LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 19, 2015

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am **Proposed 5 to 7 lot subdivision, retaining the existing home.**

Applicant: **Patrick Kraus**

Subject Property Address: **1430 Rosemont Road**

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

Planner: Peter Spir **Project #: PA-15-09**

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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: 10AM	PROJECT #: PA-15-09
STAFF CONTACT: PETER SPIR		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): 1430 ROSEMONT RD / TL. 00100 2 1E 25CB

Brief Description of Proposal: PROPOSED 5 TO 7 LOT SUBDIVISION, KEEPING THE EXISTING HOUSE ON A PARCEL WITH FRONTAGES ON ROSEMONT ROAD AND RIDGE LANE

Applicant's Name: PATRICK KRAUSE

Mailing Address:

Phone No: (503) 807-4430 Email Address: pk@patrickkrause.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:
REVIEW PROPOSAL, IDENTIFY PROCESS AND TIMING. IDENTIFY ANY ANTICIPATED FRONTAGE IMPROVEMENTS OR ANY OFF SITE REQUIREMENTS. IDENTIFY UTILITY CAPACITIES.

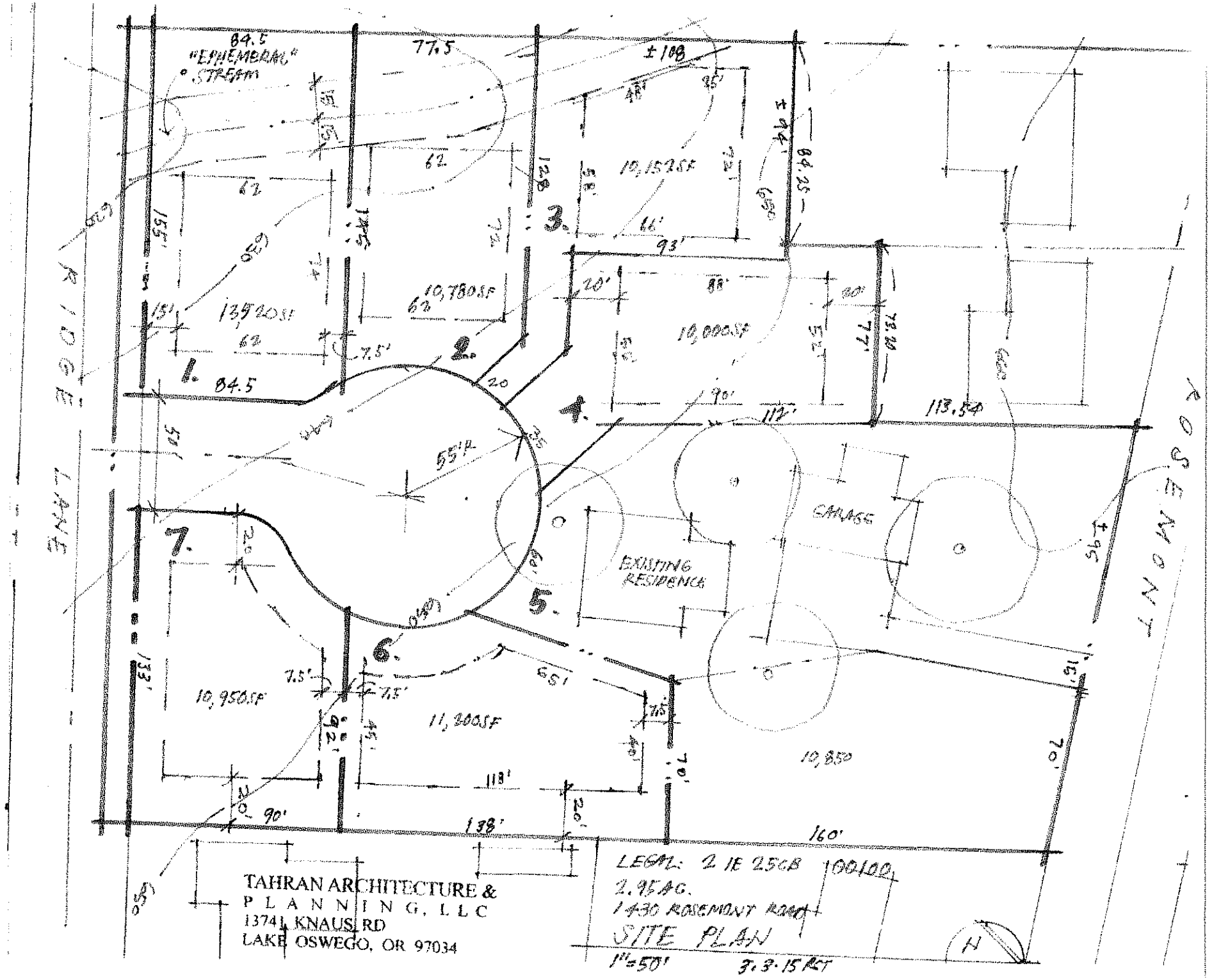
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

DocuSigned by: Jerry W. Burns — 2/26/2015

Property owner's signature — Date

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

RECEIVED
MAR 4 2015
PLANNING & BUILDING
CITY OF WEST LINN
INT. _____ TIME: _____



"EPHEMERAL" STREAM
84.5
77.5
±108
10,152SF
10,780SF
13,520SF
10,000SF
10,950SF
11,200SF
10,850
EXISTING RESIDENCE
GARAGE
RIDGE LANE
ROSEMONT
1.
2.
3.
4.
5.
6.
7.
84.5
93'
112'
113.54
138'
160'
LEGAL: 2 1E 25CB 00100
2.95AC.
1430 ROSEMONT ROAD
SITE PLAN
1"=50'
3.3.15 RCT
TAHRAN ARCHITECTURE &
PLANNING, LLC
13741 KNAUS RD
LAKE OSWEGO, OR 97034