



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, March 7, 2023

Willamette Room
City Hall
22500 Salamo Rd
West Linn

10:00 am: Proposed Minor Partition
Applicant: Luay Aljamal
Property Address: 2700 Underhill Lane
Neighborhood Assn: Bolton Neighborhood Association
Planner: Chris Myers

Project #: PA-24-05





Pre-Application Conference Request

For Staff to Complete:

PA PA-24-05

Conference Date: 3/7/24

Time: 10:00am

Staff Contact: Chris Myers

Fee: \$420

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:

Email:

Phone #:

Address:

Applicant Information

Name:

Email:

Phone #:

Address:

Address of Subject Property (or tax lot):

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:

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:

FEB 21, 2024

TO:

Lisa Schroder
Planning Dept.
City of West Linn, Oregon

RE:

Preapplication Conference request. Proposal is to subdivide the lot into two lots and build single family homes on each lot

SITE:

Site Address: 2700 Underhill Lane, West Linn, Or.

Legal Description: Section 24, Township 2S, Range 1E, Quarter CD, Tax Lot 07400 as shown in Clackamas County Survey PS400, filed 5/8/62

Tax Lot No.: 21E24CD07400

Site Area: ~23225 square feet

Neighborhood: Neighborhood Association

Comp. Plan: Low-Density Residential

Zoning: R-10, Residential

Zoning Overlays: Water Resource Area / Riparian Corridor, Habitat Conservation Area, steep slopes,

OWNER:

Luay Aljamal
1124 SE River Forest Road, Milwaukie, OR 97267

APPLICANT ON BEHALF OF OWNER:

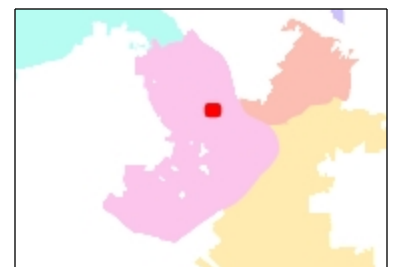
Richard Potestio
POTESTIO STUDIO
2211 SW Park Place, no. 502
Portland, Or. 97205
503 381 9719
rick@potestiostudio.com

Legend

- Sewer Pump Station
- Sewer Structure**
 - Cleanout
 - Manhole
 - Outfall
 - Plug
 - Valve
 - Vault
- Sewer Main**
 - Pressure
 - Gravity
- Sewer Lateral**
- Water Meters GPS
- Water Meters Finance Info
- Water Symbols**
- Hydrant Labels**
- Water Hydrants
- Water Valves
- Water Main Labels**
- Water Main
- Water Service
- Water Reservoirs
- Water Sampling Station
- Stormwater Structure**
 - CATCH BASIN
 - INLET
 - MANHOLE
 - OUTFALL
- Old IDs**
- Stormwater Main**
 - PIPE
 - OPEN DITCH
- Stormwater Lateral**
- Stormwater Facility
- Addresses dissolved 0-5K

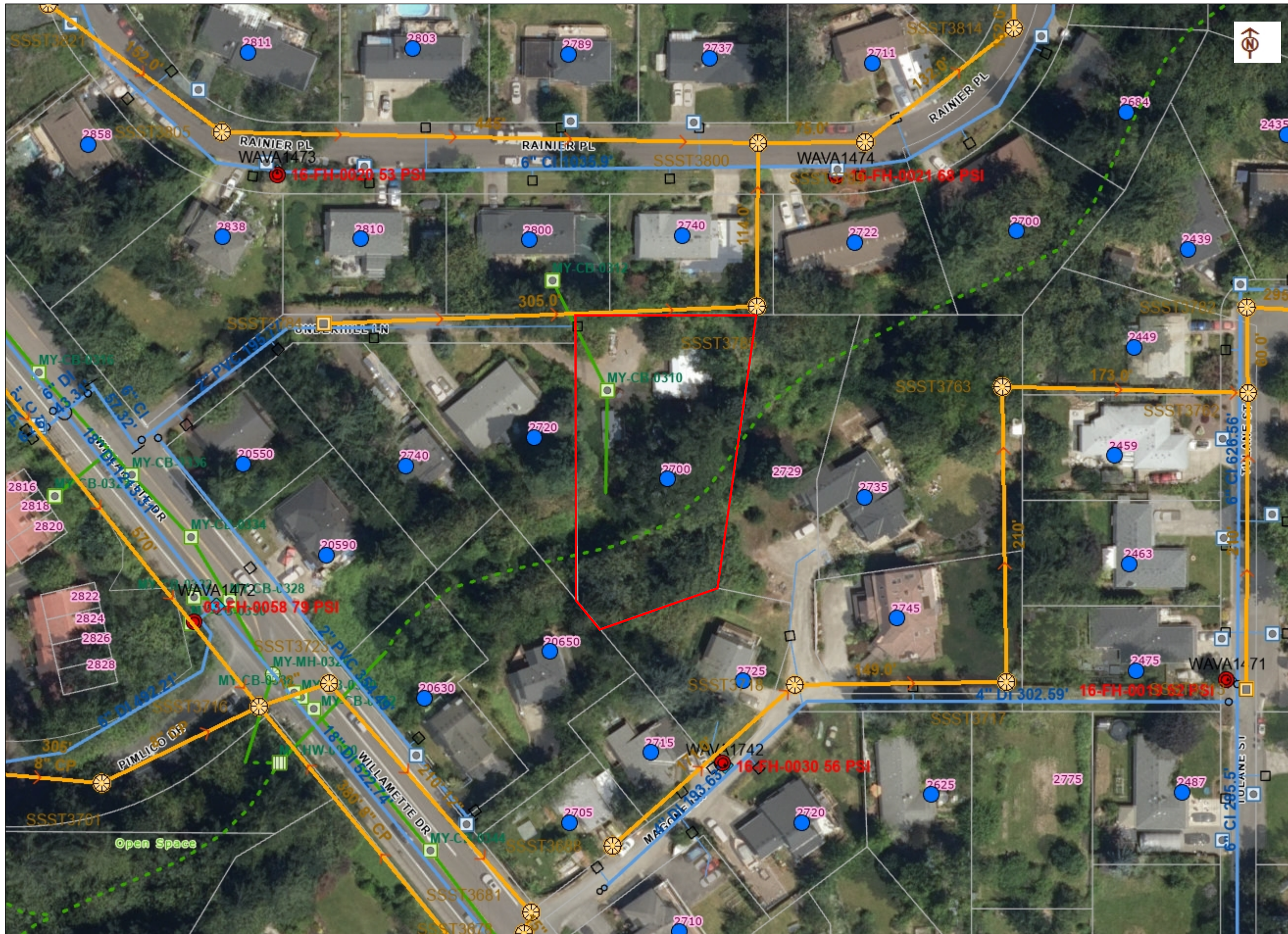
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Notes

This map was automatically generated using Geocortex Essentials.

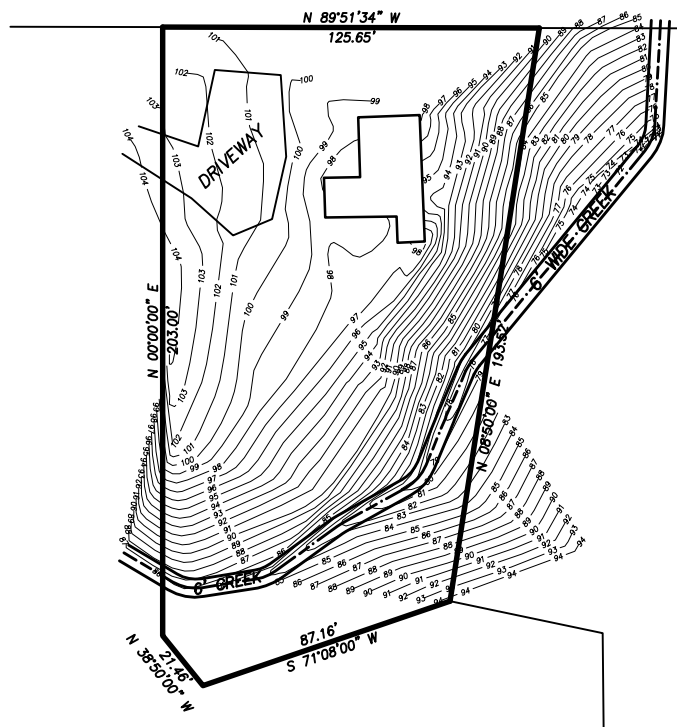


NOTES:

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

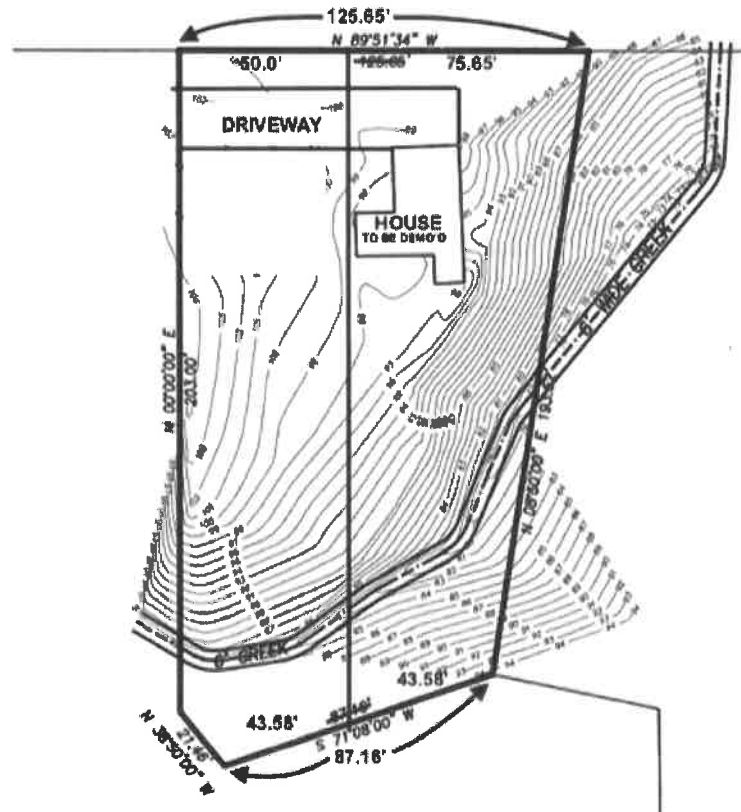
OREGON
JULY 11, 2006
LEE A. SPURGEON
65603LS

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) 658-4915 info@townships	

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SCALE: 1" = 30'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 11, 2008
 LEE A. SPURGEON
 65803LS
 D:\PDCS 8/30/24

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LOCATION: 2700 UNDERHILL LANE SW 1/4 OF SECTION 24, T.2S., CITY OF WEST LINN, CLACKAMAS CO.	
CLIENT: LUAY ALJAMAL	JOB No.: DATE: OCT SCALE: 1"
TOWNSHIP LAND SURVEYS 1418 WASHINGTON STREET, OREGON CITY (503) 659-2818	