



# City of Tualatin

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March 15, 2018

Scott Miller  
Tualatin LTC Properties II, LLC  
4560 SE International Way #100  
Milwaukie, OR 97222

RE: FINAL DECISION FOR AR17-0004 MARQUIS TUALATIN COTTAGES, HERITAGE TREE REMOVAL, 19945 SW BOONES FERRY RD (TAX LOT 2S123DD00501 AND 00502)

Dear Mr. Miller,

The 14-day period for requesting a review of the Architectural Review Decision for Marquis Cottages Heritage Tree Removal expired at 5:00 pm, March 12, 2018. As no requests for review were filed, the Architectural Review Decision dated February 26, 2018 becomes a final decision.

**AR17-0004 is approved with the following Architectural Review conditions:**

AF-1 The applicant must not remove trees #301 and #303 prior to the conclusion of the AR-17-0004 appeal period (March 13, 2018).

**PRIOR TO ISSUANCE OF BUILDING PERMITS FOR UNITS 47-54 and 57-66:**

AR-2 The applicant must execute a Partial Release of Heritage Designation and Preservation Agreement ("Partial Release") for Douglas Fir Tree #301, and the Partial Release must be notarized and recorded with Washington County. The Partial Release will be on forms provided by the City of Tualatin.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR UNITS 45-66:**

AF-3 The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin Engman', with a long horizontal flourish extending to the right.

Erin Engman  
Associate Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager  
Rich Mueller, Parks and Recreation Manager  
Applicant, [Gretchen@CBTwoarchitects.com](mailto:Gretchen@CBTwoarchitects.com)  
File: AR17-0004