.25 SF
4	20 FEET	20 FEET	7.5/15 FEET	116.81 FEET	12,056 SF	4,219.80 SF
5	20 FEET	20 FEET	7.5/15 FEET	82.30 FEET	7,000 SF	2,450.00 SF
6	20 FEET	20 FEET	7.5 FEET	74.10 FEET	7,018 SF	2,458.30 SF
7	20 FEET	20 FEET	7.5 FEET	78.80 FEET	7,082 SF	2,478.00 SF
8	20 FEET	20 FEET	7.5 FEET	78.81 FEET	7,085 SF	2,479.75 SF



REVISIONS

8/1/08

RENEWAL DATE 12/31/09

WILLAMETTE VISTAS SUBDIVISION
 TA-HAN/WONG
 1555 6TH STREET
 WEST LINN, OREGON

TENTATIVE
 SITE DIMENSION PLAN

cushing
 Dan Cushing Associates
 Civil Engineers
 6650 SW Redwood Lane
 Suite 215
 Portland, OR 97224
 Voice: (503) 620-7884
 Fax: (503) 620-2771

DATE: 8-1-08
 SCALE: 1" = 20'
 DRAWN: JEG
 JOB: 07017
 SHEET

8/1/08 PRELIMINARY DEVELOPMENT