



**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: August 18, 2016**

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<b>Project Name:</b>	<b>SW 155<sup>th</sup> 3-Lot Partition</b>
<b>Case File No.:</b>	<b>LD2016-0002, TP2016-0003, FS2016-0001</b>
<b>Summary of Applications:</b>	The applicant is seeking Preliminary Partition (LD2016-0002) approval to divide a property of approximately .75 acres in size, into three individual parcels, intended for single family residential. To accommodate the development of the site, the applicant proposes the removal of eighteen (18) trees from the subject site. The proposal to remove trees from the subject property requires Tree Plan Two (TP2016-0003) approval. The applicant also proposes to reduce the rear setback of lot 3 (three) which requires Flexible Setback (FS2016-0001) approval. The existing house in the northernmost portion of the subject site is proposed to remain.
<b>Project Location:</b>	10510 SW 155 <sup>th</sup> Avenue, Tax lot 00100 of Washington County's Tax Assessors tax map 1S132BD.
<b>Zoning &amp; NAC:</b>	Residential Urban Standard Density (R5) / Neighbors Southwest NAC
<b>Applicable Beaverton Development Code Criteria:</b>	Preliminary Partition: 40.45.15.4.C Tree Plan Two: 40.90.15.2.C Flexible Setback for a Proposed Residential Land Division: 40.30.15.3.C Facilities Review: 40.03
<b>Due date for Written Comments:</b>	<b>4:30pm, Wednesday, September 07, 2016</b>
<b>Facilities Review Meeting:</b>	The Facilities Review Committee will meet on September 07, 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.
<b>Staff Contact:</b>	Elena Sasin (503) 526-2494 / esasin@BeavertonOregon.gov

Mailed written comments should be sent to the attention of Elena Sasin, City of Beaverton Planning Division, P.O. 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 4:30 p.m., Monday through Friday, except holidays.

To be made a part of the record, correspondence needs to be received by Wednesday, September 07, 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 Facilities Review Committee meeting is open to the public, but is not intended for public testimony. 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, 4<sup>th</sup> 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.

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 4:30 p.m., Monday through Friday, except holidays.

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.