



**Rick Givens**  
**Planning Consultant**  
18680 Sunblaze Dr.  
Oregon City, Oregon 97045

April 30, 2013

Mr. Tom Soppe  
City of West Linn  
Planning Department  
22500 Salamo Road  
West Linn, OR 97068

Re: MIP-14-03 Application for Minor Partition at 1519 6<sup>th</sup> Avenue

Dear Tom:

We are submitting the following items in response to your notice of incompleteness dated April 16, 2014:

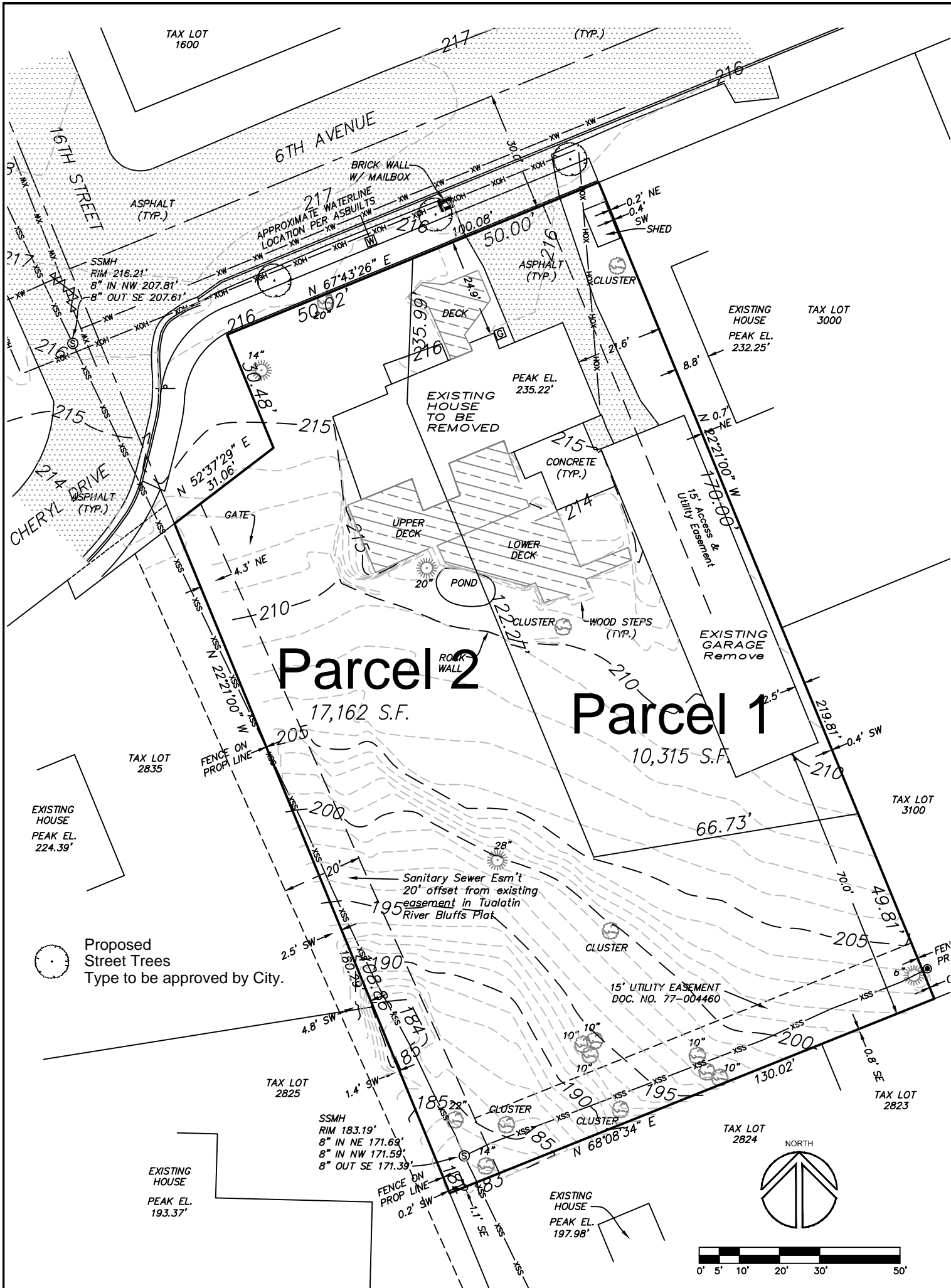
1. Vicinity Map showing the location of the subject property.
2. Revised Site Plan showing proposed street tree locations. Note: Your letter indicated that a surveyor stamp is required, but Section 85.160(B) specifically states that this is not required for tentative plans for minor partitions.
3. An erosion control plan.
4. A street and utility plan showing proposed frontage improvements, sanitary sewer connections, and rain gardens to address storm water control. Please note that our narrative requests that the overhead utilities be allowed to remain in their current state. Please refer to discussion of 85.200(J)(6).

I believe that these additional items address all of the points outlined in your letter. Please contact me if you have any questions or need additional information.

Sincerely yours,

Rick Givens

cc: Darren Gusdorf, Icon Construction & Development LLC



Applicant: Icon Construction & Development, LLC.  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, OR 97068  
 Ph: (503) 657-0406

Legal: 3-1E-02BC TL 2900

Zoning: R-10

Owner: David Arnold & Deborah Helper  
 1519 6th Avenue  
 West Linn, OR 97068  
 Ph: (503) 650-0087

Surveyor: Centerline Concepts, Inc.  
 700 Molalla Ave.  
 Oregon City, OR 97045  
 Ph: (503) 650-0188

Richard E. Givens, Planning Consultant  
 18680 Sunblaze Dr.  
 Oregon City, OR 97045  
 PH: (503) 479-0097

SCALE 1" = 30'

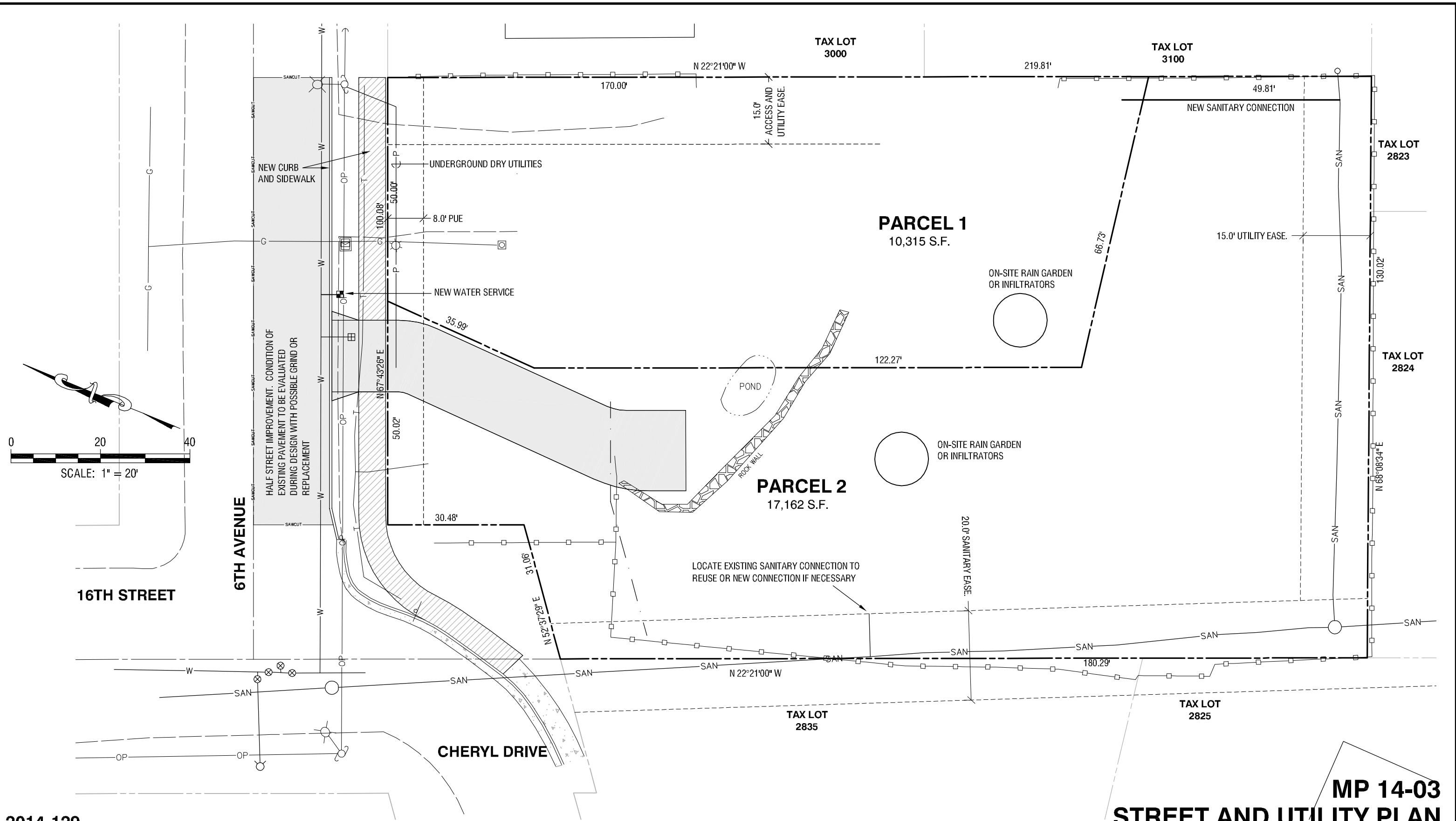
DATE: April 2014

PROJECT 14-ICN-100

### Tentative Partition Plan

West Linn, OR

Icon Construction & Development LLC

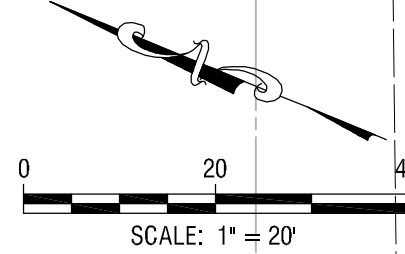
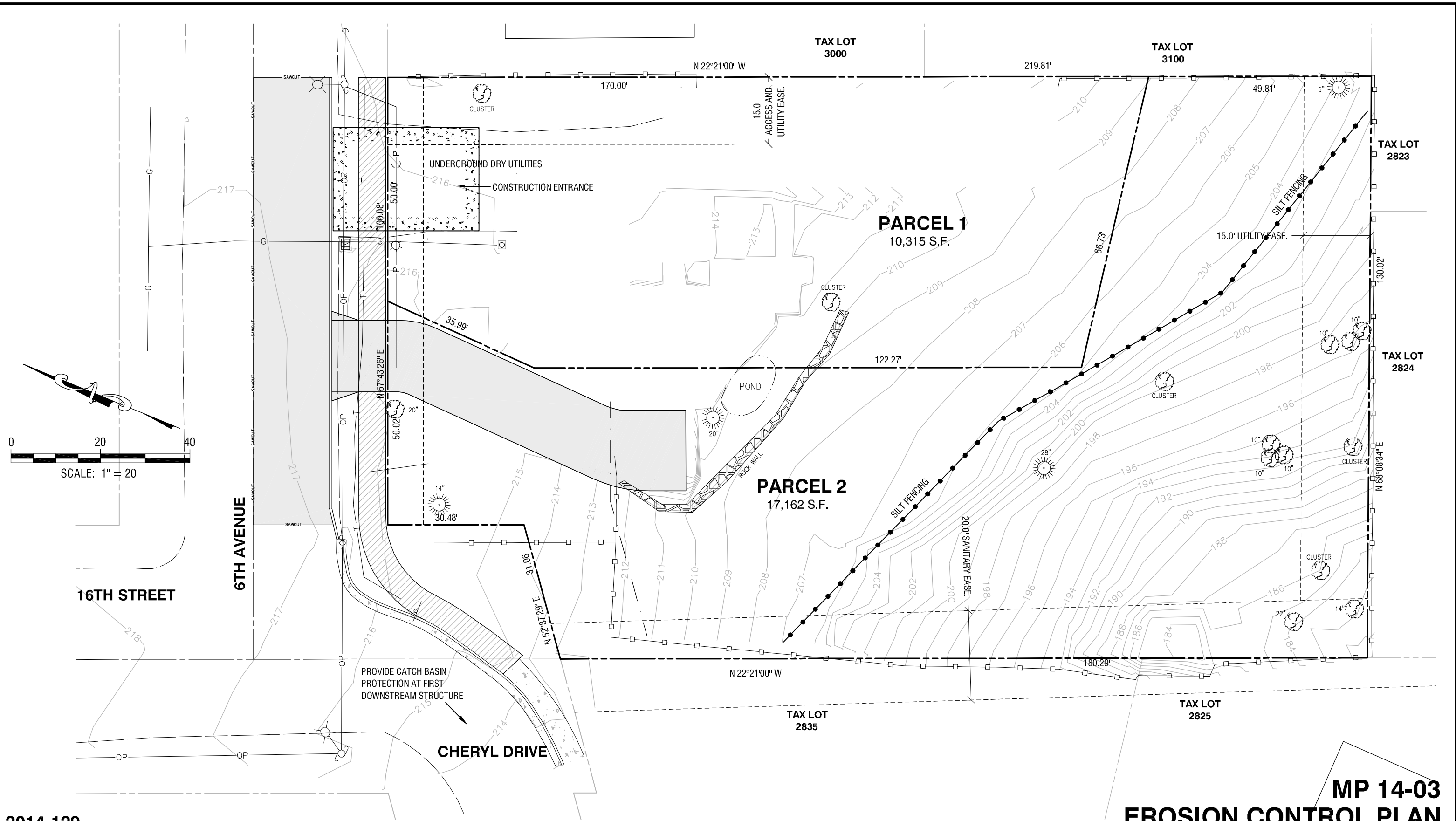


2014-129  
 DESIGNED: BDG  
 DRAWN: BJS  
 SCALE: 1" = 20'  
 DATE: April, 2014  
 FILE: 6th Street Partion1

**Theta, llc**  
 ENGINEERING - SURVEYING - PLANNING  
 PO Box 1345  
 Lake Oswego, Oregon 97035  
 503/481-8822  
 email: thetaeng@comcast.net

Icon Construction & Development, LLC.  
 1980 Willamette Falls Drive, Suite 200  
 West Linn, OR 97068  
 Ph: (503) 657-0406

1519 6th Avenue  
 West Linn, Oregon 97068  
 T.3S., R.1E., Section 02BC  
 Clackamas County, Oregon



2014-129

DESIGNED:	BDG
DRAWN:	BJS
SCALE:	1" = 20'
DATE:	April, 2014
FILE:	6th Street Partion1

**Theta, llc**  
ENGINEERING - SURVEYING - PLANNING  
PO Box 1345  
Lake Oswego, Oregon 97035  
503/481-8822  
email: thetaeng@comcast.net

Icon Construction & Development, LLC.  
1980 Willamette Falls Drive, Suite 200  
West Linn, OR 97068  
Ph: (503) 657-0406

1519 6th Avenue  
West Linn, Oregon 97068  
T.3S., R.1E., Section 02BC  
Clackamas County, Oregon

**MP 14-03  
EROSION CONTROL PLAN**

# 1519 Sixth Ave. Vicinity Map

