



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, February 1, 2024

Willamette Room
City Hall
22500 Salamo Rd
West Linn

10:00 am: Proposed 4-Lot Townhome Development
Applicant: Luay Aljamal,
Property Address: 2700 Underhill Lane
Neighborhood Assn: Bolton Neighborhood Association
Planner: Chris Myers

Project #: PA-23-23





Pre-Application Conference Request

For Staff to Complete:

PA -23-23

Conference Date: 2/1/24

Time: 10:00am

Staff Contact: Chris Myers

Fee: \$1,200

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.

Property Owner Information

Name: SIAM Investments LLC
Email: Zodiac 5958@gmail.com
Phone #: 408-612-2808
Address: 2018 SE 64 AVE
Portland, OR 97214
Address of Subject Property (or tax lot):

Applicant Information

Name: LUAY ALJAMAL
Email: Zodiac 5958@gmail.com
Phone #: 408-612-2808
Address: 1124 SE River Forest Rd
Milwaukie, OR 97267

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Location of all easements (access, utility, etc.)
- Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT:

DATE:

10/18/2023

The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

PROPERTY OWNER:

DATE:

10/18/2023

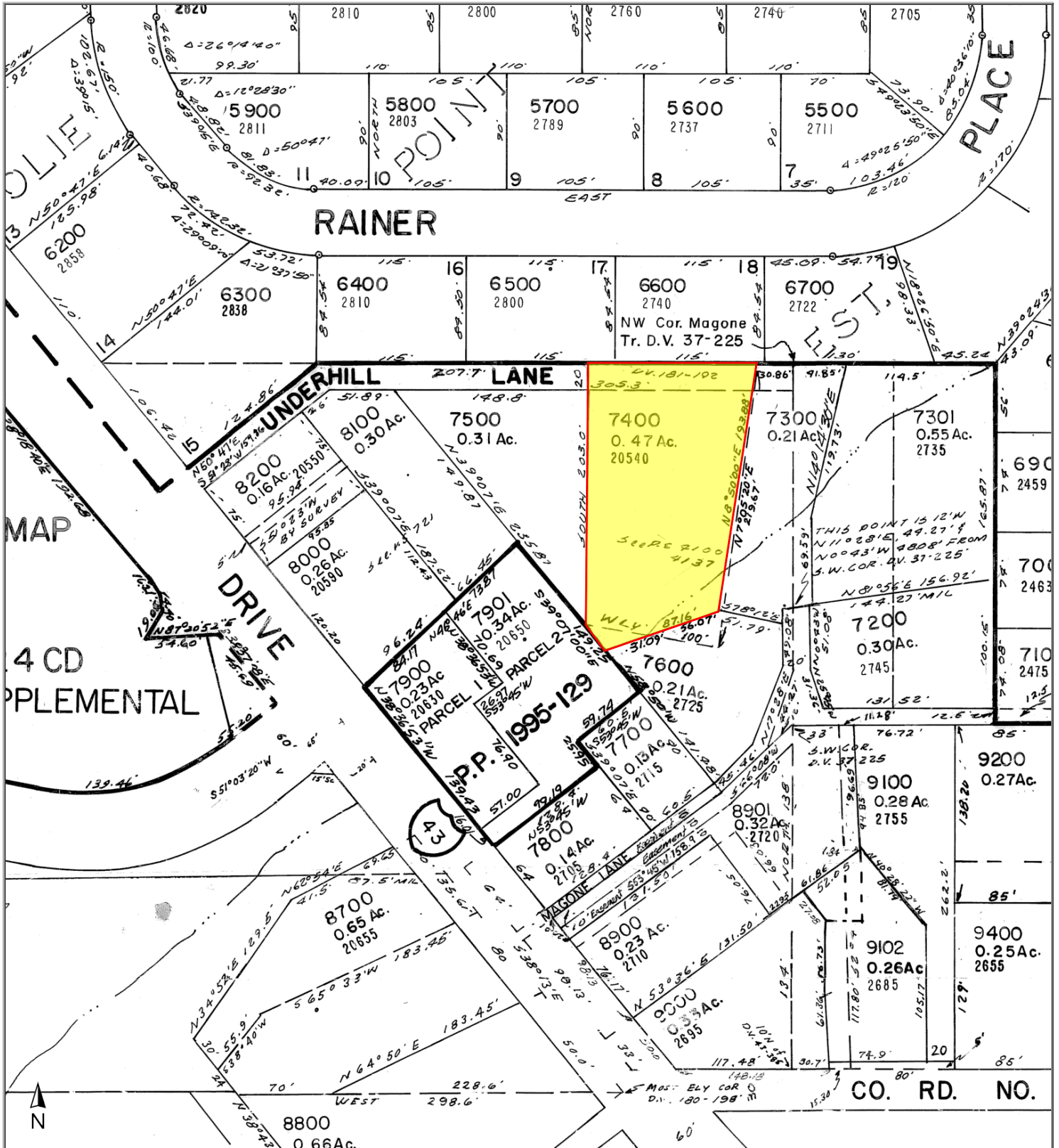
Property address: 2700 Underhill Lane
West Linn, OR 97068

Date: 10/18/2023

Objective of the meeting:

We are planning to develop the property to the maximum use allowable or more, depending on what's allowable by the city Code, that's why I would like to meet and see what the potential of the development.

Attached sketch are just rough drafts, and has no bearing on the proposed project.



ParcelID: 00375980
2700 Underhill Ln
West Linn, OR 97068

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

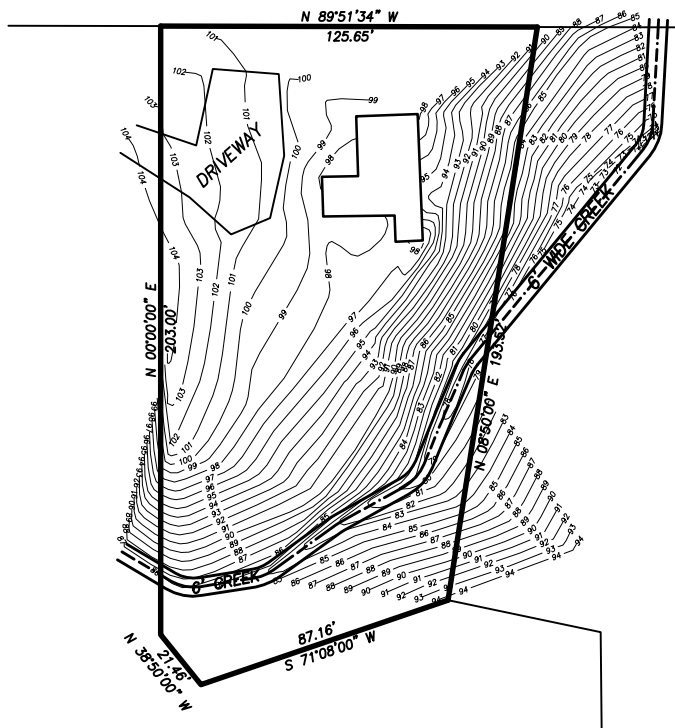


NOTES:

THE VERTICAL DATUM IS NOT BASED UPON A BENCHMARK TIE. CONTOUR LINES ARE FOR LOCAL COMPARISAN ONLY.

CONTOUR INTERVALS ARE EVERY SINGLE FOOT.

A COMPREHENSIVE BOUNDARY SURVEY WAS NOT COMPLETED ON THIS SITE. PROPERTY BOUNDARIES ARE APPROXIMATE.



SCALE: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

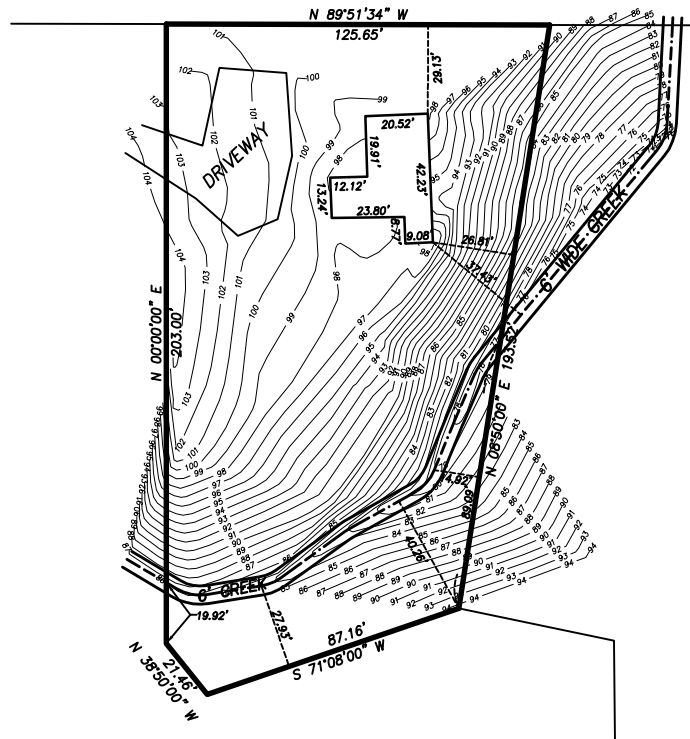
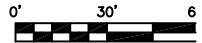
OREGON
JULY 11, 2006
LEE A. SPURGEON
65603LS

EXPIRES 6/30/24

PROJECT: SITE MAP WITH CREEK LOCA	
LOCATION: 2700 UNDERHILL LANE SW 1/4 OF SECTION 24, T.2S., CITY OF WEST LINN, CLACKAMAS COL	
CLIENT: LUAY ALJAMAL	JOB No.: DATE: OCT SCALE: 1"
TOWNSHIP LAND SURVEYS 1415 WASHINGTON STREET, OREGON CIT. (503) 658-4918 info@townships	

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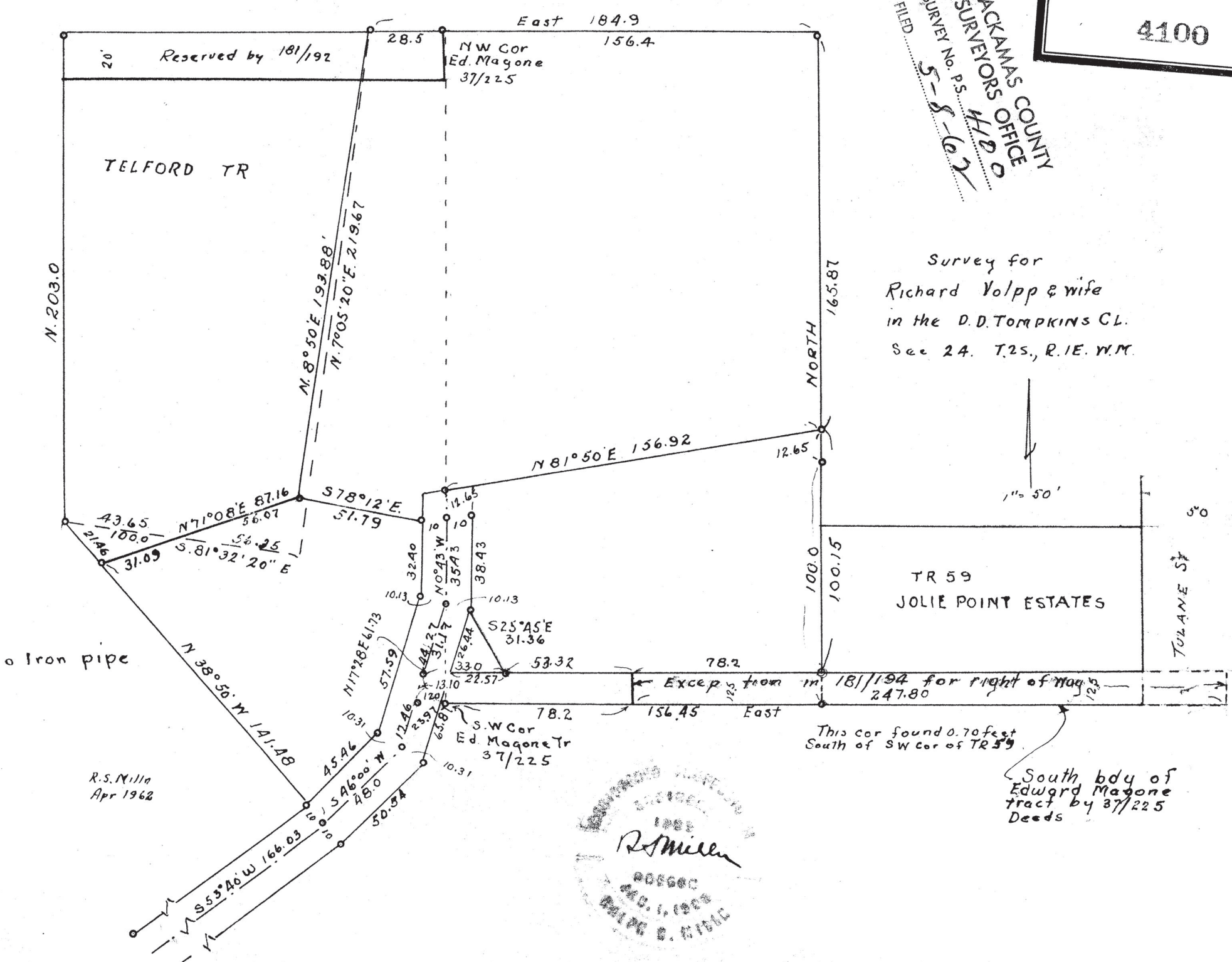
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PROJECT: SITE MAP WITH CREEK	
LOCATION: 2700 UNDERHILL SW 1/4 OF SECTION 24, CITY OF WEST LINN, CLACKAM.	
CLIENT: LUAY ALJAMAL	JOB DATE SCA
TOWNSHIP LAND SU 1415 WASHINGTON STREET, OREG (503) 656-4916 info@to	

4100

CLACKAMAS COUNTY
SURVEYORS OFFICE
SURVEY No. P.S. 4180
5-8-1962
FILED

Survey for
Richard Volpp & wife
in the D.D. TOMPKINS CL.
See 24. T.2S., R.1E. W.M.

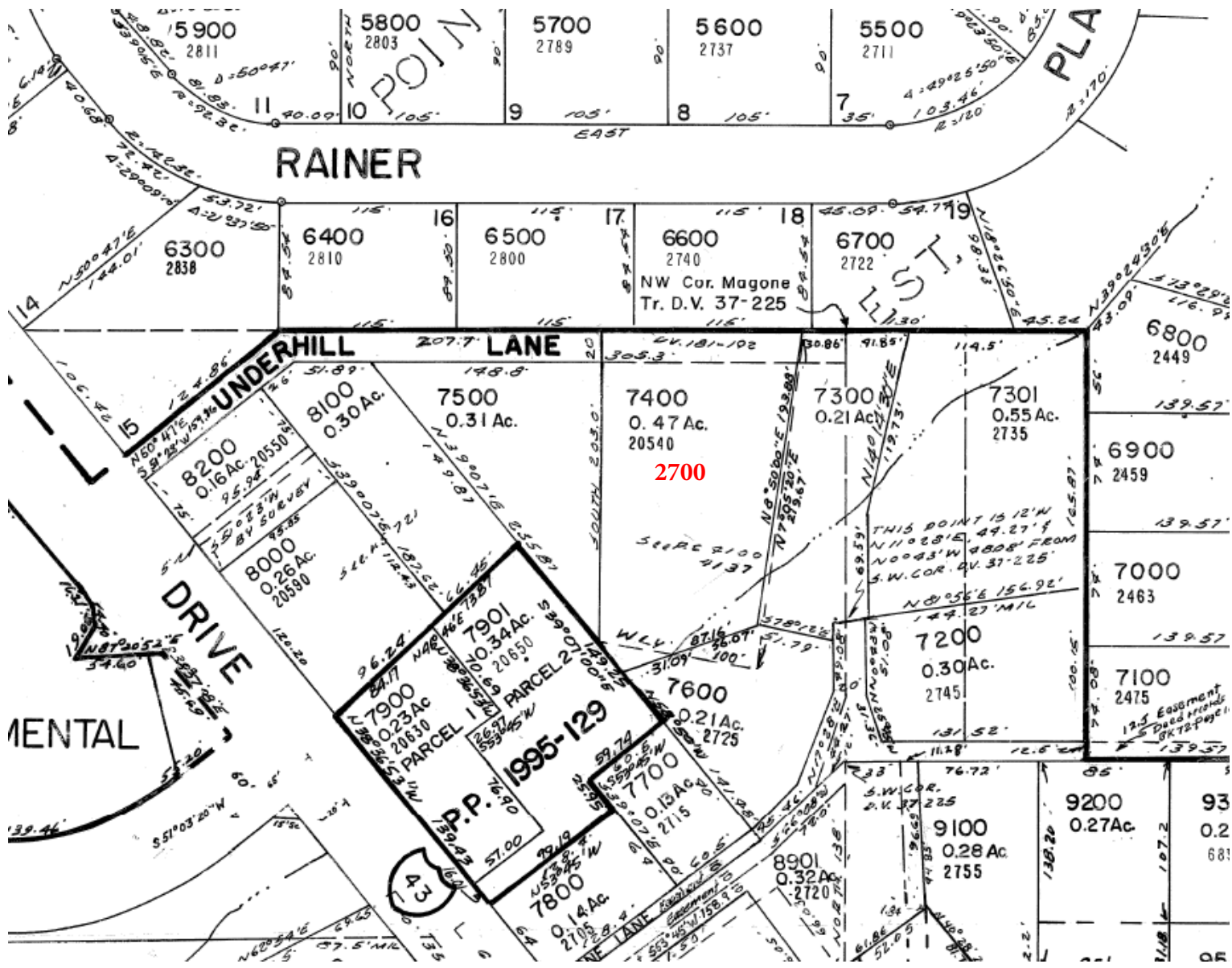


R.S. Miller
Apr 1962



This cor found 0.70 feet
South of SW cor of TR 59

South bdy of
Edward Magone
tract by 37/225
Deeds



RAINER

DRIVE

MENTAL

NW Cor. Magone Tr. D.V. 37-225

P.P. 1995-129

2700

12.5 Easement
Deed records
87-78-Page 1

THIS POINT IS 12' N
N 110°25'E, 44.27' &
N 0°43'W 8808' FROM
S.W. COR. Q.V. 37-225

N 0°56'E 156.92'

144.27' N1/4

APPROXIMATE

PO'S

APPROXIMATE

APPROXIMATE

APPROXIMATE

APPROXIMATE

APPROXIMATE

APPROXIMATE

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APPROXIMATE

2170
NW Cor. Magone
Tr. D.V. 37-225

2172
S
11.30'

LINE

20

24.181-102
305.3

30.86' 41.85'

7400
0.47 Ac.
20540

7300
0.21 Ac.

2700

N 8° 50' 00" E 193.89'
N 7° 05' 20" E 293.67'

N 140° 12' 30" E
119.73'

THIS
N 110° 02'
2008
S.W.C.

ARCEL 2010
S 50° 00' 00" W 106.69'

SOUTH 205.0'

W.L.V. 87.16'
36.07'
100°
31.09'

7600

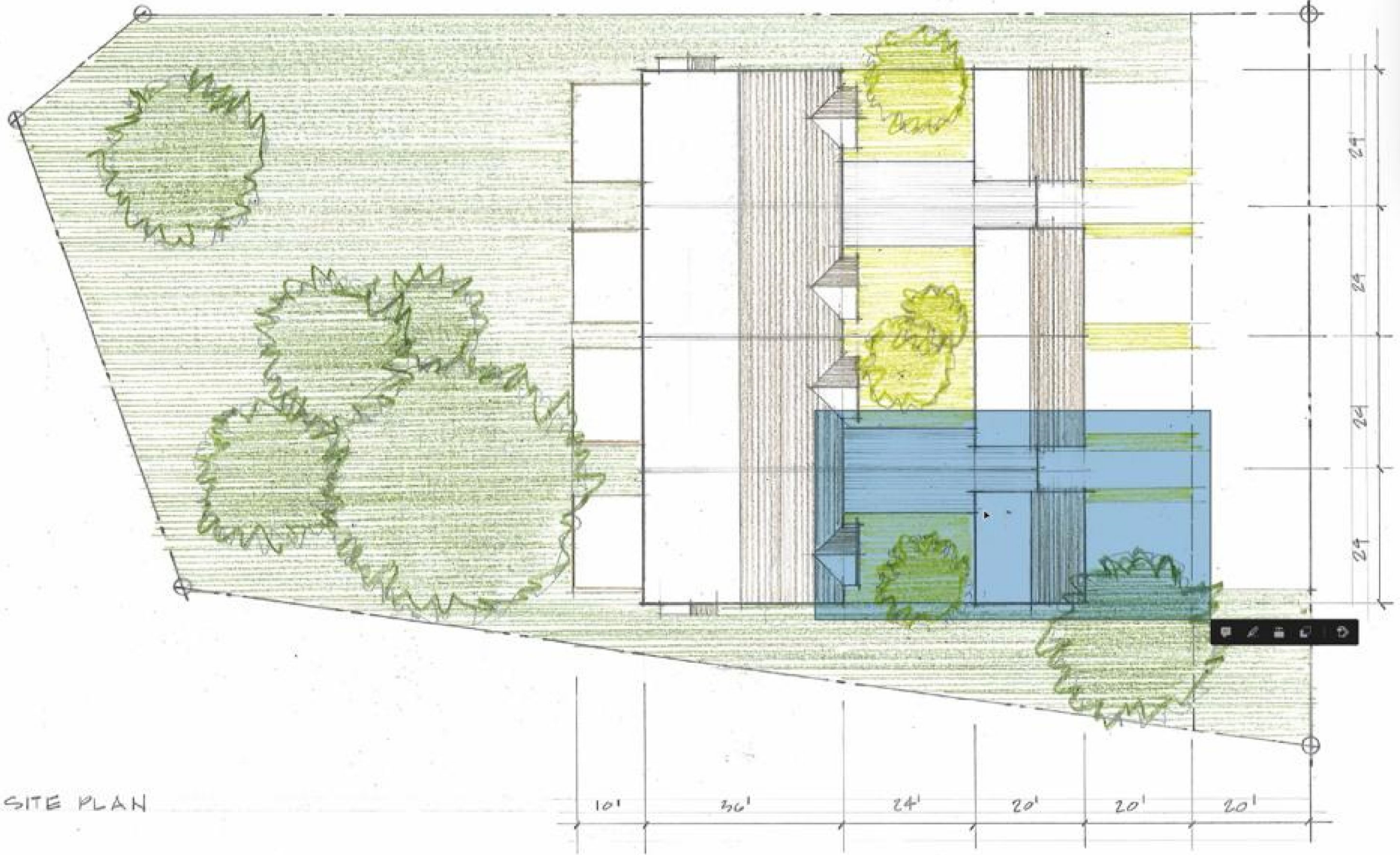
PO. 640'
PO. 15
M.P. 8000 W



SITE PLAN

1 2700 UNDERHILL LN. TOWNHOMES [REDACTED]

8-10-23



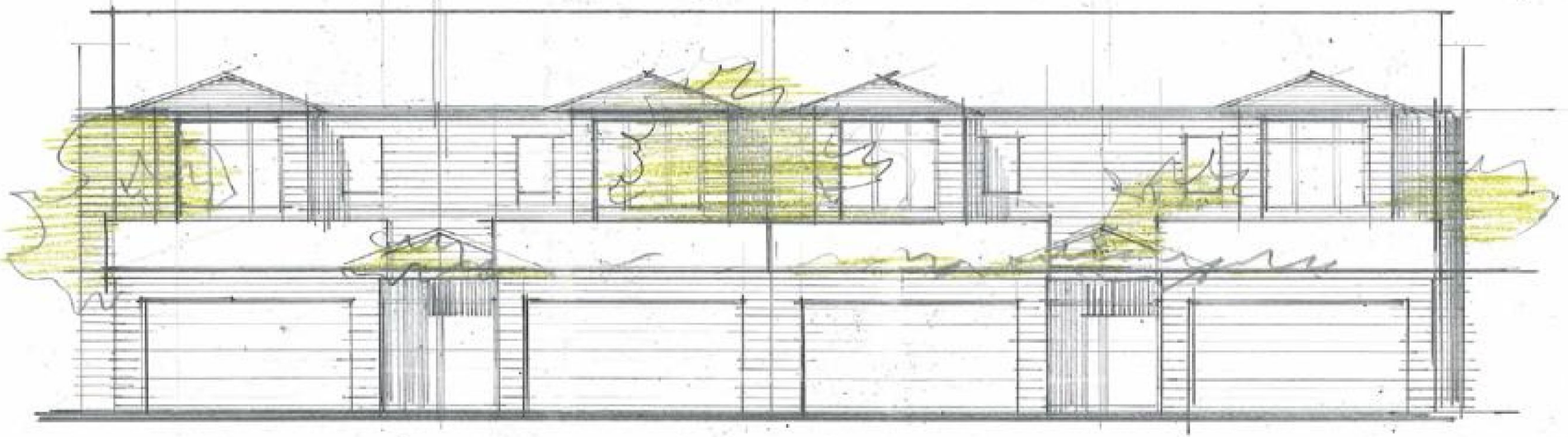
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1 2700 UNDERHILL LN TOWNHOMES © POTESTIO STUDIO

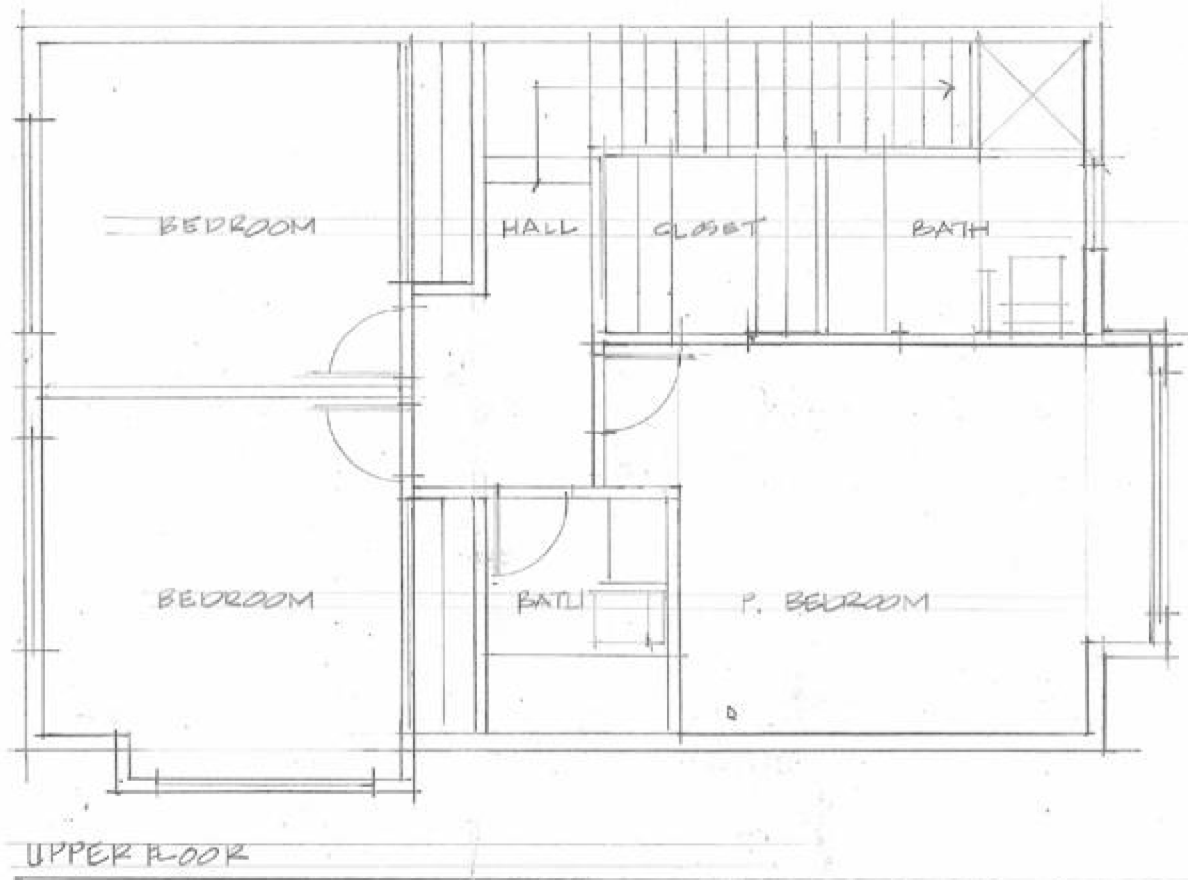
8-10-23



SIDE ELEVATION



FRONT ELEVATION

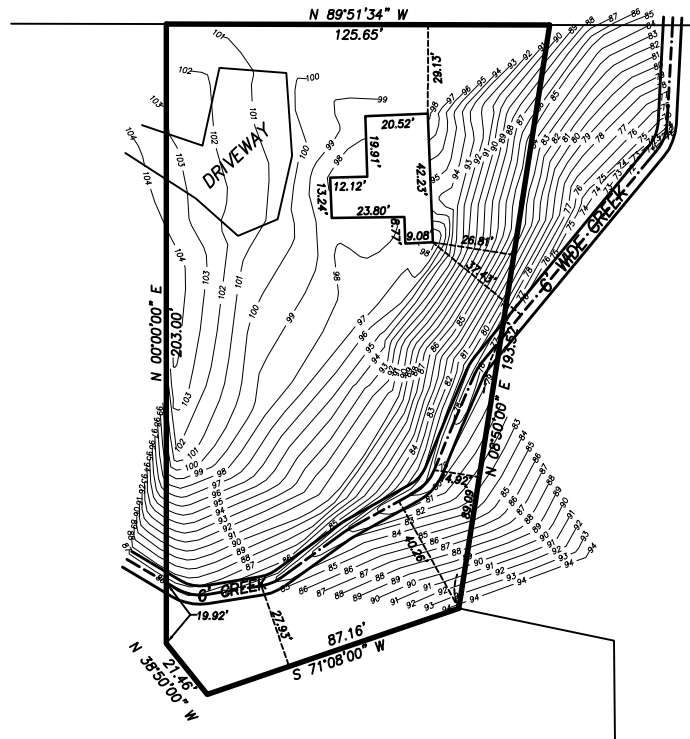
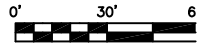


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