



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, March 20, 2014**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**10:00 am Proposal to annex 2.1 acres into the City of West Linn**

**Applicant: Johnny and Laurie Coppedge**

**Subject Property Address: 23128 S Bland Circle**

**Neighborhood Assn: Savanna Oaks**

**Planner: Peter Spir**

**Project #: PA-14-15**





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>3-20</u>	TIME: <u>10:00am</u>	PROJECT #: <u>PA-14-15</u>
STAFF CONTACT: <u>Peter Spiv</u>		FEE: <u>1,000-</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): 23128 S Bland Circle, West Linn, OR 97068

Brief Description of Proposal: To annex 2.1 acres at this property with so as to be within West Linn City limits

Applicant's Name: Johnny and Laurie Coppedge  
Mailing Address: 23128 S Bland Circle, West Linn, OR 97068  
Phone No: 503 723-8661 Email Address: coppedge9@yahoo.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: Laurie Coppedge Date: 2-3-14

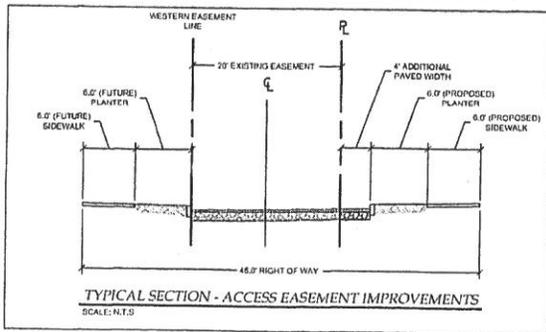
Property owner's mailing address (if different from above) \_\_\_\_\_



SITE STATISTICS	
Site:	23150 Bland Circle
Taxlot:	21e35a-01000
Size:	2.1 Acres
Jurisdiction:	City of West Linn
Dimensional Requirements:	
Zoning:	R-7
Maximum Density:	12 Units
Minimum Lot Size:	7,000 SF
Setbacks:	
Front:	20'
Side:	7.5'
Rear:	20'
Street Side:	15'
Max. Height:	35'

**SITE NOTE**

Site map has been prepared using data from multiple sources including Aerial Photos, Portland Metro's GIS Data, and taxmap information. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.





Site:	23150 Bland Circle
Taxlot:	<del>241e35a-01300</del>
Size:	2.4 Acres
Jurisdiction:	City of West Linn
Dimensional Requirements:	
Zoning:	R-7
Maximum Density:	12 Units
Minimum Lot Size:	7,000 SF
Setbacks:	
Front:	20'
Side:	7.5'
Rear:	20'
Street Side:	15'
Max. Height:	35'

**SITE NOTE**

Site map has been prepared using data from multiple sources including Aerial Photos, Portland Metro's GIS Data, and taxmap information. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.

