LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 19, 2015

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am **Proposed partition retaining the existing home and creating an additional lot.**

Applicant: **Edward Radulescu**

Subject Property Address: **1560 Rosemont Road**

Neighborhood Assn: **Parker Crest, Hidden Springs/Rosemont Summit and Sunset**

Planner: **Peter Spir** **Project #:** **PA-15-07**

City of West Linn Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 3/19/15	TIME: 9AM	PROJECT #: PA-1507
STAFF CONTACT:		FEE: 1000-

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): **1560 Rosemont Rd. West Linn, OR. 97068**

Brief Description of Proposal: **Proposal for a lot partition to divide the existing approx. 23,000 square foot lot into (2) lots. The existing home will remain on the first lot with a site area of approx. 11,345 s.f. and the new lot to the South will be approx. 11,654 s.f.**

Applicant's Name: **Edward Radulescu**

Mailing Address: **919 NE 19th Ave. Suite 155, Portland, OR. 97232**

Phone No: 503-265-8461 Email Address: **eddie@eprdesign.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.)

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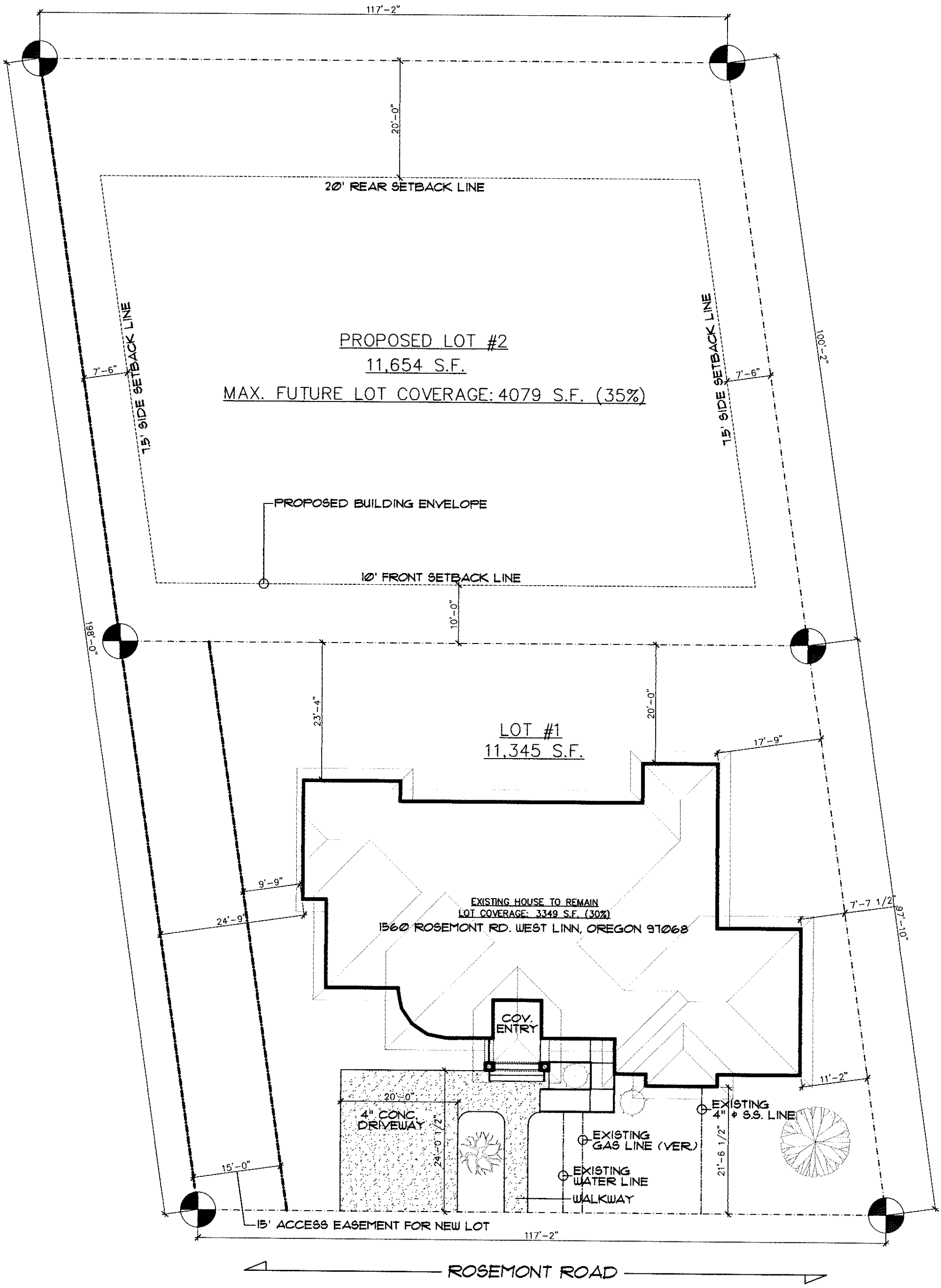
CITY OF WEST LINN

Please list any questions or issues that you may have for city staff regarding your proposal:
Please identify any required street improvements, dedications, or other upgrades triggered by the partition. Identify city fees for the development. Is a landscape buffer required between the East property line and the proposed 15' wide access easement? Identify required storm water requirements for the future lot / future home impervious areas?

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: 2.18.15

SEND INFO TO ABOVE MAILING ADDRESS (919 NE 19TH AVE SUITE 155)
Property owner's mailing address (if different from above)



A/0 SITE PLAN

SCALE: 1/16" = 1'-0"

N

ZONING: R10 - CITY OF WEST LINN
EXISTING SITE AREA: 22,999 S.F.
PROPOSED SITE AREA (LOT 1): 11,345 S.F.
PROPOSED SITE AREA (LOT 2): 11,654 S.F.