



Home of the Tualatin River National Wildlife Refuge

RECEIVED JUN 30 2022

Case No. LU2022-019 MLP  
Fee 2143.31  
Receipt # 312046  
Date 6-30-22  
TYPE II

City of Sherwood

City of Sherwood Planning Dept.

Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- Annexation
Plan Amendment (Proposed Zone)
Planned Unit Development
Site Plan (square footage of building and parking area)
Variance (list standards to be varied in description)
Conditional Use
Partition (# of lots 3)
Subdivision (# of lots)
Other:

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Government/Finance/Fee Schedule.

Owner/Applicant Information:

Applicant: Emerio Design, LLC / Steve Miller
Applicant Address: 6445 SW Fallbrook Pl., #100, Beaverton, OR 97008
Owner: J.T. Roth Construction, Inc. / Tim Roth
Owner Address: 12600 SW 72nd Ave., Ste 200, Portland, Oregon 97223
Contact for Additional Information:
Phone: (541) 318-7487 Cell
Email: stevem@emeriodesign.com
Phone: (503) 639 2639
Email: timr@jtrothinc.com

Property Information:

Street Location: Just south of the SW Murdock Rd. McKinley Dr. interstion on the east side of SW Murdock Rd.
Tax Lot and Map No: 2S133CB, Tax Lot 600
Existing Structures/Use: Vacant
Existing Plan/Zone Designation: VLDR, Very Low Density Residential
Size of Property(ies) 3.01 acres

Proposed Action:

Purpose and Description of Proposed Action:
3 lot partition

Proposed Use: Residential

Proposed No. of Phases (one year each): 1

**LAND USE APPLICATION FORM**

**Authorizing Signatures:**

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I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

\_\_\_\_\_  
Applicant's Signature



\_\_\_\_\_  
Date

6-21-22

\_\_\_\_\_  
Date

**The following materials must be submitted with your application or it will not be accepted at the counter.** Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- 3 Copies of Application Form\*** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 folded sets of plans\***
- At least 3 copies** of narrative addressing application criteria\*
- Fee** (along with calculations utilized to determine fee if applicable)
- Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

\* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

## List of Exhibits

- 01 Narrative
- 02 Clean Water Services SPL
- 03 Geotech Report
- 04 Storm Water Technical Memo
- 05 Partition Plat Survey
- 06 Tree Plan
- 07 Tree Inventory
- 08 Vicinity Map
- 09 Property Deed
- 10 Natural Resources and Recreation Plan Map (1990)
- 11 City of Sherwood Pre-App Notes
- 12 ESA Environmental Report
- 13 Planning Drawings
- 14 Concentration Map Subsurface
- 15 Tax Assessor Map
- 16 Chinn Partition Driveway Design Modification Request