



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550

NOTICE OF DEVELOPMENT PROPOSAL

Notice Date: September 17, 2015

Project Name:	Edna's Place Four Lot Preliminary Subdivision
Case File No.:	LD2015-0012, TP2015-0010, FS2015-0007
Summary of Applications:	The applicant is seeking a preliminary subdivision approval to divide a property of approximately 20,700 square feet in size, into four individual parcels of approximately 5,000 square feet. The applicant proposes to demolish the existing house and remove ten community trees. The proposal to remove trees from the subject property requires Tree Plan Two approval. The applicant also proposes to reduce the rear setback of two of the four parcels, which requires Flexible Setback approval.
Project Location:	5325 SW Main Avenue Tax lot 5900 of Washington County's Tax Assessors tax map 1S116DA .
Zoning & NAC:	Residential Urban Standard Density (R5) / Central Beaverton NAC
Applicable Beaverton Development Code Criteria:	Preliminary Subdivision: 40.45.15.5.C Tree Plan Two: 40.90.15.2.C Flexible Setback for a Proposed Residential Land Division: 40.30.15.30.C Facilities Review: 40.30
Due date for Written Comments:	4:00pm, Wednesday, October 14, 2015
Facilities Review Meeting:	The Facilities Review Committee will meet on October 14, 2015. The Facilities Review Committee will forward a recommendation to the Director on the above application based on its conformity to the technical criteria specified in Section 40.03 of the Development Code. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.
Staff Contact:	Jason T. (503) 350-4038 / jasont@BeavertonOregon.gov

Mailed written comments should be sent to the attention of Jason T, City of Beaverton Planning Division, P.O. Box 4755, Beaverton, OR 97076. To be made a part of the record, correspondence needs to be received by Wednesday, October 14, 2015. Please reference the Case File Numbers and Project Name in your written comments.

The Facilities Review Committee is not a decision-making body but advises the Planning Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Planning Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects>

A copy of documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th Floor, Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:00 p.m., Monday through Friday. Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

This information is available in large print or audio tape upon request. In addition, assisted listening devices, sign language interpreters, or qualified bilingual interpreters will be made available at any public meeting or program with 72 hours advance notice. To request these services, please call 526-2222/voice/tdd.