



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

Notice Date: October 29, 2015

Project Name:	Laurelwood 3-Lot Preliminary Partition
Case File No.:	LD2015-0014, TP2015-0009, FS2015-0008
Summary of Applications:	The applicant is seeking preliminary partition approval to divide a property of approximately .82 acres in size, into three individual parcels, intended for single family residential. To construct dwellings on these potential lots, the applicant proposes remove eight (8) trees from the subject site, which are designated as significant according to the City tree inventory as identified in (Significant Grove NX-15). The proposal to remove trees from the subject property requires Tree Plan Two approval. The applicant also proposes to reduce the rear setback of all three parcels to five feet and the front setbacks of all three parcels to ten feet, which requires Flexible Setback approval.
Project Location:	4300 SW Laurelwood Avenue, Tax lot 10001 of Washington County's Tax Assessors tax map 1S113BA .
Zoning & NAC:	Residential Urban Standard Density (R7) / West Slope NAC
Applicable Beaverton Development Code Criteria:	Preliminary Partition: 40.45.15.4.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, November 18, 2015
Facilities Review Meeting:	The Facilities Review Committee will meet on November 18, 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 twenty one (21) 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, November 18, 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.