

Molalla Planning Department
117 N. Molalla Ave. - P.O. Box 248
Molalla, OR 97038
Phone: 503-829-7526
communityplanner@cityofmolalla.com

RECEIVED
NOV 04 2019



BY:

PRE-APPLICATION CONFERENCE

11/14/19 DATE : TIME \$ FEE'S

STAFF CONTACT
(This section to be filled in by staff)

DARLENE F. KEY APPLICANT'S NAME 503-877-8147 PHONE NUMBER

135 GEORGE ADDRESS (OR MAP/TAX LOT) OF SUBJECT PROPERTY

37008 S. HWY 213 MT ANGEL 97362 APPLICANT'S MAILING ADDRESS

AIR BNB WITH OFFICE
VINTAGE FURNITURE SALES (HOUSE FURNISHED WITH SAME)

TWO USES ON SITE

BRIEF DESCRIPTION OF PROPOSAL

Please attach additional materials relating to your proposal. Of most importance is information regarding existing conditions on or adjacent to the property. Detailed project design is discouraged at this level--it is important to remain open as to future project design. The most useful submittal for staff in reviewing your proposal would be a rough site plan on paper up to 11 x 17 inches in size depicting the following items:

- > North arrow > Access to and from the site, if applicable
> Scale > General location of existing trees
> Property dimensions > Location of creeks and/or wetlands
> Streets abutting the property > Location of existing utilities (water, sewer, etc.)
> Conceptual design (non-engineered) > Easements (access, utility, all others)

While this material is not required, the more detail you can provide about existing conditions of your site, the better input you will receive from city staff at the pre-application conference. Submittal of this material must occur at least 14 days prior to the pre-application conference, or the conference will be rescheduled.

By my signature below, I verify that all of the material submitted is true to the best of my knowledge, and I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Darlene F. Key PROPERTY OWNER'S SIGNATURE DATE 11/04/2019

MAILING ADDRESS (IF DIFFERENT FROM ABOVE)



City of Molalla

Site Plan Review Application

Worksheet No. PUL-2019

Check All That Apply:

- New Construction
- Demolition
- Manufactured Home
- Manufactured Home in Park
- Sign Permit
- Other REFURBISH
- Remodel
- Zoning Checklist

Date Stamp

RECEIVED
10/10/19
by CITY OF MOLALLA

Step 1 - Information Provided By Applicant:

Please Print or Type:

Business License # _____

Property Owner DARLENE KEY Phone 503-877-4187

Mailing Address 37008 SHWY 213

City MT ANSEL State OR Zip 97362

Contractor's Name NOT YET KNOWN CCB No. _____ Phone _____

Mailing Address _____

City _____ State _____ Zip _____

Address of Building Site 135 GRANGE ST Parcel Size 5,601 SQ. FT.

Tax Account Number(s) 01096815 T5S R2E S 9 Tax Lot # 4500

Proposed Improvement SEE ATTACHED

Intended Use AIR BANB, VINTAGE FURNITURE SALES

Describe all buildings or structures currently on property (number and type) _____

1 HOUSE

Distance of building site from river, creek or stream bank NA

City Utilities Required: Water Sewer None

This application represents: New Development Re-development Change of Use

Other RE-FURBISH

Applicant's Signature Darlene Key Date: 10-10-19

For Official Use Only

City File # _____ Date Received _____ Received By _____ Receipt # _____ Date App Complete _____ SDC's Paid _____

City Approval _____ Title _____ Date _____



City of Molalla

Site Plan Review: Checklist

Worksheet No. _____

Construction Type:

- Commercial
- Industrial
- Single Family
- Duplex
- Multifamily (Number _____)
- Manufactured Home
- Remodel
- Demolition
- Accessory structure (see Zone for regulations)
- Other _____

Attach Site Plan With All of the Following:

- Lot area
- Building area
- Total impervious surface area (driveways, patios, buildings, etc.)
- Building height
- Parking area
- All easements
- Streets
- Erosion Control plan
- Stormwater drainage plans
- Setbacks/show building footprint
- Lot Coverage
- Existing & proposed screening/fencing
- Existing & proposed lighting
- Existing & proposed landscaping
- Elevation Plans and/or narrative showing conformance with Chapter(s):
17.08.090 for Residential Proposals
17.12.070 for Commercial Proposals
17.16.040 for Industrial Proposals

*NO NEW
BLDG. PLAN*

Please provide (If Applicable):

- Planning File #(s): _____
- Subdivision name/date approved: _____
- Special Planning Permits: Condition Use Variance Other: _____
- Planning Conditions of Approval: _____

City of Molalla
Building Location Plan
Worksheet No. _____

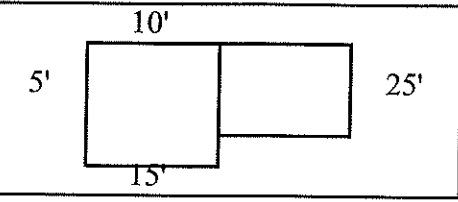
Applicant's Name DARWENE KEY Phone _____ Address _____
Tax Acct R# 01096815

WAIVER: I understand that approval of this Pre-application Worksheet and Plot Plan does not release me from compliance with private covenants, restrictions or easements affecting this property. DK

Initials

↑
North EXAMPLE

INFORMATION NEEDED



1. ASSESSOR'S MAP T ___ R ___ SECT ___ TAX LOT 4500
2. PROPERTY LINES.
3. PERMANENT LAND MARKS (ROADS, STREAMS AND RIVERS)
4. DISTANCE FROM LANDMARKS AND PROPERTY LINES TO BUILDING SITES.
5. LOCATION AND IDENTIFICATION OF OTHER STRUCTURES ON PROPERTY.
6. LOCATION OF ACCESS.

NAME OF STREET OR ROAD

PROPOSED IMPROVEMENTS

1. ELECTRICAL UPGRADE: ELECTRICIANS ARE BEING SCHEDULED FOR REVIEW ON SITE & GIVE ESTIMATES.
2. NEW INTERIOR WALLS OF SHEETROCK.
3. REPLACE BROKEN WINDOWS
4. NEW ROOF - COMPOSITION
5. NEW PAINT - ALL EXTERIOR TRIM
6. NEW SIDING - TO BE DECIDED
7. NEW PAINT ALL CUPBOARDS & INTERIOR TRIM
8. REFINISH WOOD FLOORS & REPLACE VINYL FLOORING
9. NEW LIGHT FIXTURES + FAUCETS
10. NO GRADE IMPROVEMENTS OR CHANGES
11. LANDSCAPING AS APPROPRIATE TO SMALL LOT

AOA - Accessible Parking and Landscaping

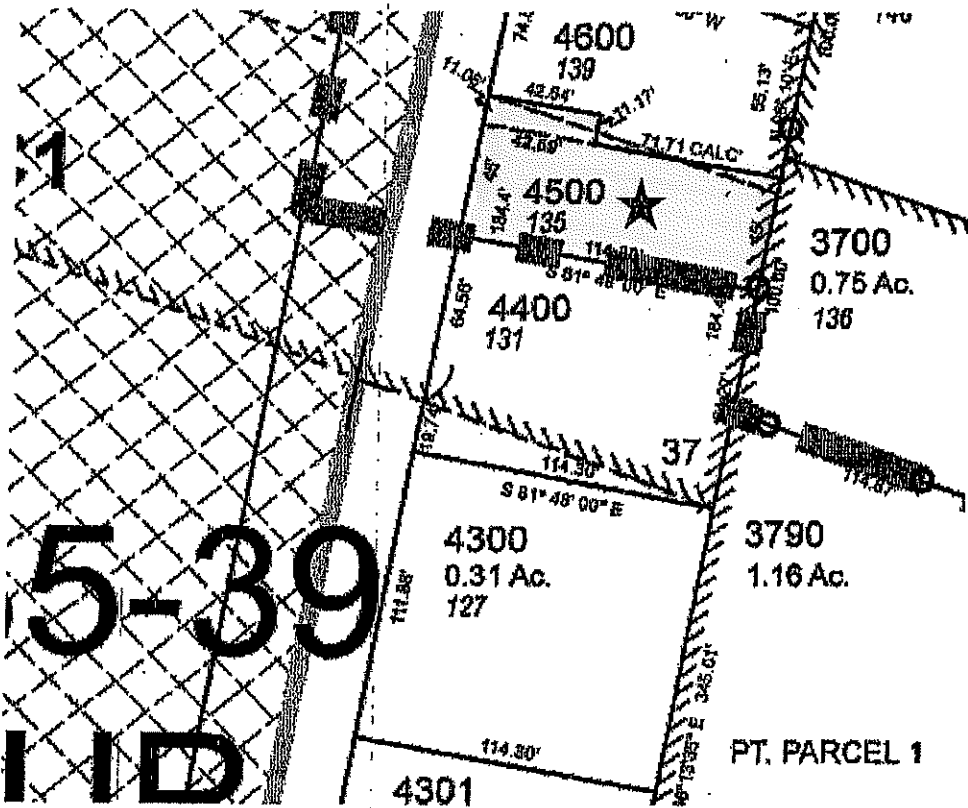
stewart title

Customer Resources
Stewart Title of Oregon, Inc.
1000 SW Broadway, suite 1600
Portland, OR 97205
Phone: 503.290.5555
Email: customersources@stewart.com



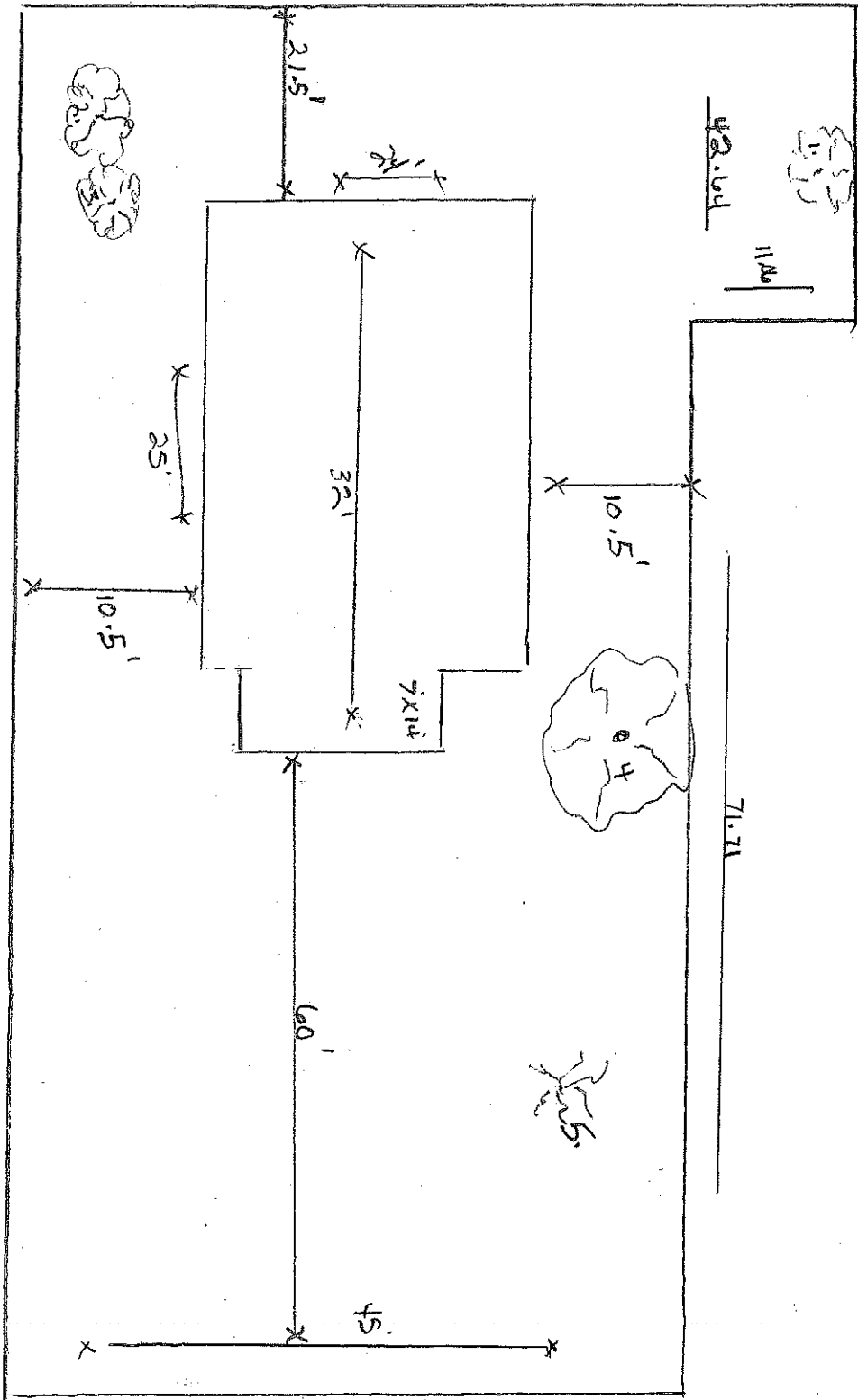
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This sketch is furnished as a courtesy only and is solely for the purpose of assisting in locating the premises. Stewart Title Company expressly disclaims any liability which may result from reliance made upon it.



GRANGE STREET

CHAIN LINK FENCE ON NORTH + EAST SIDES
 CEDAR FENCING ON SOUTH SIDE
 PARKING AREA FOR 2 CARS - GRAVEL 471.5 SQFT.
 NO EXISTING OUTDOOR LIGHTING



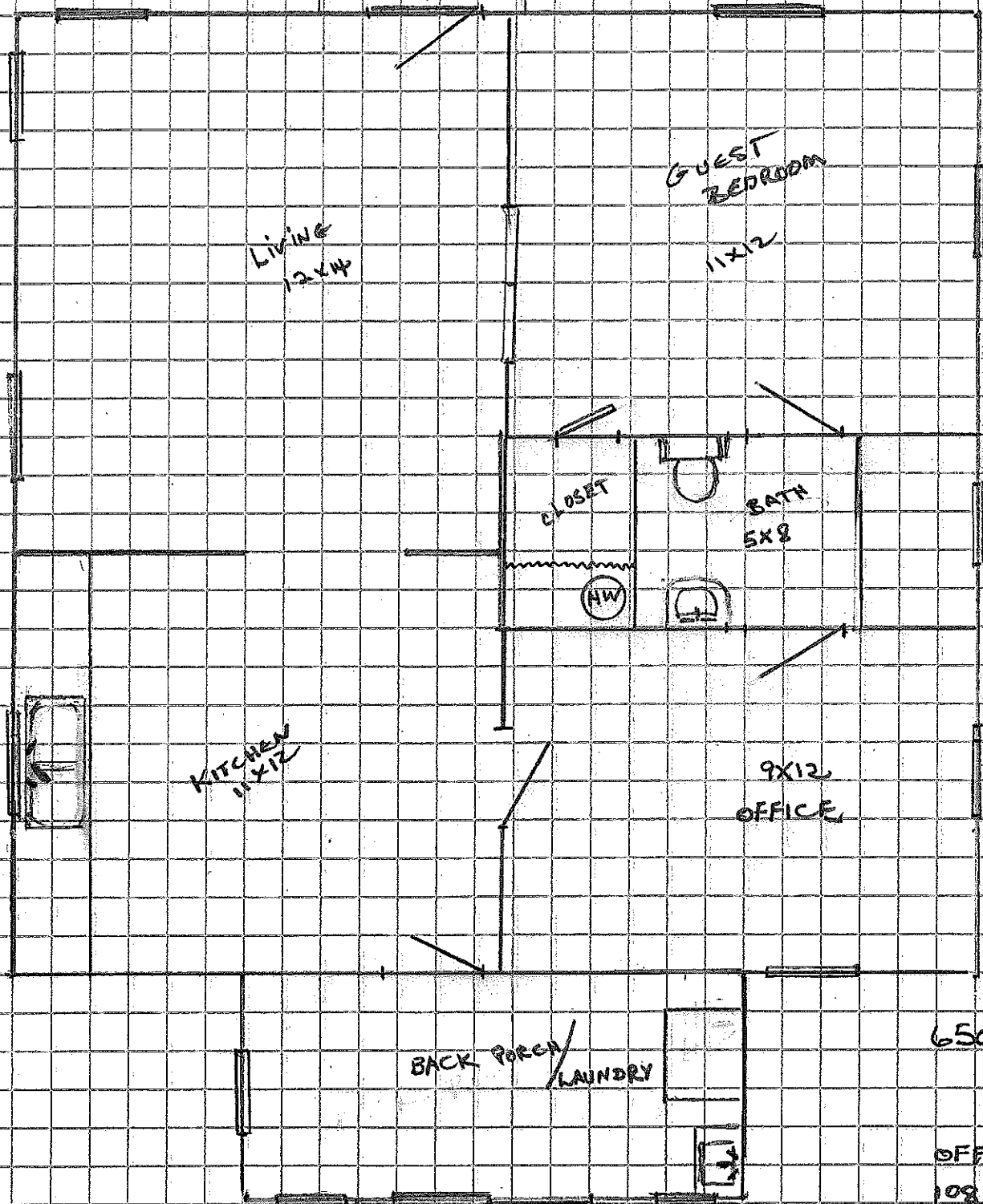
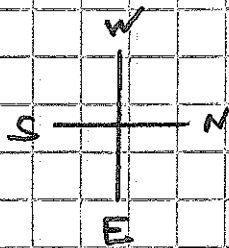
1. LILAC
2. LILAC
3. LILAC
4. MAPLE
5. VIBURNUM

114.

135 GRANGE ST

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BY:



LIVING
12x14

GUEST
BEDROOM
11x12

CLOSET

BATH
5x8

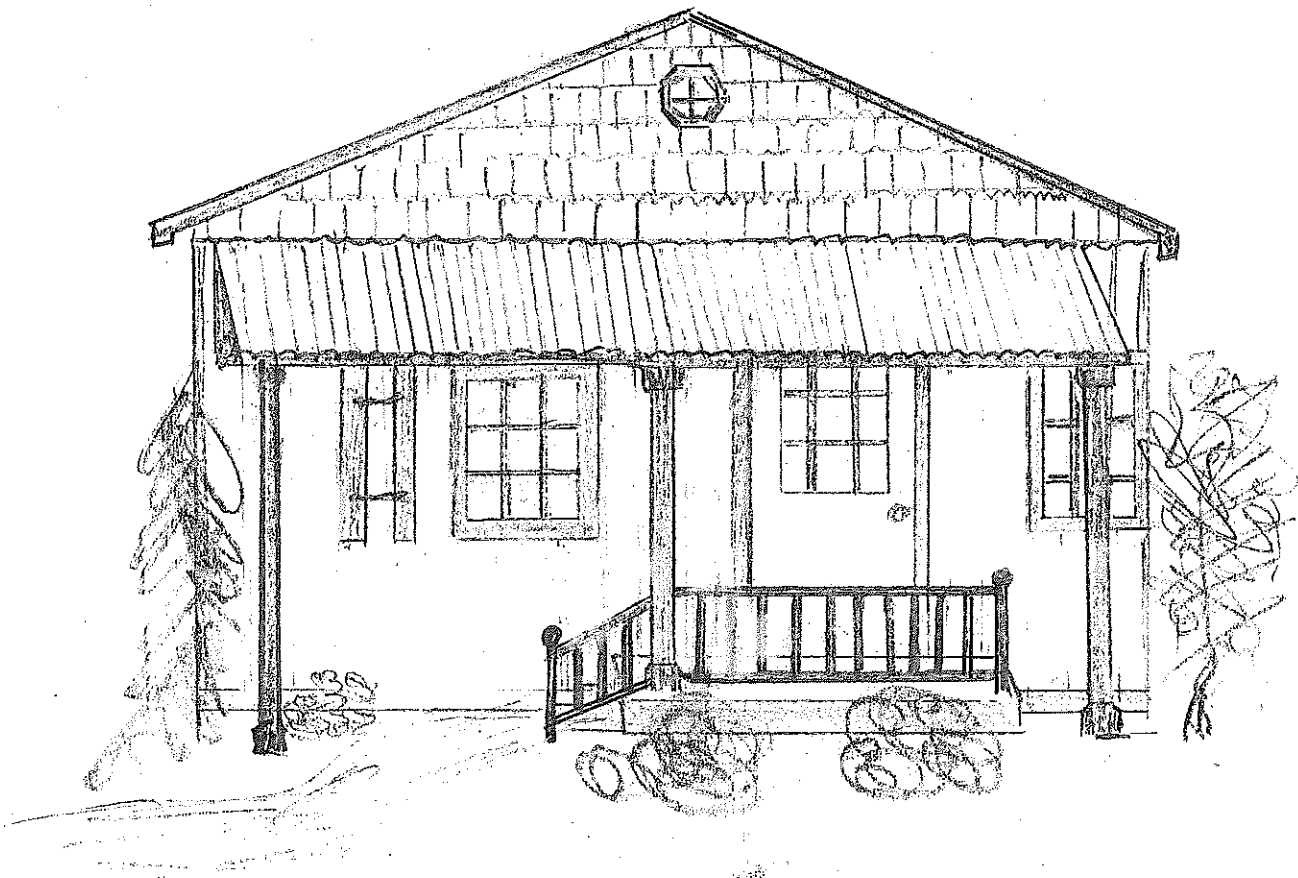
KITCHEN
11x12

9x12
OFFICE

BACK PORCH/
LAUNDRY

650 TOTAL
SQ. FT.

OFFICE
108 SQ. FT.



PROPOSED FRONT ENTRY COVER