



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 12725 SW Millikan Way
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 Beaverton, OR 97076
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NOTICE OF DEVELOPMENT PROPOSAL

Notice Date: December 24, 2015

Project Name:	Ormack 2-Lot Preliminary Partition
Case File No.:	LD2015-0023, SDM2015-0013
Summary of Applications:	The applicant is seeking preliminary partition approval to divide one lot of approximately 12,700 square feet in size, into two individual lots of approximately 6,200 and 6,400 square feet respectively. The applicant also proposes to slightly deviate from the standard sidewalk design requirements in order to preserve a significant tree located on the south side of the lot, which requires a sidewalk design modification application.
Project Location:	12725 SW 8 th Street, Tax lot 4500 of Washington County's Tax Assessors tax map 1S116DA.
Zoning & NAC:	Residential Urban Standard Density (R5) / Central Beaverton NAC
Applicable Beaverton Code Criteria:	Preliminary Partition: 40.45.15.4.C Sidewalk Design Modification: 40.58.15.C Engineering Design Manual: Chapter 8 Standard Drawings Facilities Review: 40.30
Due date for Written Comments:	4:30pm, Wednesday, January 13, 2016
Facilities Review Meeting:	The Facilities Review Committee will meet on January 13, 2016. 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, January 13, 2016**. 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.