

Received  
Planning Division  
1/26/2024



**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  
[BeavertonOregon.gov](http://BeavertonOregon.gov)

**OFFICE USE ONLY**

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FEE PAID: \_\_\_\_\_ CHECK/CASH: \_\_\_\_\_  
SUBMITTED: \_\_\_\_\_ LWI DESIG: \_\_\_\_\_  
LAND USE DESIG: \_\_\_\_\_ NAC: \_\_\_\_\_

**CONDITIONAL USE APPLICATION**

PLEASE SELECT THE SPECIFIC TYPE OF CONDITIONAL USE FROM THE FOLLOWING LIST:

- TYPE 2 MINOR MODIFICATION OF A CONDITIONAL USE
- TYPE 3 MAJOR MODIFICATION OF A CONDITIONAL USE
- TYPE 3 PLANNED UNIT DEVELOPMENT (MODIFICATION OF DECISION CU2013-0001)
- TYPE 3 NEW CONDITIONAL USE
- INTERIM WASHINGTON COUNTY USE TYPE 1
- NONCONFORMING USE
- INTERIM WASHINGTON COUNTY USE TYPE 2


**APPLICANT:**  Use mailing address for meeting notification.  Check box if Primary Contact

COMPANY: TNHC Oregon LLC

ADDRESS: 15455 NW Greenbrier Parkway, Suite 240

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503.313.7795 FAX: \_\_\_\_\_ E-MAIL: pverdadero@nwhm.com

SIGNATURE:  CONTACT: Pam Verdadero, Vice President  
(Original Signature Required)

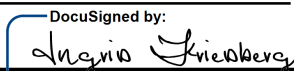
**APPLICANT'S REPRESENTATIVE:**  Check box if Primary Contact

COMPANY: Standridge Inc.

ADDRESS: 703 Broadway Street, Suite 610

(CITY, STATE, ZIP) Vancouver, WA 98660

PHONE: 360.907.4529 FAX: \_\_\_\_\_ E-MAIL: ingrid@standridgeinc.com

SIGNATURE:  CONTACT: Ingrid Friedberg, Land Use Planner  
(Original Signature Required)


**PROPERTY OWNER:**  Attach separate sheet if needed.  Check box if Primary Contact

COMPANY: Tri-County Investments, LLC

ADDRESS: 17933 NW Evergreen Parkway, Suite 131

(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503.597.7100 FAX: \_\_\_\_\_ E-MAIL: elin@metlandgroup.com

SIGNATURE: \_\_\_\_\_ CONTACT: Elin Michael-Midelfort, Vice President of 

**Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.**

**PROPERTY OWNER:** TNHC Oregon LLC  *Check box if Primary Contact*  
(Phase 1, 2 & 15)

ADDRESS: 15455 NW Greenbrier Parkway, Suite 240  
(CITY, STATE, ZIP) Beaverton, OR 97006

PHONE: 503.313.7795 FAX: \_\_\_\_\_ E-MAIL: pverdadero@nwhm.com

**SIGNATURE:**   
DocuSigned by:  
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**CONTACT:** Pam Verdadero, Vice President



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LAND USE DESIG: NAC:

LAND DIVISION APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF CONDITIONAL USE FROM THE FOLLOWING LIST:

- TYPE 1 FINAL LAND DIVISION
TYPE 2 PRELIMINARY PARTITION
TYPE 2 PRELIMINARY SUBDIVISION (MODIFICATION OF DECISION LD2018-0005)
REPLAT TYPE 2
TYPE 2 PRELIMINARY FEE OWNERSHIP PARTITION
TYPE 2 PRELIMINARY FEE OWNERSHIP SUBDIVISION

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

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PHONE: 503.313.7795 FAX: E-MAIL: pverdadero@nwhm.com

SIGNATURE: DocuSigned by: Pam Verdadero
CONTACT: Pam Verdadero, Vice President

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Standridge Inc.
ADDRESS: 703 Broadway Street, Suite 610
(CITY, STATE, ZIP) Vancouver, WA 98660
PHONE: 360.907.4529 FAX: E-MAIL: ingrid.friedberg@standridgeinc.com

SIGNATURE: DocuSigned by: Ingrid Friedberg
CONTACT: Ingrid Friedberg, Land Use Planner

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Tri-County Investments, LLC
ADDRESS: 17933 NW Evergreen Parkway, Suite 131
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: 503.597.7100 FAX: E-MAIL: nathalie.panzer@outlook.com

SIGNATURE: CONTACT: Elin Michael-Midelfort, Vice President of Land Development

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: No address is associated with the site.

AREA TO BE DEVELOPED (s.f.):

ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT
See attached sheet.

EXISTING USE OF SITE: Vacant and unused

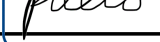
PROPOSED DEVELOPMENT ACTION: Residential and future school and park.

PRE-APPLICATION DATE: August 16, 2023

**PROPERTY OWNER:** TNHC Oregon LLC  *Check box if Primary Contact*  
(Phase 1, 2 & 15)

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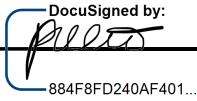
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**SIGNATURE:**  \_\_\_\_\_

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ASSESSOR'S MAP	TAX LOT #	PHASE	LOT SIZE	ZONING DISTRICT
1S131000	2000	1	2.85	R5
1S131000	2100	2	5.52	R5
1S131000	2200	3	9.73	R4
1S131000	2300	4	1.50	R5
1S131000	2400	5	5.42	R2
1S131000	2500	6	4.72	R2
1S131000	2600	7	5.21	R2
1S131000	2700	8	4.11	R4
1S131000	2800	9	1.08	R5
1S131000	2900	10	5.85	R7
1S131000	3000	11	1.41	R5
1S131000	3100	12	1.79	R5
1S131000	3200	13	5.85	R7
1S131000	3300	14	4.49	R7
1S131000	3400	15	2.98	R7