

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT No(s).	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

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 type="checkbox"/> Time Extension
<input checked="" 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: 2904 Rawhide St. West Linn, Oregon 97068	Assessor's Map No.: Tax Lot(s): 21E23DB03000 Total Land Area:
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Brief Description of Proposal:

Request the set-back to be reduced on the East side of property, allowing a deck extension. Deck extension would be approximately 10-12 ft from the existing deck posts. We request such variance due to the deck being approximately 40ft above the street elevation.

Applicant Name: Eric Rose <small>(please print)</small> Address: 16869 SW 65th Ave #417, City State Zip: Lake Oswego, OR 97035	Phone: 503-575-8548 Email: Eric@EpiConstruct.com
Owner Name (required): Dr. Chris Jacobs <small>(please print)</small> Address: 2904 Rawhide St. City State Zip: West Linn, OR 97068	Phone: 432-559-7013 Email: drjacobs@drchrisjacobs.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 decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

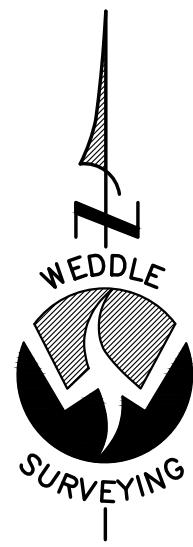
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to 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.

Jon. E. Rose
 Applicant's signature

2-11-22
 Date

Christopher Jacobs
 Owner's signature (required)

2-14-2022
 Date



SCALE: 1" = 10'
1-FT. CONTOUR INTERVAL
OCTOBER 25, 2021

TOPOGRAPHIC SURVEY

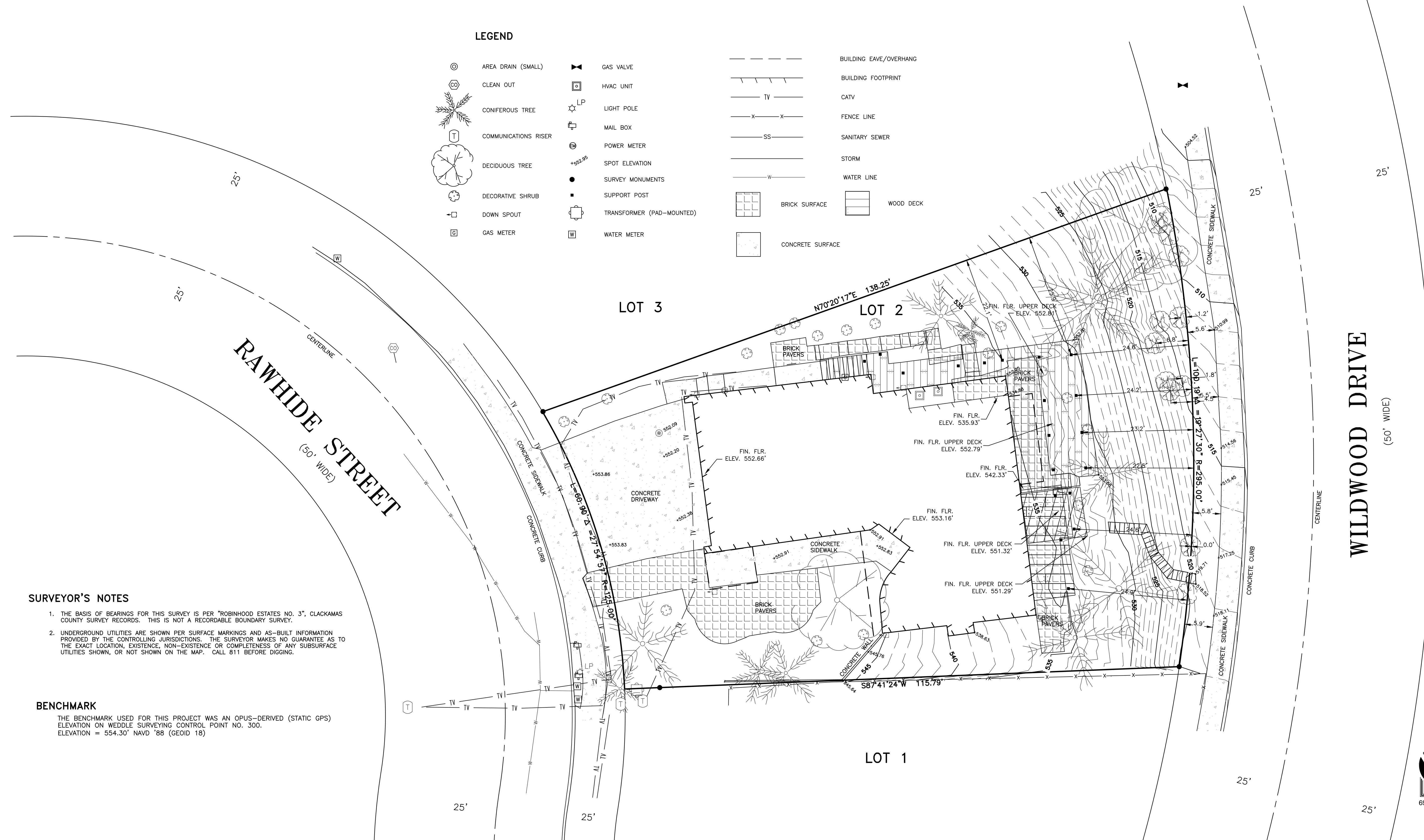
2904 RAWHIDE STREET
LOT 2, BLOCK 5, "ROBINWOOD ESTATES NO. 3"
LOCATED IN THE S.E. 1/4 OF SECTION 23
TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.
IN THE CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

OWNER: CHRISTOPHER JACOBS

REQUESTED BY: ERIC ROSE
EPIC CONSTRUCTION & REMODELING
EMX: ERIC@EPICCONSTRUCT.COM

LEGEND

	AREA DRAIN (SMALL)		GAS VALVE		BUILDING EAVE/OVERHANG
	CLEAN OUT		HVAC UNIT		BUILDING FOOTPRINT
	CONIFEROUS TREE		LIGHT POLE		CATV
	COMMUNICATIONS RISER		MAIL BOX		FENCE LINE
	DECIDUOUS TREE		POWER METER		SANITARY SEWER
	DECORATIVE SHRUB		SPOT ELEVATION		STORM
	DOWN SPOUT		SURVEY MONUMENTS		WATER LINE
	GAS METER		SUPPORT POST		BRICK SURFACE
			TRANSFORMER (PAD-MOUNTED)		WOOD DECK
			WATER METER		CONCRETE SURFACE



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS PER "ROBINWOOD ESTATES NO. 3", CLACKAMAS COUNTY SURVEY RECORDS. THIS IS NOT A RECORDABLE BOUNDARY SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT WAS AN OPUS-DERIVED (STATIC GPS) ELEVATION ON WEDDLE SURVEYING CONTROL POINT NO. 300. ELEVATION = 554.30' NAVD '88 (GEOID 18)

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael D. Rennick
OREGON
JULY 25, 1995
MICHAEL D. RENNICK
2718
EXPIRES: DECEMBER 31, 2022

WEDDLE SURVEYING INC.
Excellence is our benchmark.
6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9640
www.weddlesurveying.com

25'

CONCRETE CURB

CONCRETE SIDEWALK

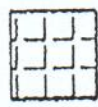
LOT 2
N70°20'17"E 138'22.5"

H 108' 19" 52.5'
H 19' 27' 30" R=295.00'
5.8'

WOOD DECK



BRICK SURFACE



CONCRETE SURFACE



FIN. FLR. UPPER DECK
ELEV. 552.81'

FIN. FLR.
ELEV. 535.93'

FIN. FLR. UPPER DECK
ELEV. 552.79'

FIN. FLR.
ELEV. 542.33'

FIN. FLR.
ELEV. 553.16'

FIN. FLR. UPPER DECK
ELEV. 551.32'

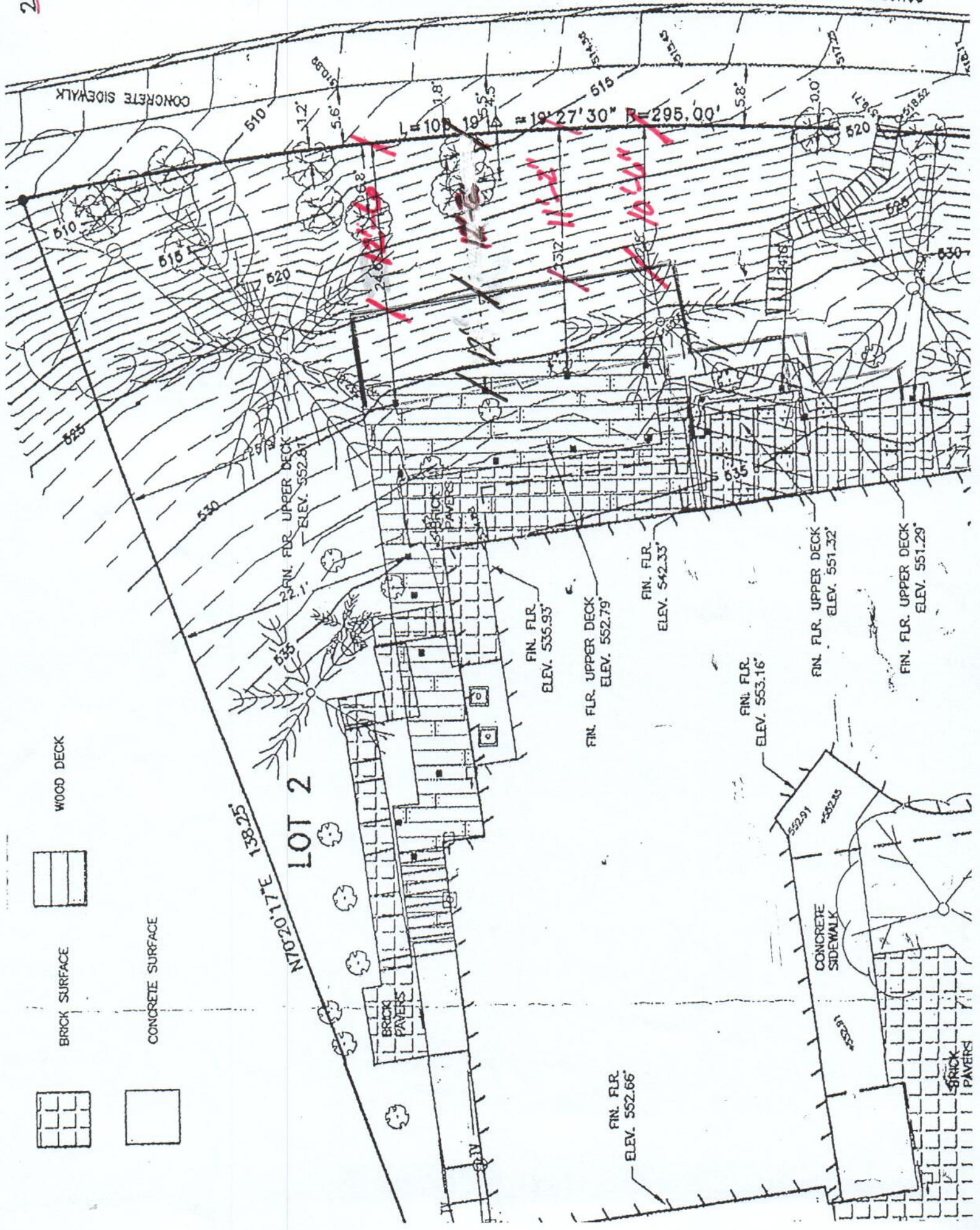
FIN. FLR. UPPER DECK
ELEV. 551.29'

FIN. FLR.
ELEV. 552.66'

BRICK PAVERS

CONCRETE SIDEWALK

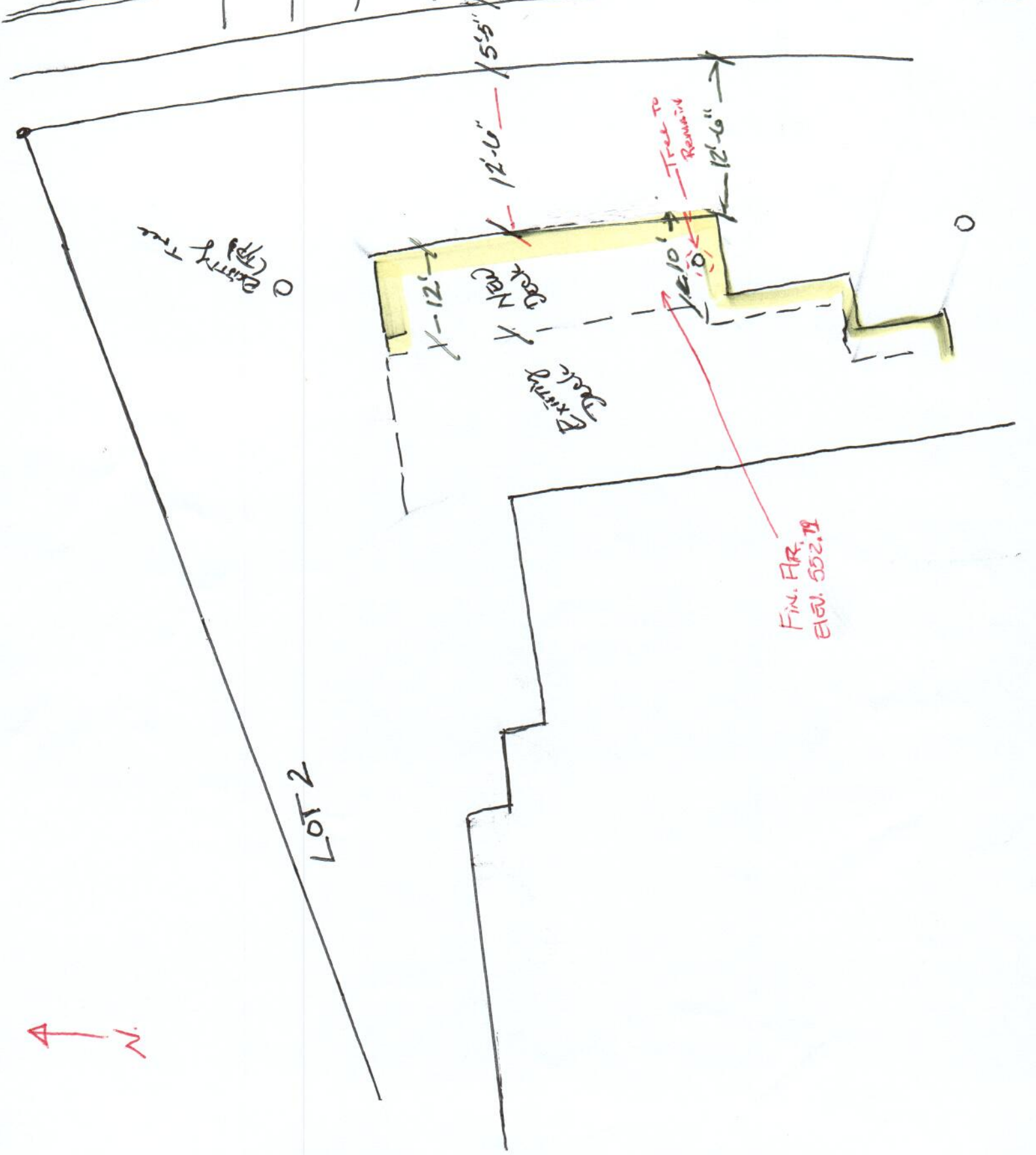
BRICK PAVERS



Wildwood Dr

619
1019

Sidewalk



Cherry Tree

Existing Deck
New Deck

Tree to
Remain

Fin. FR.
Elev. 552.19

LOT 2



