

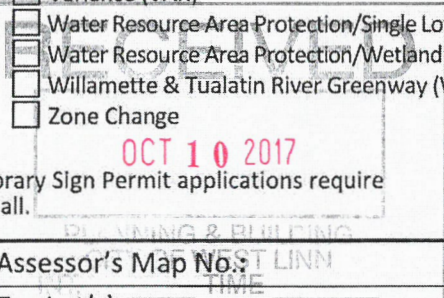
DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>P Spier</i>	PROJECT NO(S). <i>MISC-17-10</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <i>1,400-</i>	TOTAL <i>1,400</i>

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP) *
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA) */**
<input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA) */**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input checked="" type="checkbox"/> Time Extension *
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change |
|--|--|--|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.



Site Location/Address: 23000 HORIZON DR	Assessor's Map No.: _____
	Tax Lot(s): _____
	Total Land Area: 194,961 SF

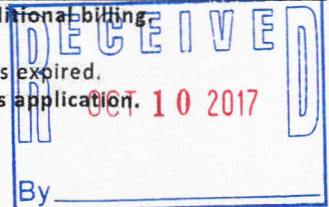
Brief Description of Proposal: **APPLICANT IS REQUESTING 2-YEAR EXTENSION TO MIP 14-01 IN WHICH TO COMPLETE ROADWAY IMPROVMENTS, AS REQUIRED IN THE CONDITIONS OF APPROVAL, AND SUBSEQUENTLY SUBMIT FOR FINAL PARTITION RECORDATION.**

Applicant Name: SEQUOIA HEIGHTS CAPITAL PARTNERS LLC <small>(please print)</small> Address: 1101 5 TH AVE #300 City State Zip: SAN RAFAEL CA 94901	Phone: 415-456-0600 Email: gforner@monahanpacific.com
---	--

Owner Name (required): SEQUOIA HEIGHTS CAPITAL PARTNERS LLC <small>(please print)</small> Address: 1101 5 TH AVE #300 City State Zip: SAN RAFAEL CA 94901	Phone: 415-456-0600 Email: tmm@monahanpacific.com
--	--

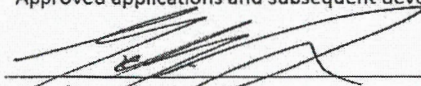
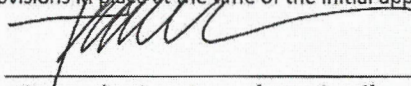
Consultant Name: <small>(please print)</small> Address: City State Zip:	Phone: Email:
---	------------------

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.
 One (1) complete set of digital application materials must also be submitted on CD in PDF format.
 If large sets of plans are required in application please submit only two sets.



* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

		
Applicant's signature	Owner's signature (required)	
10/3/2017	10/3/2017	
Date	Date	

Sequoia Heights Capital Partners LLC

1101 5th Ave Suite 300
San Rafael CA 94901

10/2/2017

City of West Linn
Planning Department
ATTN: Peter Spir, Associate Planner
22500 Salamo Road
West Linn, Oregon 97068

RE: 23000 Horizon Dr. MIP 14-01 Extension



Dear Mr. Spir,

I am writing you on behalf of Sequoia Heights Capital Partners LLC (SHCP) the owner of Tanner Spring Assisted Living Facility located at 23000 Horizon Drive, West Linn Oregon. It is understood that the three year approval will lapse on November 25, 2017. Following our discussions, it is my understanding that the Engineering Department has deemed the Weatherhill Road Improvement Plans complete, and that remaining tasks include scheduling a schedule a Pre-Construction meeting prior to completing the work, satisfying all conditions of approval and submitting the final plat for recording.

To accomplish this, the Applicant is requesting a two year extension to MIP 14-01 approval. Per CDC99.325(A), the application is in conformance with applicable CDC provisions and relevant approval criteria enacted since the application was initially approved. The application does not exhibit any material changes from the approved set of Roadway Improvement drawings, there are no material errors in the submittal, and Approved plans have been deemed complete and conform to current approval criteria.

Included with this letter are (1) Completed Development Review Application (2) \$1,400 Deposit Fee.

Thank you,

Geoff Forner
Owner's Rep
415-456-0600 x27

