



Community Development Department
Planning Division
12725 SW Millikan Way /PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	SATTERBERG 2 LOT PARTITION
Case File No.:	LD2015-0003, ADJ2015-0004, FS2015-0001, and SDM 2015-0004
Summary of Application:	The applicant requests Preliminary Partition, Minor Adjustment, Sidewalk Design Modification, and Flexible Setback approval for a proposed residential two lot partition, with reduced rear yard setback for one lot, and adjustments to lot width of both lots. The site is currently developed with one single family home, and is located at 5725 SW Lombard Avenue at the southwest corner of the intersection of SW Lombard Avenue and SW 12th Street.
Project Location:	5725 SW Lombard Avenue Tax Lot 12100 of Washington County Assessor's Map 1S115CC
Zoning & NAC:	R7 Residential Urban Standard Density (R7) Vose Neighborhood Association Committee
Applicable Criteria:	Development Code Sections 40.03 <i>Facilities Review</i> , 40.45.15.4.C <i>Preliminary Partition</i> , 40.10.15.1.C <i>Minor Adjustment</i> , 40.30.15.1.C <i>Flexible Setback</i> , and 40.58.15.C <i>Sidewalk Design Modification</i>
Due Date for Written Comments:	No later than 4:00 PM, Wednesday, May 13, 2015
Facilities Review Com. Mtg. Date:	Wednesday, May 13, 2015 The Facilities Review Committee will forward a recommendation of action on the proposed development to the Director. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.
Staff Contact:	Steve Regner, (503) 526-2675 sregner@BeavertonOregon.gov

Mailed written comments shall be sent to the Current Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 4th Floor, the Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, except holidays.

Please reference the Case File Number and Project Name in your written comments.

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.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Planning Division, 4th Floor, the Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, except holidays.

The Facilities Review Committee is not a decision-making body but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

Copies of the staff report will be made available on the City's website or may be purchased at the Planning Division Counter for a reasonable cost. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects/>.

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.