



CITY OF  
**West  
Linn**

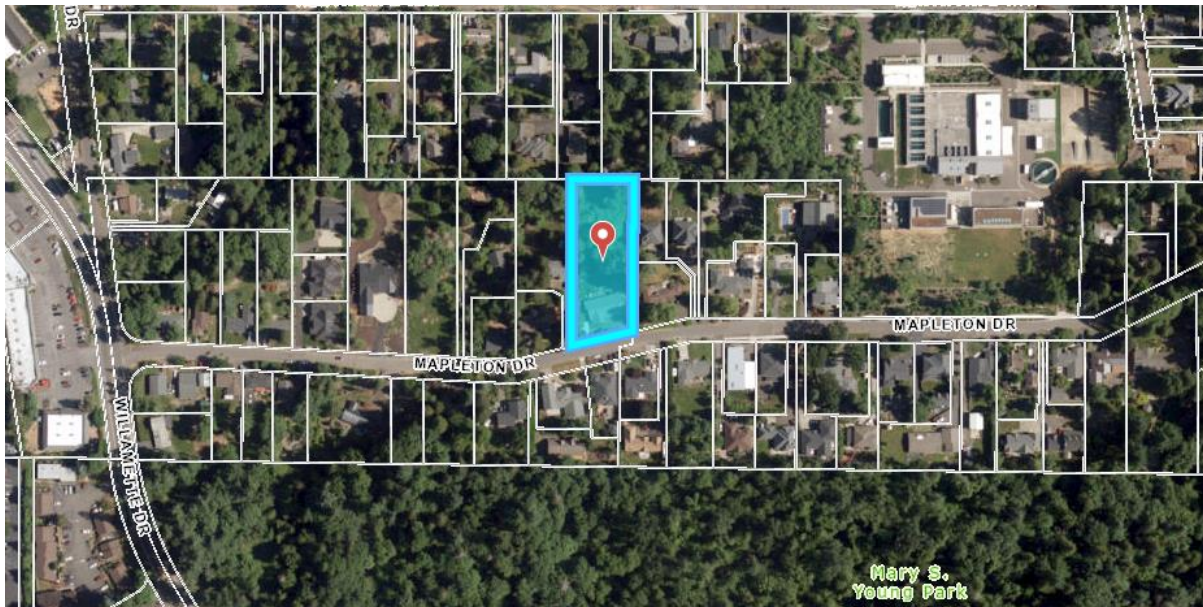
## PRE-APPLICATION CONFERENCE

Thursday, June 20, 2024

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

**11:00 am:** Proposed Lot Line Adjustmen  
**Applicant:** Jason Faber, applicant  
**Property Address:** 4025 Mapleton Drive  
**Neighborhood Assn:** Robinwood Neighborhood Association  
**Planner:** TBD

**Project #: PA-24-13**





CITY OF  
**West Linn**

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068  
Telephone 503.742.6060 • westlinnoregon.gov

## Pre-Application Conference Request

For Staff to Complete:

PA 24-13

Conference Date: 6/20/24

Time: 11:00 am

Staff Contact:

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: JASON FABER  
Email: rhinokong77@gmail.com  
Phone #: 503-998-5431  
Address: 4025 Mapleton Drive West Linn OR

### Applicant Information

Name: Jason FABER  
Email: rhinokong77@gmail.com  
Phone #: 503-998-5431  
Address: 4025 Mapleton Drive West Linn OR

Address of Subject Property (or tax lot): 4025 Mapleton Drive West Linn OR 97068

### 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: JASON FABER *Jason Faber*

DATE: 06/01/2024

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

Photo

Done

PARCEL 2  
PP NO. 1995-080

TRACT 24  
"KENTHORPE TRACTS"

PARCEL 1  
PP NO. 1995-1

S89°38'49"E 130.00'  
(130.00)2

S89°38'49"E 69.74'  
(S89°38'49"E 69.74')1

HELD FOR WEST LINE,  
BEARS S00°23'22"W 0.45'

PARCEL 2  
PP NO. 2006-047  
ORIGINAL AREA: 13,495 SF±  
ADJUSTED AREA: 13,515 SF±

100.11'

SEE DETAIL A

ADJUSTED PROPERTY LINE  
N90°00'00"E 0.60'

N00°23'22"E 175.00'  
(N00°23'22"E 175.00')1  
BASIS OF BEARINGS

ADJUSTED PROPERTY LINE  
N00°00'00"E 45.00'

ORIGINAL PROPERTY  
N00°23'22"E 45.00'

EXCHANGE PARCEL  
20 SF

N00°23'22"E 321.04'  
(N00°23'22"E 321.04')1  
(320.60)2

ADJUSTED PROPERTY LINE  
N90°00'00"W 0.30'

29.89'

N00°23'41"E 352.87'  
(351.89)2

LOT 8  
"MAPLE GROVE" (PLAT NO. 639)  
ORIGINAL AREA: 43,809 SF±  
ADJUSTED AREA: 43,789 SF±

N89°38'49"W 92.56'  
(N89°38'49"W 92.56')1

N00°23'22"E 146.04'  
(N00°23'22"E 146.04')1

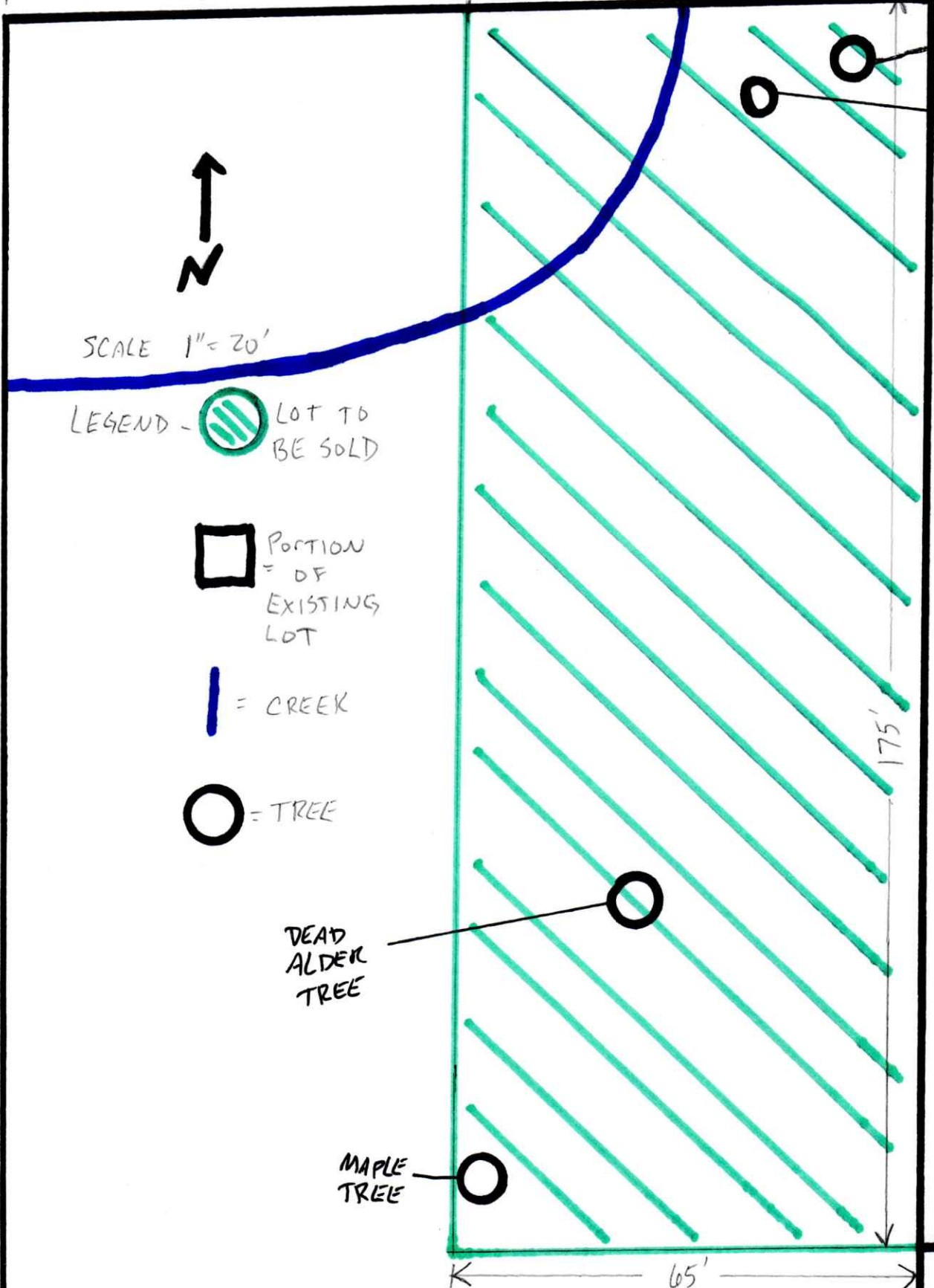
PARCEL 1  
PP NO. 2006-

(119.71)2  
(S76°36'03"W 119.71)1  
S76°36'03"W 119.71'

(S76°48'W 133.71)2  
(S76°36'03"W 133.89)1  
S76°36'03"W 133.89'

MAPLE DRIVE

130' 65'



MAPLE TREE 20"  
CEDAR TREE 16"

PARCEL #2

SCALE 1" = 20'



LEGEND - LOT TO BE SOLD

PORTION OF EXISTING LOT

= CREEK

= TREE

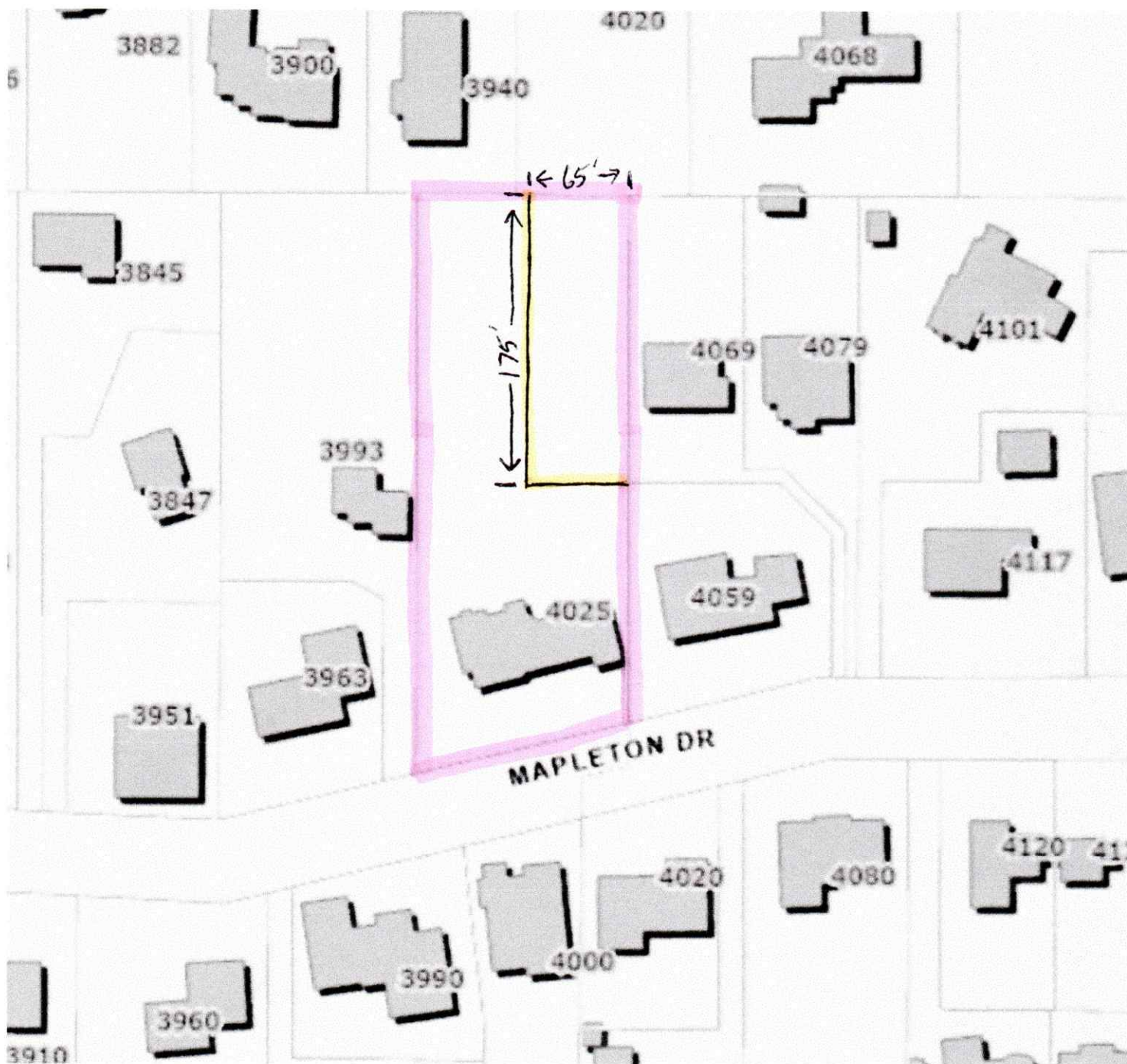
DEAD ALDER TREE


MAPLE TREE


65' 175'

PARCEL #1

MAPLE GROVE PLAT 639



 = Current Lot

 = proposed Lot Line Adjustment 65' x 175' =

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1. My name is Jason Faber. My wife and I own the 1 acre lot at 4025 Mapleton Drive West Linn OR. We are looking to partition off the NE quarter acre of our lot and sell it to our neighbor on the NE corner. We were going to flag the lot, but we do not want to flag our lot, and our neighbor does not want neighbors. He is looking to buy it and keep it natural so he continues to have privacy in his backyard. Our common property line is 175 feet long. We would use the common line and the new lot would be 65 feet wide West to East. It would be a total of 11375 sqft, just over  $\frac{1}{4}$  acre. There would be no access from our lot, no easements to create and no utilities needed from our lot.
  2. Some questions we have about partitioning our lot are how long does it take to record? Is there any way to expedite the process? Also my neighbor is wondering if this will be a separate tax lot? It will not automatically be connected to his correct?
  3. There will be no streets abutting the property
  4. There are no proposed buildings for this lot
  5. The easement for this lot will come from my neighbor purchasing the lot
  6. We are not asking for any parking on this lot
  7. Access will be from purchasing neighbors property