



CITY OF West Linn

December 15, 2025

Dave Spitzer
2325 NE 19th Avenue
Portland, OR 97212

Subject: MISC-25-05 – 4685 Riverview Avenue

Dear Dave Spitzer:

The re-submitted application for a MISC-25-05 at 4685 Riverview Avenue has been deemed **complete**. The City has 120 days to review the application, with a final decision due no later than April 14, 2026.

Please be aware that determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Manager to render a decision on your proposal.

The decision for this application will be made by the Planning Director.

Please contact me at 503-742-6057, or by email at agudelj@westlinnoregon.gov -if you have any questions about the process.

Sincerely,

Aaron Gudelj

Aaron Gudelj
Associate Planner