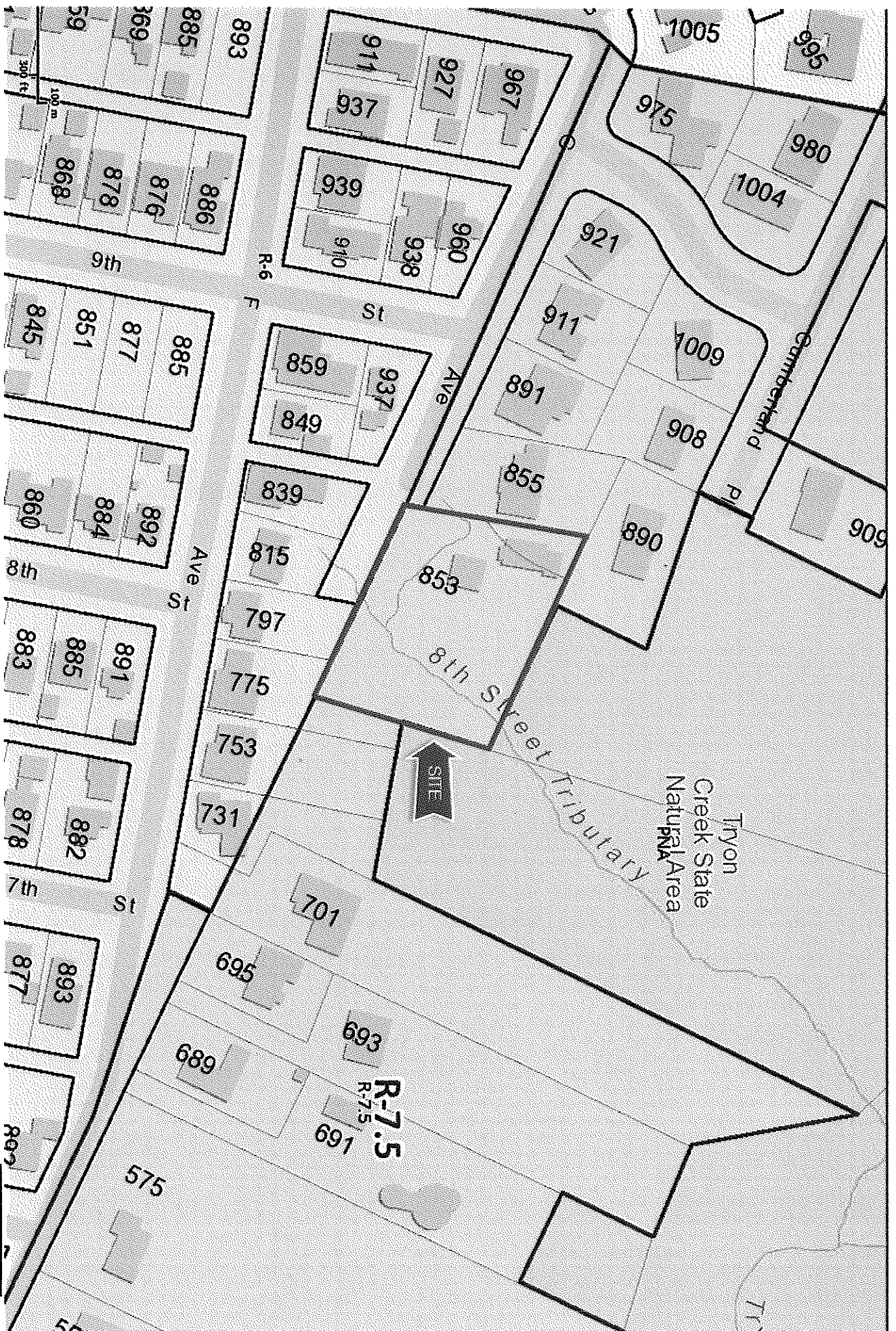
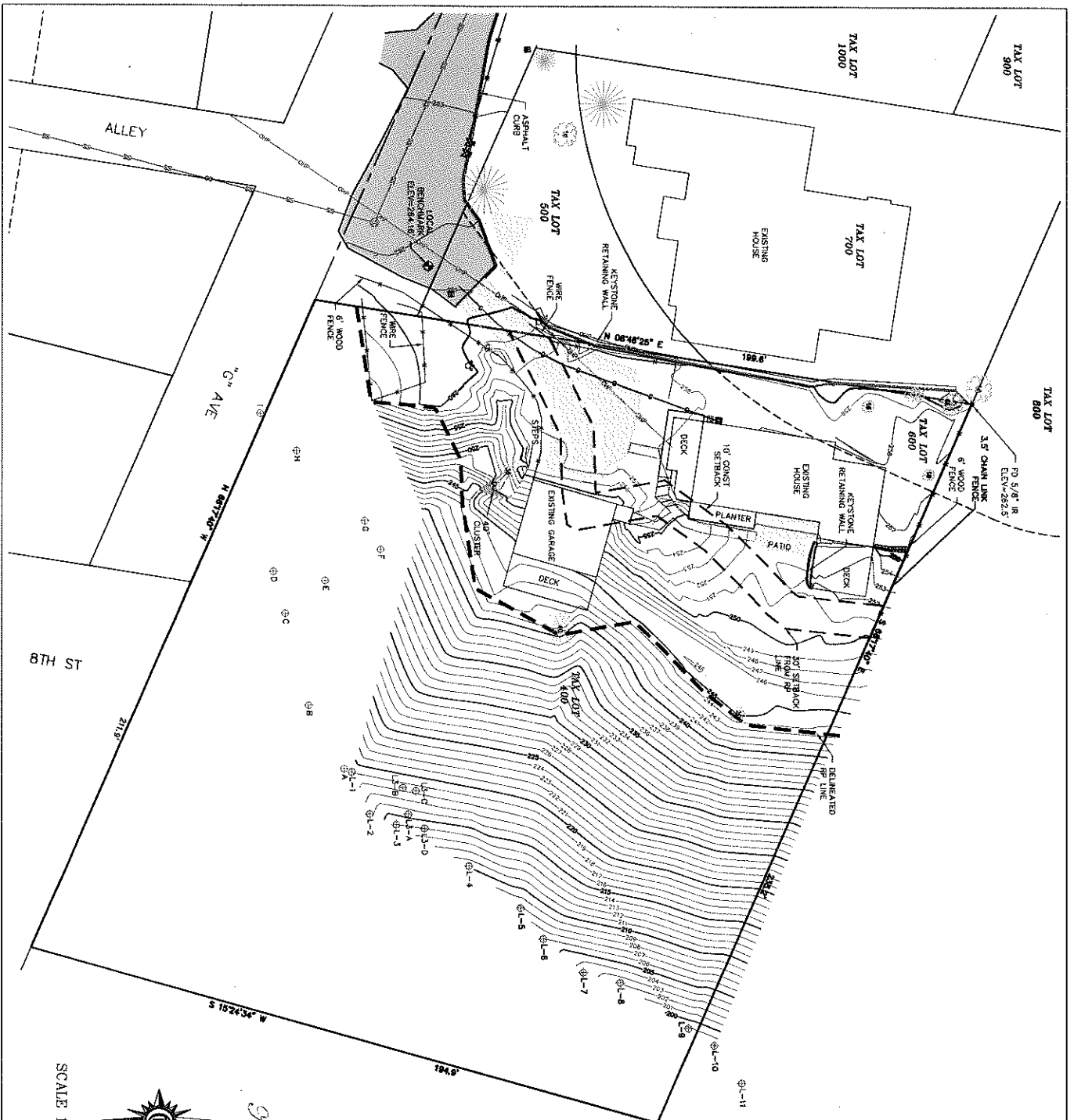


EXHIBIT E2
LU 16-0034





LEGEND

- EXISTING RESIDUAL TREE W/ TRUNK DIAMETER (INCHES)(CL-CLUSTER)
- EXISTING CONSPICUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL-CLUSTER)
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING OVERHEAD POWER LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING ROCK RETAINING WALL
- FOUND MONUMENTS
- EXISTING ENVIRONMENTALIST FLAG
- LOCAL BENCHMARK ESTABLISHED
- EXISTING CONCRETE
- EXISTING ASPHALT

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 853 G AVENUE.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF JOHNSON'S FIRST ADDITION TO CITY OF OSWEGO, CLATSOP COUNTY RECORDS.
3. ELEVATION DATA IS PER CITY OF LAKE OSWEGO DATA AS-BUILT THE ESTABLISHED ON A SANITARY SEWER MANHOLE AT THE INTERSECTION OF THE ALLEY BETWEEN 8TH AND 9TH STREET WITH "F" AVENUE.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF SURVANT DISMEMBERMENT.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS. A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND FIELD MEASUREMENTS. THE LOCATION OF ANY UTILITY LOCATIONS TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

RENEWAL DATE DECEMBER 31, 2017

EXISTING CONDITIONS

853 "G" AVE
NW 1/4 SEC 3, T2S, R1E, W4M
CITY OF LAKE OSWEGO
CLATSOP COUNTY OREGON
MAY 2, 2018
DRAWN: RLKMG CHECKED: SPF
SCALE: 1"=20' ACCOUNT # 178
Y:\178-019\DWG\178019BASL.DWG



CMT SURVEYING AND CONSULTING
9136 SE ST HELENS ST, SUITE J
CLATSOP COUNTY, OREGON 97138
PO BOX 3251
9136 SE ST HELENS ST, SUITE J
CLATSOP COUNTY, OREGON 97138
PHONE: (503) 560-4632 FAX: (503) 560-4590

EXHIBIT E3
LU 16-034

File LU 16-_____
853 G Ave
Lake Oswego OR 97035

Narrative

**ELITE HOMES, INC
1105 Fall Oaks Ct
West Linn OR 97068**

In response to ALL applicable standards as identified in the pre-application (PA 15-0075):

COMPREHENSIVE PLAN: Current Comprehensive Plan Designation: R-7.5

NONCONFORMING USES, STRUCTURES, LOTS and SITE FEATURES [50.01.006]: It is assumed most of the existing dwelling and garage on the site are nonconforming, because they are located within the RP District or is within the 30-foot rear yard setback required in R-7.5 zone.

- It is the intentions of the applicant to expand the nonconforming dwellings not more than 700 sq. ft. in the RP District per LOC 50.05.010, but will conform to all required set-backs for any additional addition being constructed.
- The applicant will not increase the degree of any existing non-conformity and will conform with all applicable Code standards.

Upon a detailed inspection of the non-conforming structure, the applicant will provide the city with all documentation of any modifications that may be required to repair any of the damaged area of the home.

OVERLAY AND DESIGN DISTRICTS {LOC 50.05} The Subject property contains a Mapped Class 1 RP District on the Sensitive Lands Atlas that encumbers much of the lot

- The applicant has attached the precise boundaries of the RP District and Stream Corridor.
- The applicant has shown and delineated that RP line, setback line and Construction setback line. A copy of this survey will be recorded with a notice of development restriction to put future property owners on notice of the delineation.
- As per the code, a second floor will be added and will be contained fully within the existing structure and will comply with all other code standards, including zone setbacks.
- Under the code, an additional 700 sq feet will be added to the existing structure and will be attaching the existing detached garage to the home, which will make the building one permanent unit.
- It is the intention of the applicant to landscape up the maximum 200 Sq ft into the RP zone.
- The applicant will additionally be removing all invasive ivy and blackberry bushes is areas of the RP zone, but not a part of the 200 sq ft maximum allowed by code.

ELITE HOMES, INC
Eliteh67@gmail.com

1105 Fall Oaks Ct.
West Linn, OR 97068

Ph: (503) 819-

**EXHIBIT F1
LU 16-0034
(2 PAGES)**

- It is the intention of the applicant to remove the existing and damaged driveway and replace with a new concrete or stone pavers.
- No mitigation will be required as the applicant will replace only the existing driveway.
- The applicant shall maintain the natural function and character of the resource area, which provides food and shelter for native wildlife.
- There will be no removal of plantings listed under the City's "Plant List" in the RP Zone.

DEVELOPMENT STANDARDS {LOC 50.06}:

BUILDING DESIGN {LOC 50.06.001}

- The applicant will comply with all codes and restrictions pertaining to building design standards for any expansion of the building and non-conforming parts of the home

PARKING {LOC 50.06.002}

- One off-street parking space per dwelling will be complied with.

SITE DESIGN {LOC 50.06.004.2}

- The applicant will comply with this code regarding fences in the RP district.

GEOLOGIC HAZARDS AND DRAINAGE {LOC 50.06.006}

- The applicant will provide the necessary information required under this code.

SOLAR ACCESS {LOC 50.06.007}

- The applicant will comply with the maximum shade point standard of {LOC 50.06.007.2.c}

UTILITIES {LOC 50.06.008}

- There are no utility lines included in this application

TREE REMOVAL AND PROTECTION {LOC Chapter 50}

- The attached site plan shows the existing tree's on the site and the tree's proposed to be removed. The applicant will submit a tree removal application to those proposed trees to be removed.

It is the purpose of this Land use application for the owner/applicant to delineate the RP line for the purpose of a remodel of the dwelling, which will comply with the updated codes and restrictions within the RP District. As shown on the attached plat map, much of the home is not in the RP district and therefore will not be applicable. Parts of the home that is within the RP district will adhere to the RP district codes and exceptions.

July 27, 2016

Planning & Building Services Department
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034

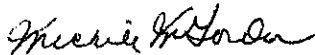
To Whom It May Concern:

I am writing in response to the recent notice of minor development application for the property 853 G Avenue, File Number: LU 16-0034. I am a concerned neighbor of 1st Edition and I want to go on record that I have reservations for this applicant's request.

I assume that the current preservation restrictions are in place for good reasons and unless something has fundamentally changed why would we make changes? Isn't it enough the amount of tree(s) removal and redirection of rainwater that is negatively impacting our environment? Could the house plan be modified rather than the land restriction?

Thanks in advance for taking careful consideration in changing the current resource preservation delineation for this property.

Sincerely,



Michele Gordon

RECEIVED

AUG 02 2016

CITY OF LAKE OSWEGO
Community Development Dept.

EXHIBIT G200
LU 16-0034