



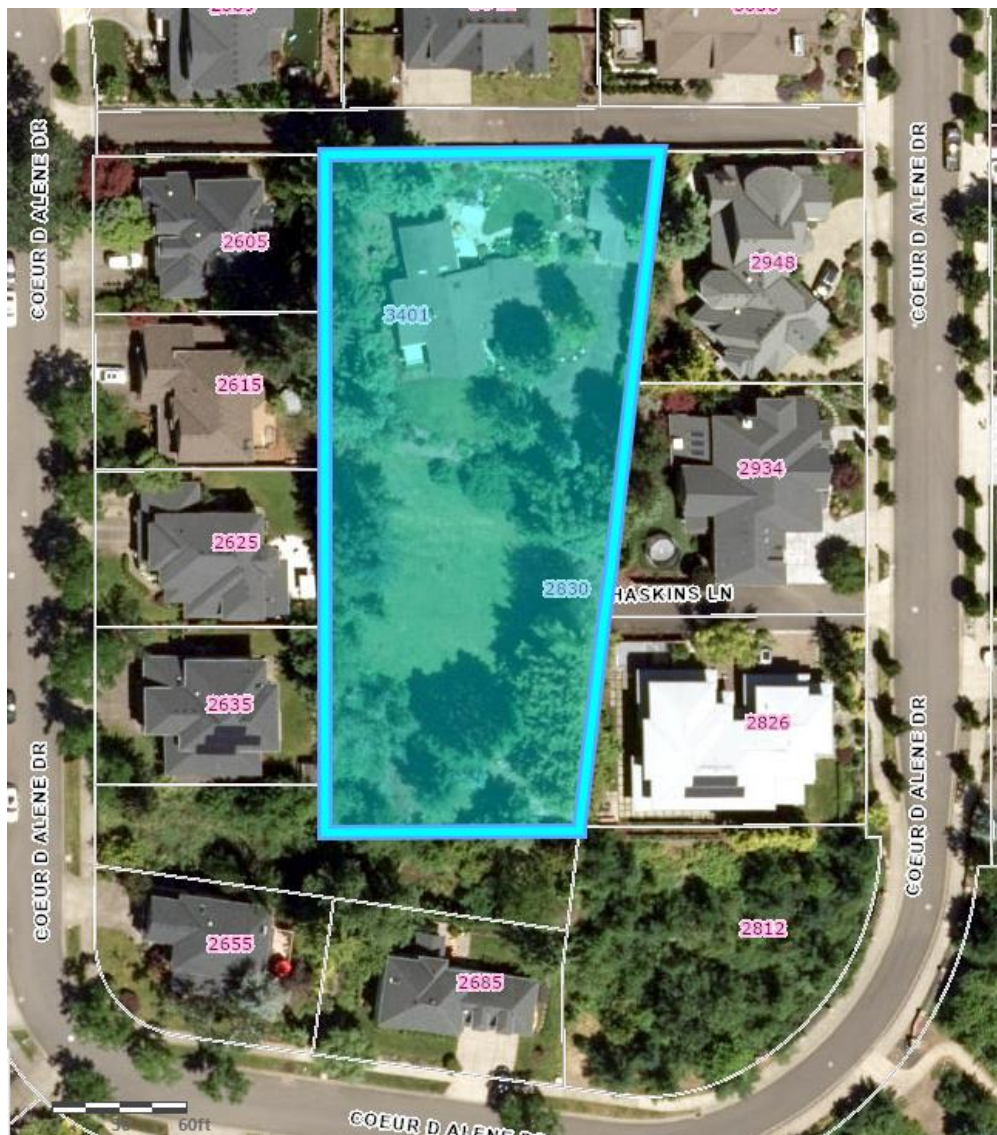
CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, March 7, 2024

**Willamette Room
City Hall
22500 Salamo Rd
West Linn**

11:00 am: Proposed Class 1 Design Review for a Storefront Remodel
Applicant: Gary Alfson, applicant
Property Address: 2830 Coeur D Alene Drive
Neighborhood Assn: Savanna Oaks Neighborhood Association
Planner: John Floyd **Project #:** PA-24-04





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	3/7/24	TIME: 9:00 am
		PROJECT #: PA-24-04
STAFF CONTACT:	Joh Floyd	FEE: \$1,200

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): 2830 Coeur D Alene Drive

Partition of existing one acre parcel into 3, or possibly 4 parcels with accesses from the existing access off Coeur D Alene Drive

Applicant’s Name: Gary Alfson
Mailing Address: 2830 Coeur D Alene Drive
Phone No: 971-712-4293 Email Address: galfson2@comcast.net

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.

Mary Alfson
Property owner’s signature

1/30/24
Date

Gary Alfson
Property owner’s printed name and mailing address if different from above.

TO: City of West Cinn

From: Gary Alfson

Re: Partition of tax lot 4400

I am requesting a preapplication meeting on Feb 15th ^{9AM} to discuss the partition of my 1+L acre. The one acre property is bordered on two sides by Crystal Terrace Subdivision and on the other two sides by Theresa Subdivision. The property is accessed from Coeur D Alene Drive via by a 20' wide access easement between two parcels, #22 & #23. Utilities are provided from this access easement including Water, Sanitary Sewer, Power & Communications. There is an existing well on site which we would request to remain for irrigation of the remaining lot. There is also a septic tank and leach field which

will be abandoned.

Tree removal will be necessary to construct an access to lots 1 & 2, utility service to all lots, and the construction of the houses on tax lot 1 & 2.

The site slopes to the South at 6%-10% therefore some leveling of Taxlot 1 & 2 will be necessary.

Thank You

Greg Alfson



Harper
Houf Peterson
Righellis Inc.

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

COMMUNICATION RECORD

TO FROM MEMO TO FILE

PHONE NO.: _____ PHONE CALL: MEETING:

BY: Sara Anderson

DATE: 1/30/24

JOB NO.:

OF

PROJECT:

2030 Cedar Avenue Dr

RE:

Partitions for Lot 215350404406

024000

