



Clackamas County Planning Division, 150 Beaver Creek Rd., Oregon City, OR 97045  
 (503) 742-4500  
 (March - 2009)

## APPLICATION FOR DESIGN REVIEW

FOR STAFF USE ONLY

Date Received: 10/27/09 File No.: Z0669-09-D  
 Staff Member: E Wetzel Design Review Fee: \$ 3,750.00  
 Zone: C30 .384% of Construction Cost: \$ \_\_\_\_\_  
 Comp. Plan: \_\_\_\_\_ (\$583.00 Minimum / \$33,072.00 Maximum Fee)  
 CPO: OAK LODGE Development No.: DV009909  
Z0322-09-PAC Project No.: PR195409

Name of Applicant: GREAT BASIN ENGINEERING - SOUTH  
 Mailing Address: 2010 NORTH REDWOOD ROAD, SLC, UT 84116  
 Phone: 801-974-1529 Email: NIKKI@GBESOUTH.COM Fax: 801-521-9551

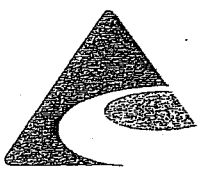
What is Proposed: FRED MEYER FUEL STOP INCLUDING 8' X 21' KIOSK  
W/ 1 RESTROOM\*, 7 MULTI PRODUCT DISPENSERS & 43' X 138' CANOPY.  
 Proposed Title: Fred Meyer #240 Fuel Stop Sq. Ft. Each Structure 5,934 SQ. FT. (168 SQ FT)\*  
 Estimated Completion Date: DEC 09 Estimated Cost of Constr (Labor & Materials): \$1,000,000.00  
 Site Address: 13625 SE McLoughlin Boulevard Total Land Area: 2.32 Acres  
 Legal Description: T 25 R 1E Section: 1CA Tax Lot(s): 3500 A3  
 Adjacent Properties Under Same Ownership: T \_\_\_\_\_ R \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

**Other Persons (If Any) To Be Mailed Notices Regarding This Application:**

Name	Address	Relationship
<u>Jim Coombes</u>	<u>3800 SE 22nd Ave, Portland, OR 97202</u>	

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

<u>James Coombes</u>	<u>Nikki Anderson</u>
Property Owner's Name (Print)	Applicant's Name (Print)
<u>JAMES COOMBES</u>	<u>NIKKI ANDERSON</u>
Property Owner's Signature	Applicant's Signature
_____	<u>8-3-09</u>
Date	Date



CLACKAMAS  
COUNTY

Douglas McClain  
Director

PLANNING DIVISION

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

COUNTY ACCEPTANCE OF COMPLETE  
LAND USE APPLICATION

ORIGINAL DATE RECEIVED: 10-27-2009  
FILE NUMBER: Z0669-06-D  
APPLICATION TYPE: Design Review

Planning Division Staff reviewed this application on

11/4/09

It was determined to be complete on

10/27/09

Comments:

\_\_\_\_\_

Linda Price  
Signed

S. Plummer  
Title

120 DAY DEADLINE: 2-24-2010



Geographic Information Systems  
 121 Library Court  
 Oregon City, OR 97045

# Property Report

**HAMADE AHMED J**  
**PO BOX 8652**  
**PORTLAND, OR 97207**

Site Address: **13625 SE MCLOUGHLIN**  
 Taxlot Number: **21E01CA03500**

Land Value: **1184085**  
 Building Value: **59600**  
 Total Value: **1243685**

Acreage: **2.55**  
 Year Built:  
 Sale Date: **2009-03-09 00:00**  
 Sale Amount: **0**  
 Sale Type: **S**

Land Class:  
**Commercial land improved**

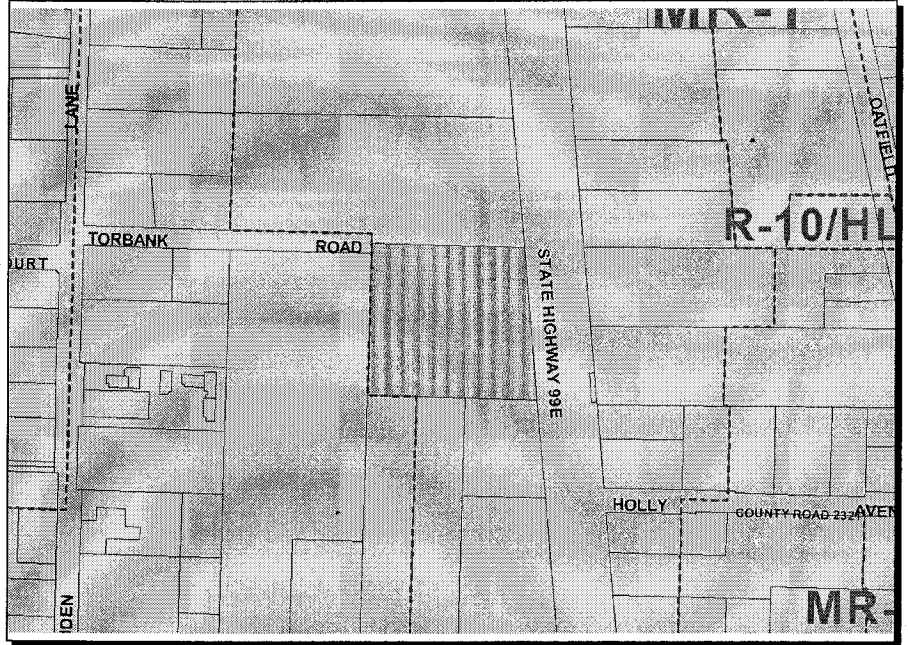
Building Class:

Neighborhood:  
**Area 05 commercial East Side**

Taxcode Districts: **012057**

**Fire** Clackamas RFPD #1  
**Park** North Clackamas Park Dist #2  
**School** SCH 12 N CLACKAMAS  
**Sewer** Oak Lodge 2 Sanitary Dist. #5  
**Water** OAK LODGE  
**Cable** Comcast of Oregon II, Inc.  
**CPO** Oak Lodge  
**Garb/Recyc** Oak Grove Disposal  
**Jurisdiction** Clackamas

Location Map:



Site Characteristics:

UGB: **In**  
 Flood Zone: **No**

Zoning Designation(s):

Zone	Overlay:	Acreage:
<b>C3</b>		<b>2.32</b>

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

**NOTICE OF APPLICATION FOR  
DESIGN REVIEW**

TO: Development Departments, Community Planning Organization (CPO)/Interested Parties

DATE: November 4, 2009

FROM: Clackamas County Planning Division  
Attn: Linda Preisz  
150 Beavercreek Road  
Oregon City, Oregon 97045  
Phone No. 503-742-4528

FILE NUMBER & NAME: Z0669-09-D; Fred Meyer Fuel Stop

ZONING: C-3, General Commercial District

COMMENTS DUE BY: November 24, 2009

STAFF DECISION: December 1, 2009

STAFF CONTACT PERSON: Linda Preisz (503) 742-4528 lindap@co.clackamas.or.us

The Planning Division would like your comments on the attached application.

FILE NO(S) Z0669-09-D

HEARING DATE \_\_\_\_\_

DATE MAILED

<u>NAME / AGENCY</u>	<u>Notice</u>	<u>Decision</u>	<u>Hearings Officer Notice</u>
AIRPORT (Public Use) _____	_____	_____	_____
CITY OF <u>N/A</u> (Adjacent/Nearby Cities; UGMA Areas)	_____	_____	_____
CPO <u>OAK LODGE</u>	<u>11-5-09</u>	<u>12-8-09</u>	_____
FIRE DISTRICT <u>CCFD</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
PARKS DISTRICT _____	_____	_____	_____
SCHOOL DISTRICT _____	_____	<input checked="" type="checkbox"/>	_____
SEWER DISTRICT <u>OLSD</u>	_____	<input checked="" type="checkbox"/>	_____
TRI-MET _____	_____	<input checked="" type="checkbox"/>	_____
WATER DISTRICT <u>OLWD</u>	_____	<input checked="" type="checkbox"/>	_____

DTD/COUNTY DIVISIONS

ASSESSOR & TAX (Cell Towers/Collocations, Ag/Forest & Mining)	_____	_____	_____
BUILDING <u>Ravi</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
COMM ENVIRONMENT _____	** _____ **	** _____ **	** _____ **
COUNTY HEALTH DIVISION (Food Service Providers, Espresso Stands, Etc.)	_____	_____	_____

PLEASE CHECK ALL ENGR DEPARTMENTS THAT APPLY

ENGR (SS,SL,M,TE) Ken Kent _____	** _____ **	** _____ **	** _____ **
ENGR (DR, CU, Etc.) Robert Hixson <input checked="" type="checkbox"/>	** _____ **	** _____ **	** _____ **
ENGR (TRAFFIC STUDY) - Rick Nys _____	** _____ **	** _____ **	** _____ **
ENGR (LIGHTING - CCSD#5) - Noreen _____	** _____ **	** _____ **	** _____ **
ENGR (FLOODPLAIN) - Ugo _____	** _____ **	** _____ **	** _____ **
ENGR (Post Land Use Meeting Letter Rqd?) <u>Yes</u> (Yes/No)	_____	Sent _____	Sent _____
ENGINEERING <u>Large set</u> - <u>HARD COPY TO TESSIE</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
OFFICE OF SUSTAINABILITY <u>Susan Terrey</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
PLANNER _____ (Historic, Design Review, Sunnyside Village, Reg. Ctr)	_____	_____	_____
SOILS _____	_____	_____	_____
WATER ENVIRONMENT SVCS _____	_____	_____	_____
WEIGHMASTER _____	_____	_____	_____

STATE AGENCIES

CORP OF ENGINEERS _____	_____	_____	_____
DEQ _____	_____	_____	_____
DIV OF STATE LANDS _____	_____	_____	_____
DLCD _____	_____	_____	_____
DOGAMI _____	_____	_____	_____
METRO _____	_____	_____	_____
ODOT - Region <u>1</u> District <u>2B - Elen Dennis</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
OR DEPT OF AVIATION _____ (Cell Towers, Nearby Airports)	_____	_____	_____
PROPERTY OWNERS <u>300</u> FEET	<u>N/A</u>	<input checked="" type="checkbox"/>	_____
OVERSIZE DRAWINGS Yes <input checked="" type="checkbox"/> No _____	_____	_____	_____

