

Application Type (Check One)

☐ Due Diligence

☒ Pre-Application Meeting

Applicant Information

Name Peter F Fry Phone 503 703 8033

Mailing Address 303 NW Uptown Terrace #1B

City Portland State OR Zip 97210 Email petere@vinley.fry.com

Owner Information

On accepted contract
Name(s) Nigel Deen Phone _____

Mailing Address 6400 SE 101st Avenue - X4

City Portland State OR Zip 97266 Email Nigel@deeninnovations.com

Property Information

Site Address 1442 W Main St Zoning District Industrial Overlay _____

E2E07D - 01500, - 01600, - 01700

Tax Account Number(s) _____ T _____ R _____ S _____ Tax Lot # _____

Property Dimensions _____ Property Acreage 9.86a, .26a, .30a

Surrounding Uses - North Industrial South Agriculture

East Industrial West Industrial

Topography Flat

Project Information

Description of Proposal The property's intended use is industrial. The property will be developed in phases. The first phase is to prepare the site including wetland delineation, culvert a ditch and store equipment. The second phase will be development of warehouse buildings.

Describe all existing buildings or structures on property The primary site is vacant. The lots fronting 211 have two industrial structures.

Prior Use _____

Current Use _____

Proposed Use _____

City Utilities Impacted - ☐ Water ☐ Sewer ☐ Stormwater ☐ None

Site Plan(s) and Documents Requested (Checklist Below)

- Items 1-2 below are not required. If you know they are not applicable you may omit them, but the advice provided by City Staff is based on the information received and if it is lacking or incorrect the advice may be inaccurate.

1. Provide All Easements, Covenants, Conditions, Restrictions, and Encumbrances on the property – Attach to this checklist.

2. If your project is subservient to a prior project(s) please provide:

- ☐ Planning File Number(s): _____
- ☐ Subdivision name/date approved: _____
- ☐ Special Planning Permits (attach): ☐ Conditional Use ☐ Variance ☐ Other: _____
- ☐ Planning Conditions of Approval (attach)

3. Site Plan – Please provide all applicable features from the list below and attach to this checklist

- You do not need to provide scale if you provide dimensions for each item.
- ☐ North Arrow and Scale of Drawing
- ☐ Existing and proposed property lines and dimensions
- ☐ Front of all existing and proposed buildings indicated
- ☐ Existing and proposed structures including dimensions, setbacks, separation, and height measurements
- ☐ Existing and proposed easements
- ☐ Existing and proposed public, private, and common open space
- ☐ Existing and proposed access including dimensions and composition (asphalt, gravel, etc.)
- ☐ Existing and proposed parking areas, internal roads, and the like
- ☐ Existing and proposed landscaping, trees, etc...
- ☐ Existing and proposed outdoor lighting
- ☐ Existing and proposed public and private utilities (including on-site septic and/or wells)
- ☐ Existing and proposed stormwater facilities
- ☐ Existing and proposed fencing/walls including dimensions and type
- ☐ Adjacent roadways shown and named
- ☐ Flood plains, elevations, geographic features
- ☐ Differentiate existing and proposed items (e.g. dashed vs. full lines, different colors, etc.)
- ☐ Existing and proposed outdoor uses

The undersigned acknowledges that the information received as a result of this review does not constitute a land use decision, is not legally binding on the city or any of it's agents or assigns, and is based on the information provided in this form.

Applicant Signature  Date 4/15/21

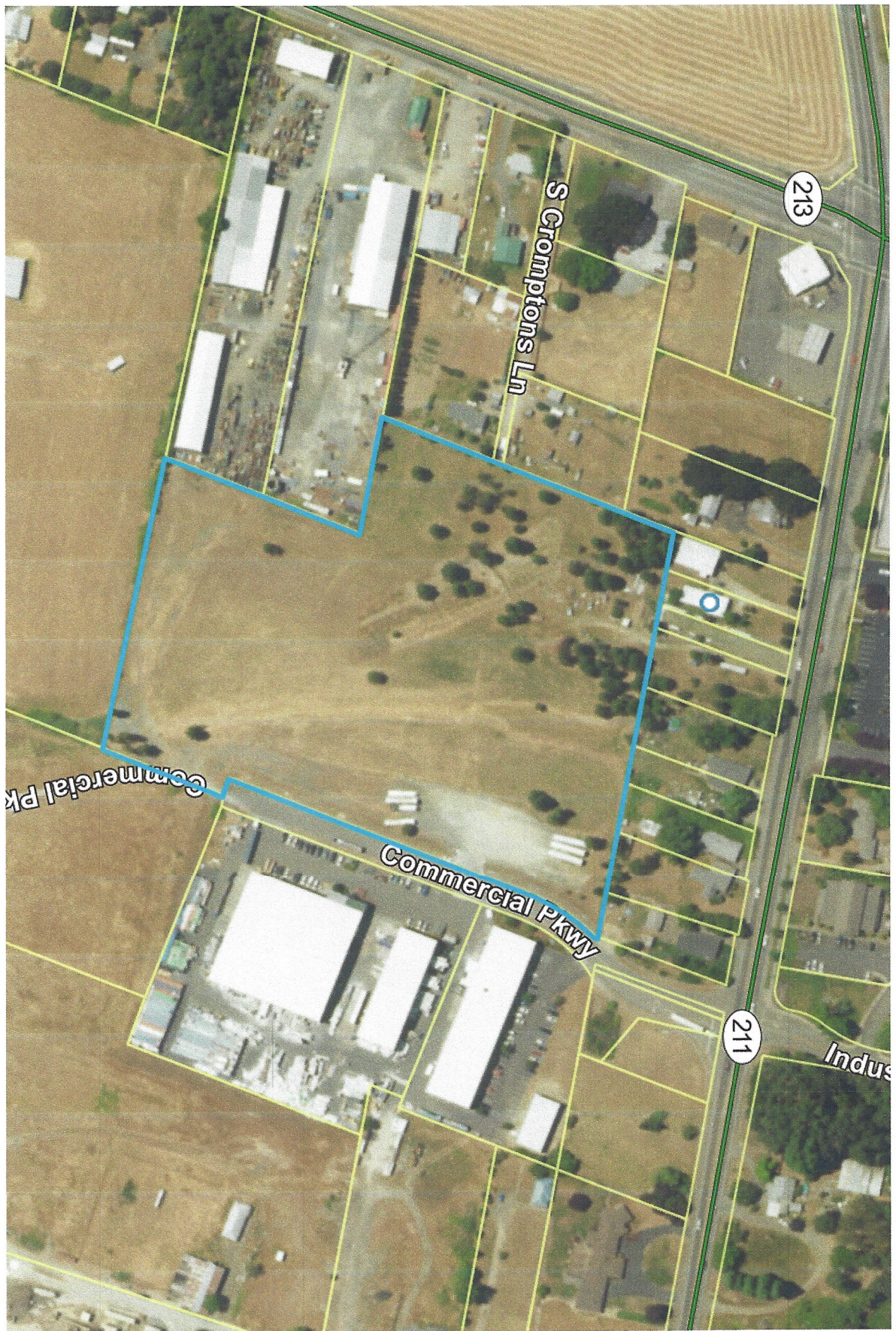
Owner Signature(s)  Date 4/15/21

Staff Use Only

File # _____ Initial Fee Amount Paid _____ Receipt # _____

Date Fee & Application Received _____ Initials of Staff Processing Intake _____

Notes (Including additional fees paid and receipt #):





phase two
4/15/21



Phase 1

4/15/21