



CITY OF  
**West  
Linn**

# LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 20, 2014

City Hall  
22500 Salamo Road

Willamette Conference Room

8:00 am Class I Variance to exceed lot coverage.

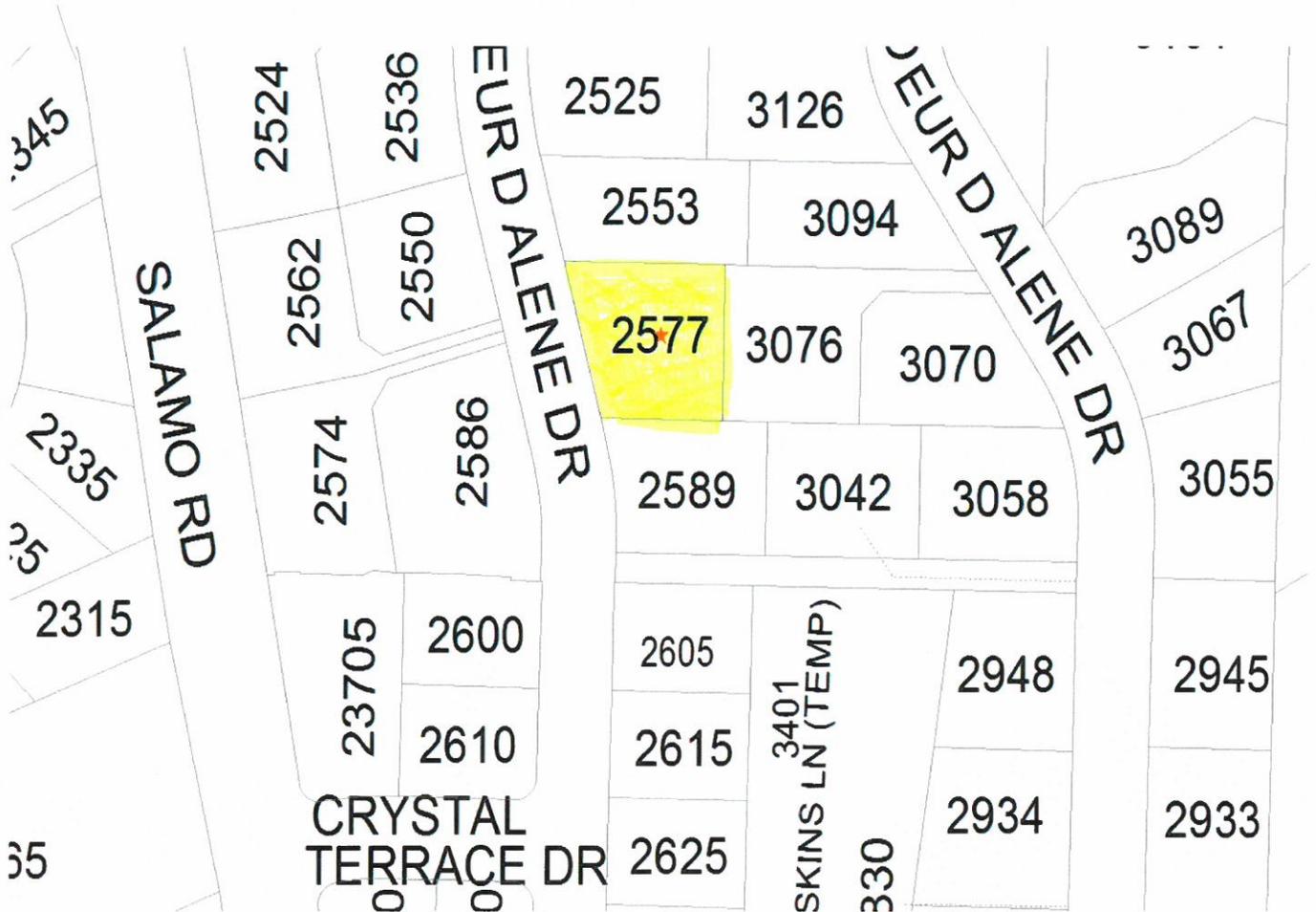
Applicant: Lennar Northwest, Inc.

Subject Property Address: 2577 Coeur D'Alene

Neighborhood Assn: Savanna Oaks

Planner: Peter Spir

Project #: PA-14-10





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>2-20-14</u>	TIME: <u>8:00am</u>	PROJECT #: <u>PA-14-10</u>
STAFF CONTACT: <u>Peter Spier</u>	FEE: <u>350-</u>	

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2577 COEUR D'ALENE DRIVE

Brief Description of Proposal: REQUEST APPROVAL TO EXCEED LOT COVERAGE .  
CLASS I VARIANCE  
LOT 14 "TERESAS VINEYARD"

Applicant's Name: LENNAR NORTHWEST, INC.  
Mailing Address: 11807 NE 99th ST. #1170 VANCOUVER, WA 98682  
Phone No: (360) 258-7876 Email Address: ERIK.PETERSON@LENNAR.COM

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

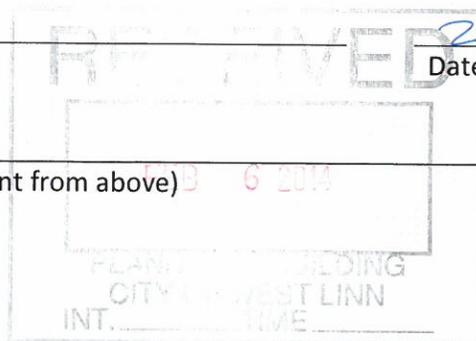
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

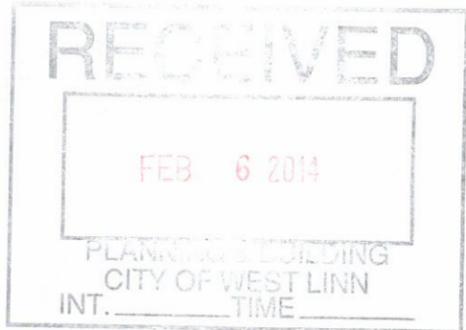
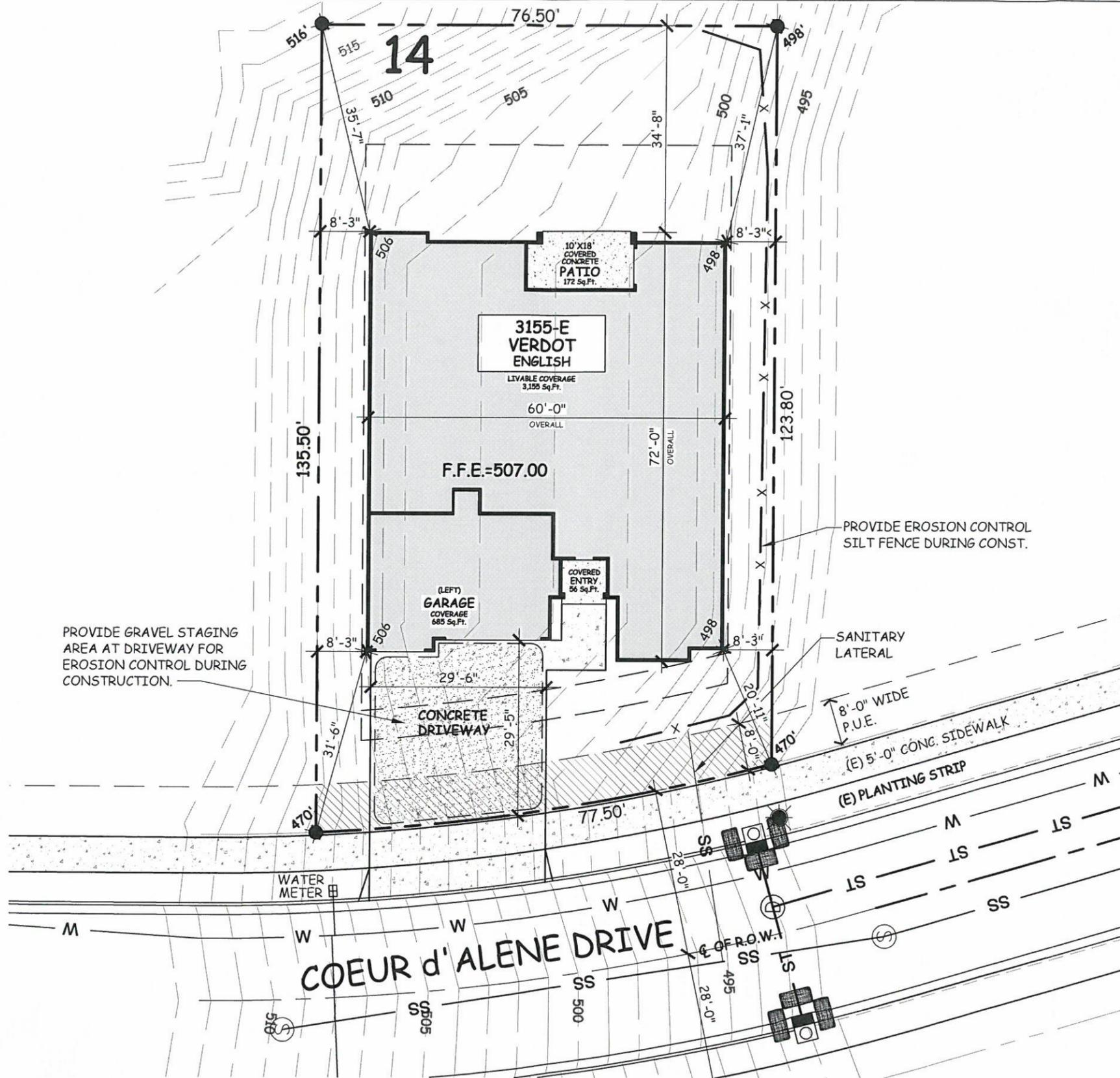
Property owner's signature

Date

2-6-14

Property owner's mailing address (if different from above)





**SITE PLAN  
TERESA'S VINEYARD**

**CITY OF WEST LINN  
CLACKAMAS COUNTY, OREGON**

PARCELS 2400, 2401, 2700, 2701 & 2800  
SECTION 35a - T.2S., R.1E., WILLAMETTE MERIDIAN

**LOT 14**  
10,023 Sq.Ft.

Contractor is responsible to check site plans and notify designer of any errors or omissions prior to start of construction. Plans and specifications shall be approved by local building officials prior to the start of any construction.

DRAWN: 2-3-2014 JBG



11807 N.E. 99th Street  
Suite 1170  
Vancouver, WA 98682  
Office: 360.258.7900

**MINIMUM BUILDING SETBACKS  
GENERAL REQUIREMENTS**

FRONT HOUSE: .....	20' (From P.L.)
FRONT GARAGE: .....	20' (From P.L.)
REAR YARD: .....	20' (From P.L.)
SIDE YARD: .....	7.5' (From P.L.)
STREET SIDE: .....	10' (From P.L.)
FRONT/REAR PORCH: .....	15' (From P.L.)

**TERESA'S VINEYARD**

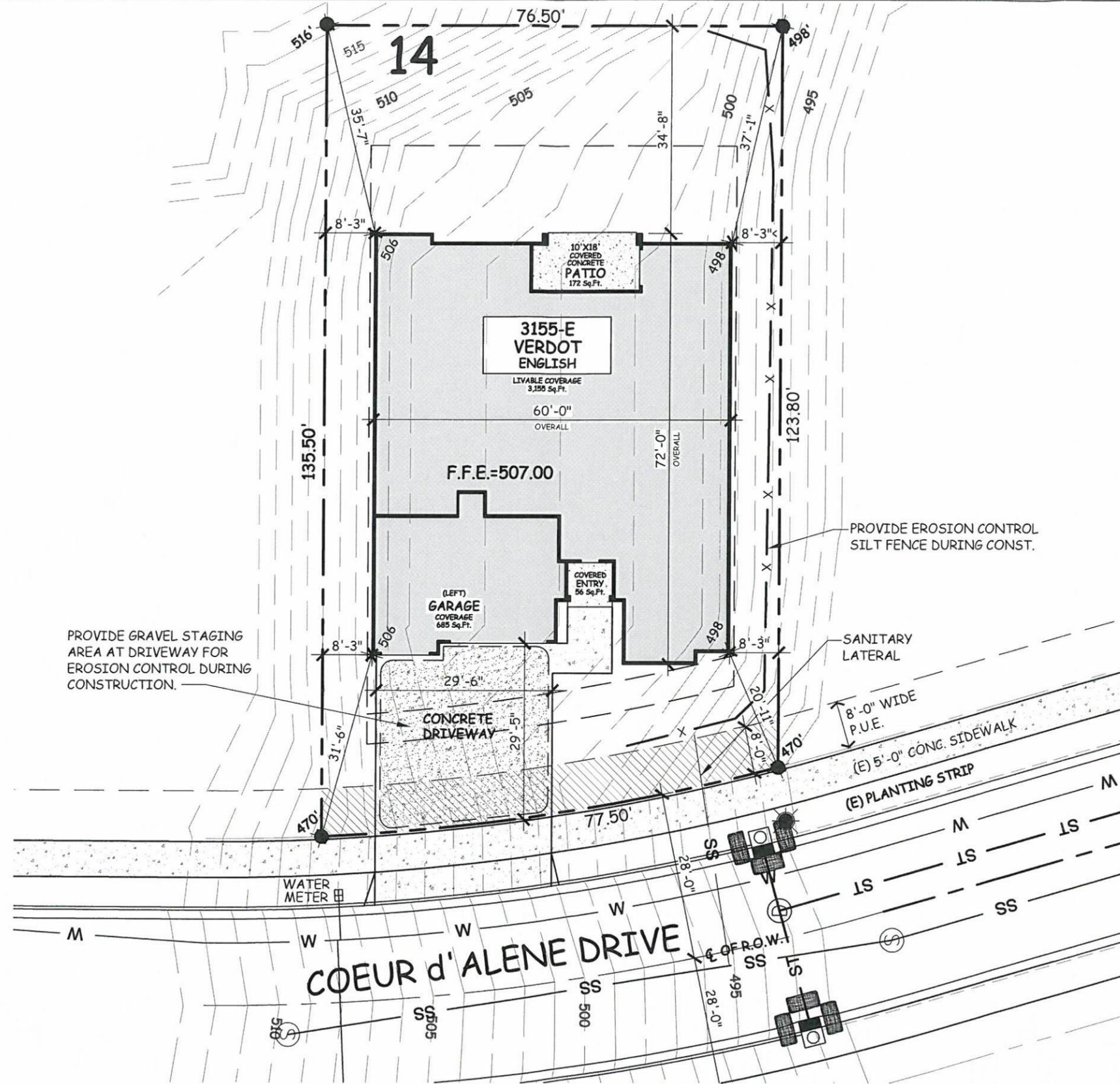
2577 Coeur d' Alene Drive  
West Linn, OR 97068

**PROPOSED COVERAGE AREA:**

HOUSE:	3,155 Sq.Ft.
GARAGE:	685 Sq.Ft.
DRIVEWAY/WALK:	960 Sq.Ft.
COVERED ENTRY:	56 Sq.Ft.
COVERED PATIO:	172 Sq.Ft.
<b>TOTAL IMPERVIOUS:</b>	<b>5,029 Sq.Ft.</b>
PROPOSED AREA:	3,840 / 10,023 = 38.3%
MAX. ALLOWABLE AREA:	3,508 / 10,023 = 35.0%



SCALE:  
1" = 20'



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TERESA'S VINEYARD**

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CLACKAMAS COUNTY, OREGON**

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