



# City of Tualatin

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April 18, 2016

Lee Leighton  
Mackenzie  
1515 SE Water Ave Suite 100  
Portland, OR 97214

RE: FINAL DECISION FOR AR-15-0029 LAM RESEARCH BUILDING D EXPANSION,  
11155-11361 SW LEVETON DR (TAX LOT 2S122AA500, 2S122AB100 & 200)

Dear Mr. Leighton,

The 14-day period for requesting a review of the Architectural Review Decision for Lam Research Building D Expansion expired at 5:00 pm, April 14, 2016. As no requests for review were filed, the Architectural Review Decision dated March 31, 2016 becomes a final decision.

**AR-15-0029 is approved with the following Architectural Review conditions:**

- AR 1. All further submittals shall be sent in one complete and full set. No piecemeal submittals will be accepted. Submittals prior to building permit shall contain one plan set, with one table of contents that includes all pages submitted. All plan set pages and documents shall be numbered in accordance with table of contents. All plan submittals must be on 24 x 36 inch paper. All submittals shall be stapled or bound together down the length of the bound side. Please do not use binder or paper clips. The entire set will be reviewed at one time. A narrative shall be included and will address each condition of approval. Each applicant narrative response shall include how the condition is being addressed and on what revised plan page the condition is shown to be met in drawn form. Each resubmittal will start a new 2-week minimum review period by staff.
- AR 2. Revise plans to provide a security fence or wall at least 6' tall completing the enclosure of the generator on the northwest corner of the proposed addition.  
TDC Section 73.160(3)(f)
- AR 3. Revise plans to provide a sight obscuring fence, wall or landscaping screening the generator on the northwest corner of the proposed addition.  
TDC Section 73.160(4)(c)

AR 4. Revise plans to provide at least 119 square feet of additional trash enclosure area or revise the applicant's narrative to support the use of an alternative method described in TDC Section 73.227. TDC Section 73.227

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

- PFR 1. Submit final sanitary sewer plans that show location of the lines, grade, materials, and other details.
- PFR 2. Submit final water system plans that show location of the water lines, grade, materials, and other details.
- PFR 3. Obtain a NPDES Erosion Control Permit in accordance with code section TMC3-5-060.
- PFR 4. Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR 5. Submit plans that meet the requirements of TVF&R.
- PFR 6. Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.

**PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

- PFR 7. The applicant shall complete all private improvements.

Sincerely,



Aquilla Hurd-Ravich, AICP  
Planning Manager



Robin G. Dehnert  
Temporary Associate Planner

Is

Cc: Jeff Fuchs, PE, City Engineer  
Tony Doran, EIT, Engineering  
Associate  
File: AR-15-0029