



# City of Tualatin

www.tualatinoregon.gov

**"NECESSARY PARTIES"  
MARKED BELOW**

## NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION
- CONDITIONAL USE PERMIT
- PLAN TEXT AMENDMENT
- ARCHITECTURAL REVIEW
- PLAN MAP AMENDMENT
- OTHER:

**CASE/FILE: AR-15-03**

(Community Development Dept.: Planning Division)

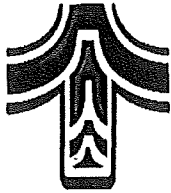
<b>PROPOSAL</b>	To co-locate an attached wireless communication facility (WCF) in the form of antennae atop a Portland General Electric (PGE) transmission tower at the southeast corner of SW 112th Avenue and SW Brown Street and an at-grade equipment enclosure in the rear corner of the lot. The proposal includes Minor Variance MVAR-15-01 to permit increase in height of the 150-foot PGE tower by 3.5 feet (ft) to 153.5 ft, a height increase of 2.3% and less than the 20.0% maximum increase through an MVAR pursuant to Tualatin Development Code (TDC) 33.010(3) above maximum structure height permitted in the Low Density Residential (RL) Planning District.
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<b>PROPERTY</b>	<b>Name of Application</b>	WCF 112 <sup>TH</sup> /BROWN PGE T-MOBILE				
	<input type="checkbox"/> n/a	<b>Street Address</b>	[n/a] SW [because no assigned address] Ave			
		<b>Tax Map and Lot No(s).</b>	2S1 34AC 09400			
		<b>Planning District</b>	Low Density Residential (RL)	<b>Overlays</b> <input type="checkbox"/>	<b>NRPO</b> <input type="checkbox"/>	<b>Flood Plain</b> <input type="checkbox"/>
		<b>Previous Applications</b>	none	<b>Additional Applications:</b> MVAR-15-01		<b>CIO</b> IBACH F.K.A. 5

<b>DATES</b>	<b>Receipt of application</b>	2/23/2015	<b>Deemed Complete</b>	3/09/2015	<b>CONTACT</b>	<b>Name:</b> Colin Cortes
	<b>Notice of application submittal</b>			3/11/2015		<b>Title:</b> Assistant Planner
	<b>Project Status / Development Review meeting</b>			3/19/2015		<b>E-mail:</b> ccortes@ci.tualatin.or.us
	<b>Comments due for staff report</b>			3/25/2015		<b>Phone:</b> 503-691-3024
	<b>Public meeting:</b> <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					<b>Notes: You may view the application materials through this City web page: www.tualatinoregon.gov/projects</b>
	<b>City Council (CC)</b>			<input checked="" type="checkbox"/> n/a		

- |   |   |   |
|---|---|---|
| <p><b>City Staff</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> City Manager</li> <li><input checked="" type="checkbox"/> Building Official</li> <li><input checked="" type="checkbox"/> Chief of Police</li> <li><input checked="" type="checkbox"/> City Attorney</li> <li><input checked="" type="checkbox"/> City Engineer</li> <li><input checked="" type="checkbox"/> Community Dev. Director</li> <li><input checked="" type="checkbox"/> Community Services Director</li> <li><input checked="" type="checkbox"/> Economic Dev. liaison</li> <li><input checked="" type="checkbox"/> Engineering Associate*</li> <li><input checked="" type="checkbox"/> Finance Director</li> <li><input checked="" type="checkbox"/> GIS technician(s)</li> <li><input checked="" type="checkbox"/> IS Manager</li> <li><input checked="" type="checkbox"/> Operations Director*</li> <li><input checked="" type="checkbox"/> Parks and Recreation Coordinator</li> <li><input checked="" type="checkbox"/> Planning Manager</li> <li><input checked="" type="checkbox"/> Street/Sewer Supervisor</li> <li><input checked="" type="checkbox"/> Water Supervisor</li> </ul> <p><b>Neighboring Cities</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Durham</li> <li><input type="checkbox"/> King City Planning Commission</li> <li><input type="checkbox"/> Lake Oswego</li> <li><input type="checkbox"/> Rivergrove PC</li> <li><input type="checkbox"/> Sherwood Planning Dept.</li> <li><input type="checkbox"/> Tigard Community Dev. Dept.</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Wilsonville Planning Div.</li> </ul> <p><b>*Paper Copies</b></p> <p><b>Counties</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Clackamas County Dept. of Transportation and Dev.</li> <li><input checked="" type="checkbox"/> Washington County Dept. of Land Use and Transportation (AR's)</li> <li><input type="checkbox"/> Washington County LRP (Annexations)</li> </ul> <p><b>Regional Government</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Metro</li> </ul> <p><b>School Districts</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Lake Oswego School Dist. 7J</li> <li><input type="checkbox"/> Sherwood SD 88J</li> <li><input checked="" type="checkbox"/> Tigard-Tualatin SD 23J (TTSD)</li> <li><input type="checkbox"/> West Linn-Wilsonville SD 3J</li> </ul> <p><b>State Agencies</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Oregon Dept. of Aviation</li> <li><input type="checkbox"/> Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)</li> <li><input type="checkbox"/> Oregon Dept. of State Lands: Wetlands Program</li> <li><input checked="" type="checkbox"/> Oregon Dept. of Transportation</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> (ODOT) Region 1</li> <li><input type="checkbox"/> ODOT Maintenance Dist. 2A</li> <li><input type="checkbox"/> ODOT Rail Div.</li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Republic Services</li> <li><input checked="" type="checkbox"/> Clean Water Services (CWS)</li> <li><input checked="" type="checkbox"/> Comcast [cable]*</li> <li><input checked="" type="checkbox"/> Frontier Communications [phone]</li> <li><input checked="" type="checkbox"/> Northwest Natural [gas]</li> <li><input checked="" type="checkbox"/> Portland General Electric (PGE)</li> <li><input checked="" type="checkbox"/> TriMet</li> <li><input checked="" type="checkbox"/> Tualatin Valley Fire &amp; Rescue (TVF&amp;R)</li> <li><input checked="" type="checkbox"/> United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)</li> <li><input type="checkbox"/> USPS (Clackamas)</li> <li><input checked="" type="checkbox"/> Washington County Consolidated Communications Agency (WCCCA)</li> </ul> <p><b>Additional Parties</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Tualatin Citizen Involvement Organization (CIO)</li> <li><input type="checkbox"/></li> </ul> |
|---|---|---|

- 1.032: Burden of Proof
- 31.071 Architectural Review Procedure
- 31.074 Architectural Review Application Review Process
- 31.077 Quasi-Judicial Evidentiary Hearing Procedures
- Metro Code 3.09.045 Annexation Review Criteria
- 32.030 Criteria for Review of Conditional Uses
- 33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility
- 33.022 Criteria for Granting a Sign Variance
- 33.024 Criteria for Granting a Minor Variance
- 33.025 Criteria for Granting a Variance
- 34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited
- 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit
- 34.230 Criteria (tree removal)
- 35.060 Conditions for Granting Reinstatement of Nonconforming Use
- 36.160 Subdivision Plan Approval
- 36.230 Review Process (partitioning)
- 36.330 Review Process (property line adjustment)
- 37.030 Criteria for Review (IMP)
- 40.030 Conditional Uses Permitted (RL)
- 40.060 Lot Size for Conditional Uses (RL)
- 40.080 Setback Requirements for Conditional Uses (RL)
- 41.030 Conditional Uses Permitted (RML)
- 41.050 Lot Size for Conditional Uses (RML)
- 41.070 Setback Requirements for Conditional Uses (RML)
- 42.030 Conditional Uses Permitted (RMH)
- 42.050 Lot Size for Conditional Uses (RMH)
- 42.070 Setback Requirements for Conditional Uses (RMH)
- 43.030 Conditional Uses Permitted (RH)
- 43.060 Lot Size for Conditional Uses (RH)
- 43.090 Setback Requirements for Conditional Uses (RH)
- 44.030 Conditional Uses Permitted (RH-HR)
- 44.050 Lot Size for Conditional Uses (RH-HR)
- 44.070 Setback Requirements for Conditional Uses (RH-HR)
- 49.030 Conditional Uses (IN)
- 49.040 Lot Size for Permitted and Conditional Uses (IN)
- 49.060 Setback Requirements for Conditional Uses (IN)
- 50.020 Permitted Uses (CO)
- 50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)
- 50.040 Conditional Uses (CO)
- 52.030 Conditional Uses (CR)
- 53.050 Conditional Uses (CC)
- 53.055 Central Urban Renewal Area – Conditional Uses (CC)
- 54.030 Conditional Uses (CG)
- 56.030 Conditional Uses (MC)
- 56.045 Lot Size for Conditional Uses (MC)
- 57.030 Conditional Uses (MUCOD)
- 60.040 Conditional Uses (ML)
- 60.041 Restrictions on Conditional Uses (ML)
- 61.030 Conditional Uses (MG)
- 61.031 Restrictions on Conditional Uses (MG)
- 62.030 Conditional Uses (MP)
- 62.031 Restrictions on Conditional Uses (MP)
- 64.030 Conditional Uses (MBP)
- 64.050 Lot Size for Permitted and Conditional Uses (MBP)
- 64.065 Setback Requirements for Conditional Uses (MBP)
- 68.030 Criteria for Designation of a Landmark
- 68.060 Demolition Criteria
- 68.070 Relocation Criteria
- 68.100 Alteration and New Construction Criteria
- 68.110 Alteration and New Construction Approval Process
- 73.130 Standards
- 73.160 Standards
- 73.190 Standards – Single-Family and Multi-Family Uses
- 73.220 Standards
- 73.227 Standards
- 73.230 Landscaping Standards
- 73.300 Landscape Standards – Multi-Family Uses
- 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses
- 73.320 Off-Street Parking Lot Landscaping Standards
- 73.470 Standards
- 73.500 Standards



# City of Tualatin


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## APPLICATION FOR ARCHITECTURAL REVIEW

<b>Direct Communication to:</b>			
Name:	Owen Whitcomb	Title:	Land use Associate
Company Name:	Lexcom Development		
Current address:	617 8th Ave. S		
City:	Seattle	State:	WA
Phone:	206-369-6323	Fax:	
		Email:	owen.whitcomb@lexcomcorp.com
<b>Applicant</b>			
Name:	Owen Whitcomb	Company Name:	Lexcom Development
Address:	617 8th Ave. S		
City:	Seattle	State:	WA
Phone:	509-638-9326	Fax:	
		Email:	owen.whitcomb@lexcomcorp.com
Applicant's Signature:		Date:	2/18/2014
<b>Property Owner</b>			
Name:	Lake Forest Home Owners Association		
Address:	7100 SW Hampton Dr. #103		
City:	Tigard	State:	OR
Phone:	(503)-684-1502	Fax:	
		Email:	
Property Owner's Signature:	See Letter of Authorization	Date:	
(Note: Letter of authorization is required if not signed by owner)			
<b>Architect</b>			
Name:	Don Cushing Associates Civil Engineers		
Address:	107 SE WASHINGTON ST. SUITE 265		
City:	Portland	State:	OR
Phone:	(503)-387-5331	Fax:	
		Email:	www.cushing-engr.com
<b>Landscape Architect</b>			
Name:	Same as Architect		
Address:			
City:		State:	
Phone:		Fax:	
		Email:	
<b>Engineer</b>			
Name:	Same as Architect		
Address:			
City:		State:	
Phone:		Fax:	
		Email:	
<b>Project</b>			
Project Title:	P001230B Ibach Park		
Address:	Tract 6, Lake Forest No. 3 - Corner of SW 112th Ave. & SW Brown St.		
City:	Tualatin	State:	OR
Brief Project Description:	Install 6 new wireless antennas and ground equipment on existing PSE Lattice tower.		
Proposed Use:	Wireless Communication facility		

Value of Improvements: \$ 100,000.00

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:  Date: 2/18/2015

Office Use		
Case No:	Date Received:	Received by:
Fee: Complete Review (\$115-\$5040):		Receipt No:
Application Complete as of:		ARB hearing date (if applicable):
Posting Verification:		6 copies of drawings (folded)
1 reproducible 8 1/2" X 11" vicinity map		1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan
Neighborhood/Developer meeting materials		

**CITY OF TUALATIN FACT SHEET**

**General**

Proposed use: <i>Wireless Communication facility</i>			
Site area:	<i>0.35</i> acres	Building footprint:	<i>120</i> sq. ft.
Development area:	acres	Paved area:	<i>1080</i> sq. ft.
	<i>12.15</i> Sq. ft.	Development area coverage:	<i>14.5</i> %

**Parking**

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) <i>N/A</i> _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ Total parking required: _____ spaces Handicapped accessible = _____ Van pool = _____ Compact = (max. 35% allowed) = _____ Loading berths = _____	Spaces provided: Total parking provided: <i>N/A</i> spaces Standard = _____ Handicapped accessible = _____ Van pool = _____ Compact = _____ Loading berths = _____
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**Bicycles**

Covered spaces required: <i>N/A</i>	Covered spaces provided: <i>N/A</i>
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**Landscaping**

Landscaping required: <i>25</i> % of dvpt. area <i>30</i> Square feet	Landscaping provided: <i>112</i> % of dvpt. area <i>135</i> Square feet
Landscaped parking island area required: <i>0</i> %	Landscaped parking island area provided: <i>0</i> %

**Trash and recycling facility**

Minimum standard method: <i>N/A</i> square feet
Other method: _____ square feet

**For commercial/industrial projects only**

Total building area: <i>N/A</i> sq. ft.	2 <sup>nd</sup> floor: _____ sq. ft.
Main floor: _____ sq. ft.	3 <sup>rd</sup> floor: _____ sq. ft.
Mezzanine: _____ sq. ft.	4 <sup>th</sup> floor: _____ sq. ft.

**For residential projects only** *N/A*

Number of buildings: _____	Total sq. ft. of buildings: _____ sq. ft.
Building stories: _____	

GENERAL INFORMATION	
Site Address:	Corner of SW 112 <sup>th</sup> Ave & SW Brown St.
Assessor's Map and Tax Lot #:	#2S134AC-09400
Planning District:	RL
Parcel Size:	0.35 Acres
Property Owner:	Lake Forest Home owners Association
Applicant:	Lexcom Development
Proposed Use:	Wireless Communication Facility

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	0
Square footage of building(s):	0
Square footage of landscaping:	135
Square footage of paving:	1080
Proposed density (for residential):	N/A

**For City Personnel to complete:**

Staff contact person:



2/18/2015

Tualatin Planning Department

18880 SW Martinazzi Drive

Tualatin, OR 97062-7092

Architectural Review Project Narrative – PO01230B Ibach Park

The following is the project narrative outlining the code compliance for the proposed T-Mobile wireless communication facility located at the corner of SW 112<sup>th</sup> Ave. and SW Brown St. Code sections have been addressed in an itemized fashion per section and or subsection as applicable.

TDC 40.020: Low Density Residential Planning District, Permitted Uses

10.) In the RL planning district, this project is compliant. It is to be located on a non-residential structure, specifically an existing 150' tall PGE transmission lattice tower.

Subject to TDC 40.100, the structure height for the RL planning district unless otherwise stated is 35'. As the proposed overall structure height of the proposed tower will be 153' with the addition of the antennas, a separate application for a minor variance from this provision has been included. The eligibility for this variance application is below.

TDC 33.025: Criteria for Granting a Variance for a Wireless Communication Facility.

2.)

a) The coverage gap which currently exists in the area surrounding the proposed project has been documented in a radio frequency report in the form of propagation maps provided by T-Mobile Radio Frequency Engineers. These maps have been included with the application materials. As displayed on the included map A, the area surrounding the proposed site has outdoor coverage only, with several

areas of marginal coverage. On Map B, which displays the coverage proposed, the surrounding area will be provided with deep indoor coverage.

b) A collocation report has been included showing the locations of the two nearest existing wireless support structures. Both are well outside of the search area proposed by T-Mobile. In addition, there is also included an ASR Registration search record showing zero results for a 1.6 mile radius.

#### TDC 73.460: Wireless Communication Facility and Wireless Communication Facility Attached Site Design, Objectives.

- 1.) This project was designed to be as compatible as possible with the surrounding area. Collocation atop the existing lattice tower was utilized instead of seeking the construction of a new monopole.
- 2.) The site design has a minimal footprint. As a new support structure is not being constructed, the only on site disturbance is to be the new 10' X 96' gravel access road and the new 10' X 12' fenced equipment compound. Existing trees are to be preserved as outlined on sheet L-1 of the architectural site plans. No water features are present on the parcel.
- 3.) The proposed project only increases overall structure height by some 3' 5" as depicted on sheet C-3 of the architectural site plan.
- 4.) This provision is not applicable as there were no significant stands of vegetation on the parcel in question.
- 5.) As depicted from above on sheets C-1, C-2, and L-1 and depicted from the side on sheet C-3, the ground equipment will be screened from view by a wooden fence and a landscaped buffer.
- 6.) This provision is not applicable as the facility will not be attached to a building.
- 7.) The site, although not proposed to be collocated on an existing wireless monopole, will be collocated on a PGE lattice tower.
- 8.) The height proposed (153'5") is the minimum height we could acquire for use on this existing structure due to PGE design constraints requiring an 11' separation from the energized conductor on the tower.
- 9.) As evidenced from the collocation report and the RF propagation maps provided with the application materials, the nearest existing wireless support structures are 6,158' and 8,055' from the proposed facility.

#### TDC 73.470: Wireless Communication Facility and Wireless Communication Facility Attached Site Design, Standards.

- 1.) The project as proposed does not involve any single family use structure.



- 2.) The project as proposed does not involve any existing buildings, precluding existing building location considerations.
- 3.) By utilizing the existing lattice tower, T-Mobile is able to achieve coverage goals while not significantly altering the existing site and its surrounding area.
- 4.) As depicted on sheet C-3, the proposed ground equipment is to be screened by a 6' wooden fence. As the facility is to be located on an existing PGE structure the 6' screen of the bottom of the support structure is not applicable.
- 5.) The height designed is the minimum allowable compliant with PGE design standards.
- 6.) This section will be complied with if the site becomes disused.
- 7.) This section is not applicable as a new support structure is not being constructed.
- 8.) This section is not applicable as a new support structure is not being constructed.
- 9.) This section is not applicable as a new support structure is not being constructed.

TDC 73.490: Wireless Communication Facility and Wireless Communication Facility Attached Structure Design, Objectives.

- 1.) The aesthetics of the proposed design are of a minimum in visual obtrusiveness. Alterations to the structure and site a
- 2.) The antennas which are proposed to be attached will be painted to match the color of the existing structure.
- 3.) The equipment proposed for the installation is the standard new site equipment, which was designed specifically to be as visually unobtrusive as possible while still providing the intended wireless service.
- 4.) The proposed project is intended to cater to local coverage needs, while not altering the existing aesthetics of the area. By utilizing the existing structure the impact to the area is minimal. As a residential area with further residential development approaching, adequate wireless coverage is important for a safe environment conducive to communications whether personal, business, or emergency.
- 5.) The materials to be used in the construction of this facility are intended to be functional for the intended use of the facility, while minimizing impact on the surrounding area.

TDC 73.500: Standards

- 1.) This section does not apply as a monopole is not proposed.

- 2.) This section does not apply as a monopole is not proposed and the project is located within the RL planning district.
- 3.) The proposed equipment compound will be screened via landscaping as depicted on sheets C-1, C-2 and L-1.
- 4.) This section does not apply as a new support structure is not being designed.
- 5.) The proposed antennas will be painted to match the existing structure.
- 6.) The proposed antennas and the associated ground equipment are designed to be of minimum visual obtrusiveness while still performing their technical functions.

#### TDC 73.510: Setbacks

Setback requirements for the structure itself are not applicable as the proposed facility is located on an existing structure.



Clean Water Services File Number

15-000216

### Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: ~~Washington County~~ Tualatin

2. Property Information (example 1S234AB01400)  
Tax lot ID(s): 2S134AC - 09400  
Site Address: SW 112th Ave & SW Brown St.  
City, State, Zip: Tualatin, OR 97062  
Nearest Cross Street: SW 112th Ave & SW Brown St.

3. Owner Information  
Name: Lisa Molini  
Company: Lake Forest Home Owners Assoc.  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone/Fax: 503-684-1502  
E-Mail: lisam@involved.com

4. Development Activity (check all that apply)  
 Addition to Single Family Residence (rooms, deck, garage)  
 Lot Line Adjustment       Minor Land Partition  
 Residential Condominium       Commercial Condominium  
 Residential Subdivision       Commercial Subdivision  
 Single Lot Commercial       Multi Lot Commercial  
Other Wireless Communication Facility

5. Applicant Information  
Name: Owen Whitcomb  
Company: T-Mobile / Lexcom Development  
Address: 617 8th Ave S  
City, State, Zip: Seattle, WA 98104  
Phone/Fax: 206-369-6323  
E-Mail: owen.whitcomb@lexcomcorp.com

6. Will the project involve any off-site work?  Yes  No  Unknown  
Location and description of off-site work \_\_\_\_\_

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name OWEN WHITCOMB Print/Type Title Land Use Associate  
Signature [Signature] Date 1/21/2015

#### FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Harris Date 01/29/15

# T-Mobile

SITE NAME:

**IBACH PARK BROWN**

SITE NUMBER:

**PO01230B**

LOCATION:

**CORNER OF SW 112TH AVE. & SW BROWN ST., TUALATIN, OR 97062**

# T-Mobile

8960 NE ALDERWOOD ROAD  
PORTLAND, OR 97220  
PHONE: (503) 813-9000  
FAX: (503) 736-3014

PROJECT INFORMATION:

**PO01230B**

**IBACH PARK BROWN**

CORNER OF SW 112TH AVE & SW BROWN ST  
TUALATIN, OR 97062

DATE	RELEASE
07/01/14	PRELIMINARY ZONING REVIEW
7/17/14	FINAL ZONING SUBMITTAL
7/29/14	FINAL ZONING SUBMITTAL
07/31/14	FINAL ZONING SUBMITTAL
10/30/14	FINAL ZONING SUBMITTAL
11/26/14	PRELIMINARY GROUNDING PLAN
12/22/14	PRELIMINARY CONSTRUCTION REVIEW
2/17/15	FINAL ZONING SUBMITTAL (LANDSCAPE)

**DRAWING INFORMATION:**  
THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

PLANS PREPARED BY:



**Don Cushing Associates**  
Civil Engineers

107 SE WASHINGTON STREET  
SUITE 208  
PORTLAND, OR 97214  
(503) 357-5331  
www.cushing-engr.com

LICENSE:



RENEWAL DATE 12/31/15

SHEET TITLE:

**COVER SHEET**

SHEET NUMBER:

**T-1**

**ZONING SUBMITTAL:**

- T-1 GENERAL INFO. & SIGNATURE BLOCK
- V-1 TOPOGRAPHIC SURVEY
- C-1 OVERALL SITE PLAN
- C-2 ENLARGED SITE PLAN
- C-3 FULL ELEVATIONS
- L-1 LANDSCAPE PLAN

**CONSTRUCTION SUBMITTAL:**

- C-4 EQUIPMENT DETAILS
- C-5 OUTDOOR EQUIPMENT DETAILS
- C-6 TYPICAL DETAILS
- G-1 GENERAL NOTES
- E-1 ELECTRICAL SITE PLAN & NOTES
- E-2 GROUNDING SITE PLAN & DETAILS
- E-3 ELECTRICAL GROUNDING DETAILS
- E-4 ELECTRICAL MISCELLANEOUS DETAILS
- E-5 ICE BRIDGE DETAILS
- RF-1 RF DESIGN

**COUNTY:**

WASHINGTON COUNTY

**ZONING:**

RL - LOW DENSITY RESIDENTIAL

**JURISDICTION:**

CITY OF TUALATIN

**CONTACT PERSON:**

LORI CHASE  
8960 NE ALDERWOOD ROAD  
PORTLAND, OR 97220

**PROPERTY OWNER:**

TRACT G, LAKE FOREST NO. 3, IN CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062

**PARCEL NUMBER(S) & AREA:**

TAX LOT #2S134AC-09400  
0.35 ACRES±  
PROJECT AREA: 120 SQ. FT.

**PROJECT COORDINATES:**

LAT: N 45°21'16.85" (45.354681)  
LONG: W 122°47'32.83" (-122.192453)  
SOURCE: 1A  
DATUM: NAD 83

**GENERAL INFORMATION:**

1. PARKING REQUIREMENTS ARE UNCHANGED
2. TRAFFIC IS UNAFFECTED
3. SIGNAGE AT SITE IS PROPOSED

**UTILITY PROVIDERS:**

TELCO PROVIDER: T.B.D.  
POWER PROVIDER: T.B.D.

**APPLICANT:**

T-MOBILE WEST CORPORATION  
8960 NE ALDERWOOD ROAD  
PORTLAND, OR 97220  
CONTACT: LORI CHASE (206) 696-3367  
ZONING CONTACT: OWEN WHITCOMB  
(509) 638-9326

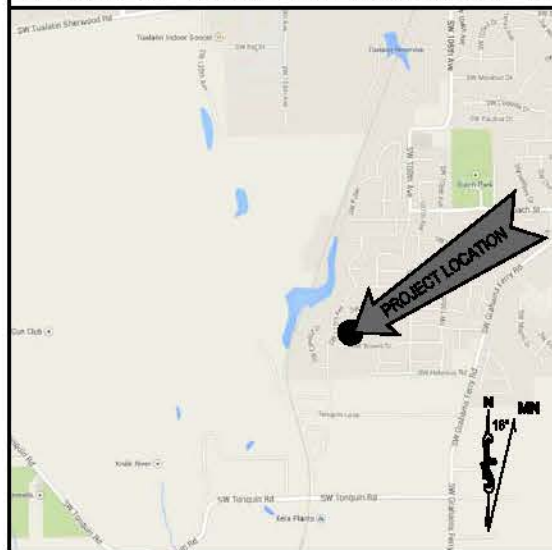
CONST. CONTACT: CHRIS OLSEN  
(480) 263-0803

SITE ACQ. CONTACT: CHRISTINE REYNDERS  
(971) 600-4945

**PROJECT DESCRIPTION:**

T-MOBILE PROPOSES TO CONSTRUCT AN UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A THREE-SECTOR ANTENNA ARRAY, (2) ANTENNAS PER SECTOR, (6) TOTAL ANTENNAS MOUNTED TO AN EXISTING 150'-0" PGE LATTICE TOWER. THE NEW EQUIPMENT WILL BE LOCATED WITHIN A NEW 10'-0" X 12'-0" SIGHT OBSCURING WOODEN FENCED LEASE AREA WITH A 5'-0" LANDSCAPE BUFFER (OUTSIDE OF FENCE).

**PROJECT INFORMATION CONT'D**



SCALE: NTS

**FROM THE PORTLAND T-MOBILE OFFICE:**

1. HEAD SOUTHEAST ON NE ALDERWOOD RD TOWARD ALDERWOOD TRAIL/BIKEPATH (0.8 MI)
  2. TURN RIGHT ONTO NE 105TH AVE (0.6 MI)
  3. TURN RIGHT ONTO SANDY BLVD (0.1 MI)
  4. TURN LEFT ONTO NE 102ND AVE (0.9 MI)
  5. SLIGHT RIGHT ONTO THE I-84W/US-30W RAMP TO PORTLAND (0.2 MI)
  6. MERGE ONTO I-84/US30 W (6.1 MI)
  7. TAKE THE EXIT ON THE LEFT TOWARD BEAVERTON/SALEM (0.4 MI)
  8. MERGE ONTO I-5 S (1.1 MI)
  9. KEEP RIGHT TO STAY ON I-5 S FOR I-5 S SALEM (13.8 MI)
  10. TAKE EXIT 286 FOR BOONES FERRY ROAD S (0.3 MI)
  11. TURN RIGHT ONTO SW BOONES FERRY RD (0.3 MI)
  12. TURN LEFT ONTO SW DAY RD (0.6 MI)
  13. TURN RIGHT ONTO SW GRAHAMS FERRY RD (0.9 MI)
  14. TURN LEFT ONTO SW HELENIUS RD (0.3 MI)
  15. TURN RIGHT ONTO SW 109TH TERRACE (446 FT)
  16. TURN LEFT ONTO SW BROWN ST (0.1 MI)
  17. TURN LEFT ONTO SW 112TH AVE (371 FT)
- ESTIMATED TIME: 35 MINUTES  
ESTIMATED DISTANCE: 26.7 MILES

**SIGNATURE**

**DATE**

SITE ACQ:

CHRISTINE REYNDERS  
(971) 600-4945

ZONING:

SHARON GRETCH  
(541) 515-8263

RF ENGINEER:

GEORGE APATACHIOAE  
(503) 249-7837

CONST. MGR:

CHRIS OLSEN  
(480) 263 0803

OPS. MGR:

KIRK BARNES  
(503) 515-5475

DEV MGR:

MATTHEW TAUNTON  
(503) 249-7835

PROJECT MGR:

LORI CHASE  
(206) 696-3367

T-MOBILE CM:

ADAM SPRAGUE

**DOCUMENT REVIEW**

**WASHINGTON COUNTY, OR**

**SHEET INDEX**

**PROJECT INFORMATION**

**LOCATOR MAP**

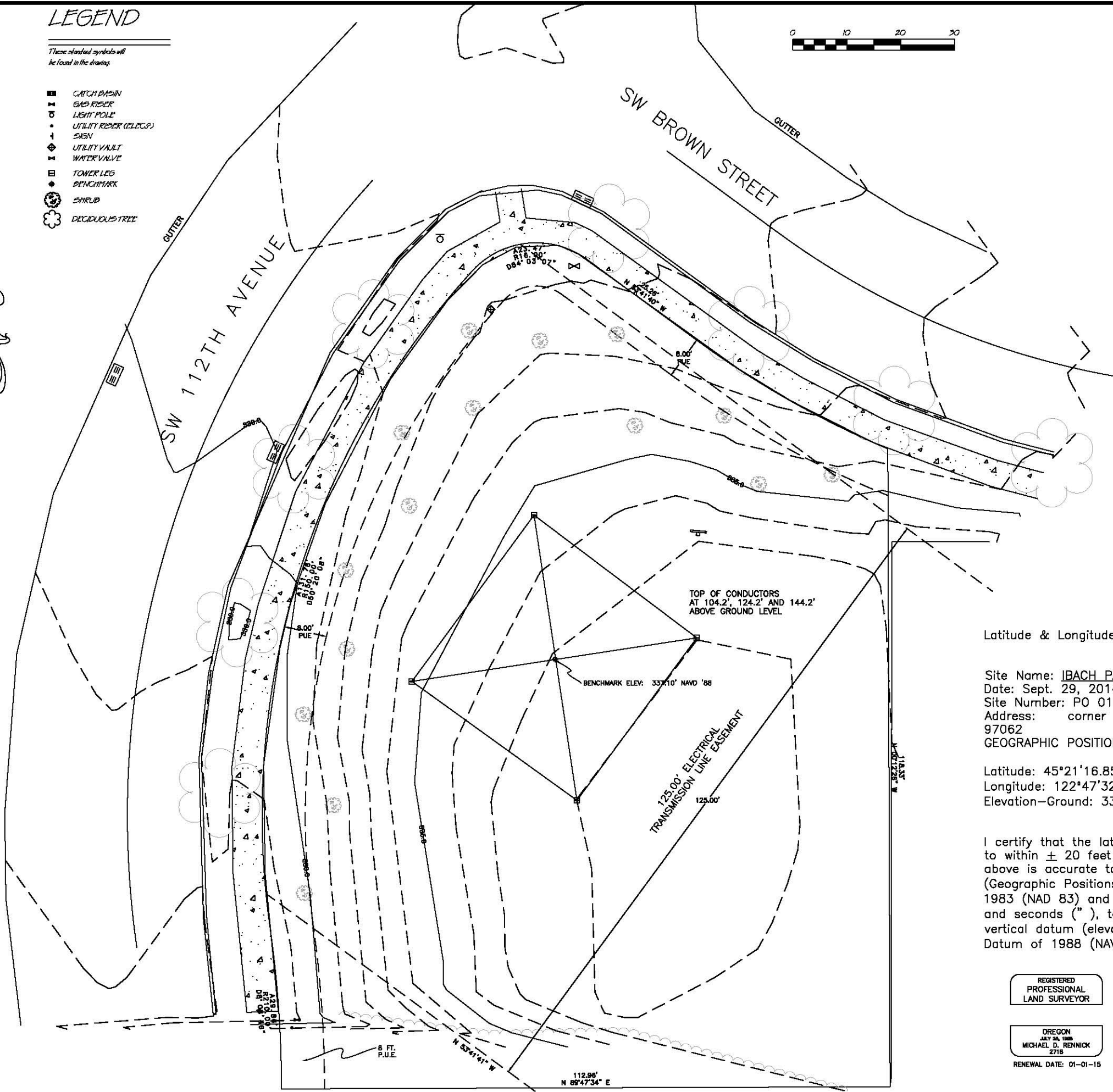
**DRIVING DIRECTIONS**

**WASHINGTON COUNTY, OR**

# LEGEND

These standard symbols will be found in the drawings.

- CATCH BASIN
- GAS RISER
- LIGHT POLE
- UTILITY RISER (ELECT.)
- SIGN
- ◇ UTILITY VAULT
- ◇ WATER VALVE
- TOWER LEG
- ◆ BENCHMARK
- SHRUB
- DECIDUOUS TREE



### UTILITIES NOTE:

DUE TO TIME CONSTRAINTS, UNDERGROUND UTILITY LOCATES PAINT WAS NOT AVAILABLE FOR THIS SITE. CONTRACTORS WILL NEED TO OBTAIN UTILITIES LOCATION MARKING PRIOR TO CONSTRUCTION.

### SURVEY NOTE:

THIS IS NOT A BOUNDARY SURVEY. RECORD DATA WAS USED AND FOUND MONUMENTS WERE HELD TO ESTABLISH LINES AS SHOWN.

### BENCHMARK:

THE BENCHMARK USED FOR THIS PROJECT IS OPUS DERIVED. TOP OF A 60D NAIL LOCATED UNDERNEATH THE TOWER SHOWN HEREON. ELEVATION = 337.10' NAVD '88

### Latitude & Longitude

Site Name: IBACH PARK BROWN  
 Date: Sept. 29, 2014  
 Site Number: PO 01230B  
 Address: corner of SW 112th Ave. & SW Brown St., Tualatin, OR. 97062  
 GEOGRAPHIC POSITIONS

Latitude: 45°21'16.85"North (NAD 83)  
 Longitude: 122°47'32.83"West (NAD 83)  
 Elevation-Ground: 337 Feet (NAVD '88)

I certify that the latitude and the longitude shown above are accurate to within ± 20 feet horizontally and that the site elevation shown above is accurate to within ± 3 feet vertically. The horizontal Datum (Geographic Positions) are in terms of the North American Datum of 1983 (NAD 83) and are expressed as degrees ( ° ), minutes ( ' ), and seconds ( " ), to the nearest hundredth of a second. The vertical datum (elevations) are in terms of North American Vertical Datum of 1988 (NAVD-88).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
1847 28, 1988  
MICHAEL D. RENNICK  
2718  
RENEWAL DATE: 01-01-15

SURVEY PREPARED BY:  
 BASELINE SURVEYING, LLC  
 300 E. FIRST STREET  
 NEWBERG, OR 97132  
 P) (503) 538-8041  
 F) (503) 538-1204  
 E) BLSURVEYING@GMAIL.COM  
 PROJECT NO. 1545

# T-Mobile

8960 NE ALDERWOOD ROAD  
 PORTLAND, OR 97220  
 PHONE: (503) 813-9000  
 FAX: (503) 736-3014

### PROJECT INFORMATION:

**PO01230B**  
**IBACH PARK BROWN**

CORNER OF SW 112TH AVE & SW BROWN ST  
 TUALATIN, OR 97062

DATE	RELEASE
6/19/14	PRELIMINARY ZONING REVIEW
7/17/14	FINAL ZONING SUBMITTAL
7/28/14	FINAL ZONING SUBMITTAL
9/15/14	FINAL ZONING SUBMITTAL
10/30/14	FINAL ZONING SUBMITTAL

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### PLANS PREPARED BY:



**Don Cushing Associates**  
 Civil Engineers

107 SE WASHINGTON STREET  
 SUITE 285  
 PORTLAND, OR 97214  
 (503) 387-5331  
 www.cushing-enr.com

### LICENSURE:

### SHEET TITLE:

**TOPOGRAPHIC  
 SURVEY**

### SHEET NUMBER:

V-1

PROJECT INFORMATION:

**PO01230B**  
**IBACH PARK BROWN**

CORNER OF SW 112TH AVE & SW BROWN ST  
 TUALATIN, OR 97062

DATE	RELEASE
8/19/14	PRELIMINARY ZONING REVIEW
7/17/14	FINAL ZONING SUBMITTAL
7/28/14	FINAL ZONING SUBMITTAL
8/15/14	FINAL ZONING SUBMITTAL
10/30/14	FINAL ZONING SUBMITTAL
11/21/14	PRELIMINARY GROUNDING PLAN
12/22/14	PRELIMINARY CONSTRUCTION REVIEW
2/17/15	FINAL ZONING SUBMITTAL (LANDSCAPE)

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PLANS PREPARED BY:



**Don Cushing Associates**  
 Civil Engineers  
 107 SE WASHINGTON STREET  
 SUITE 265  
 PORTLAND, OR 97214  
 (503) 387-5331  
 www.cushing-enr.com

LICENSURE:



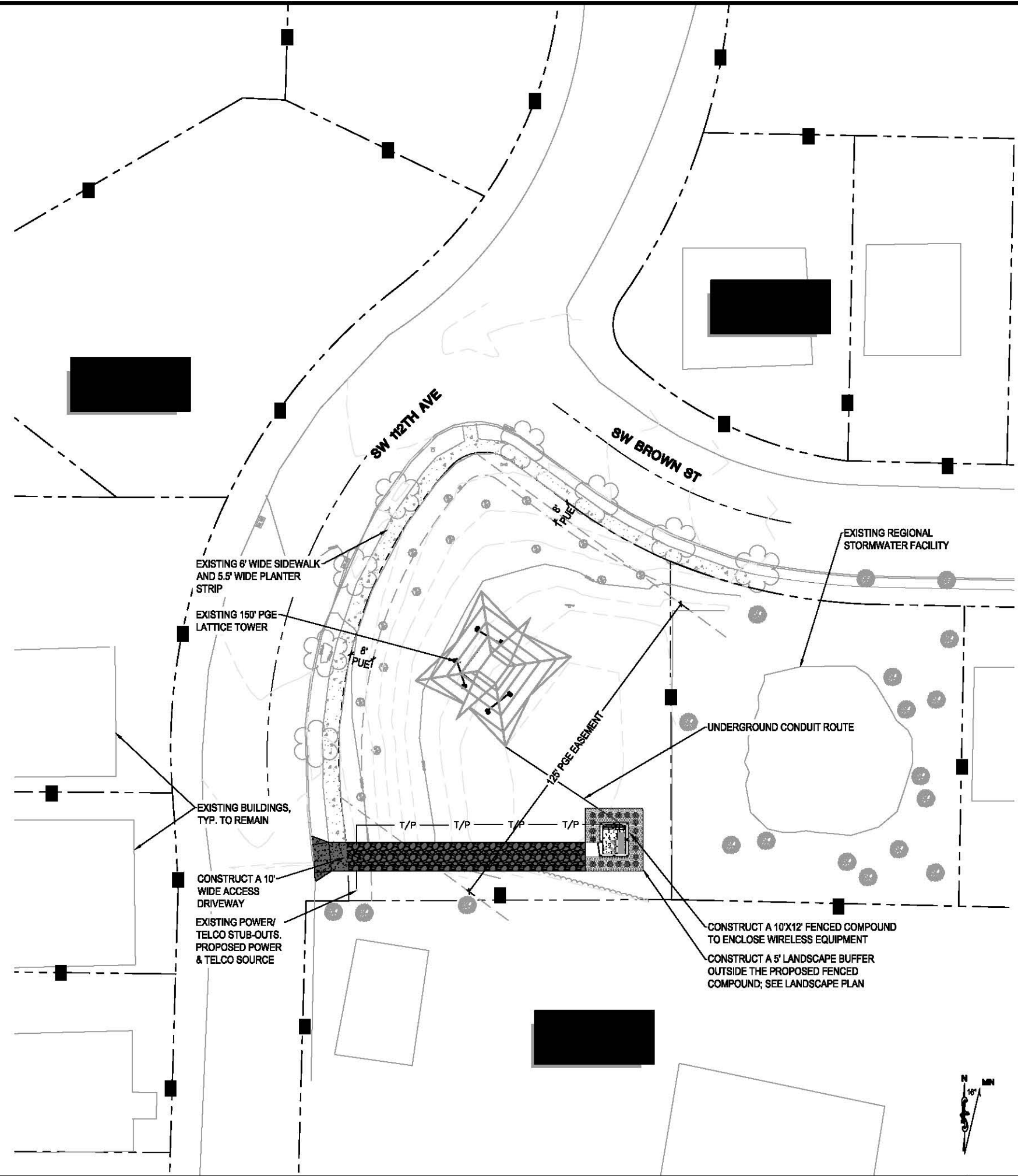
RENEWAL DATE 12/31/15

SHEET TITLE:

**OVERALL  
 SITE PLAN**

SHEET NUMBER:

**C-1**



PROJECT INFORMATION:  
**PO01230B**  
**IBACH PARK BROWN**  
 CORNER OF SW 112TH AVE & SW BROWN ST  
 TUALATIN, OR 97062

DATE	RELEASE
6/19/14	PRELIMINARY ZONING REVIEW
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**Don Cushing Associates**  
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 107 SE WASHINGTON STREET  
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 PORTLAND, OR 97214  
 (503) 387-5331  
[www.cushing-engr.com](http://www.cushing-engr.com)

LICENSURE:



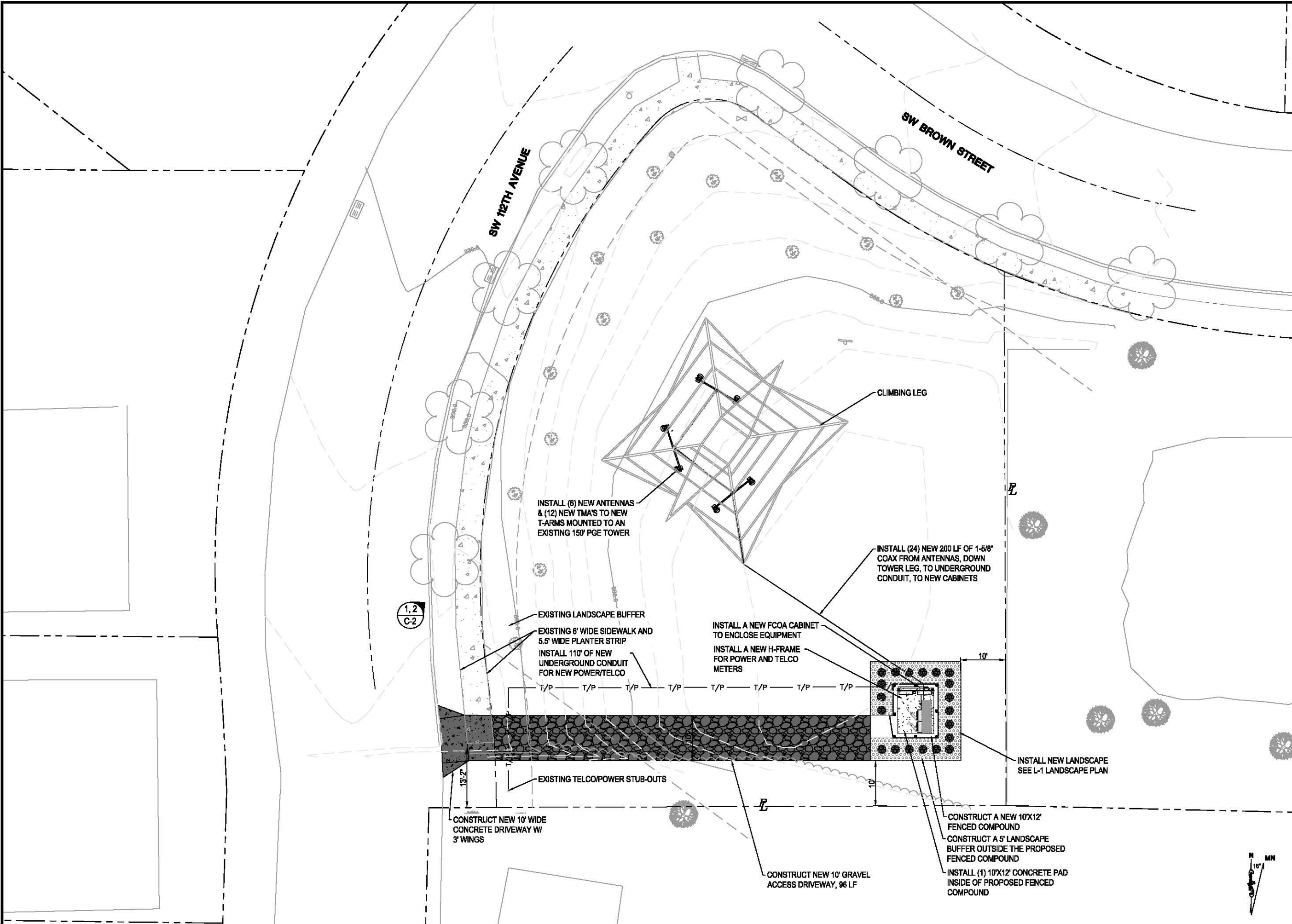
RENEWAL DATE 12/31/15

SHEET TITLE:

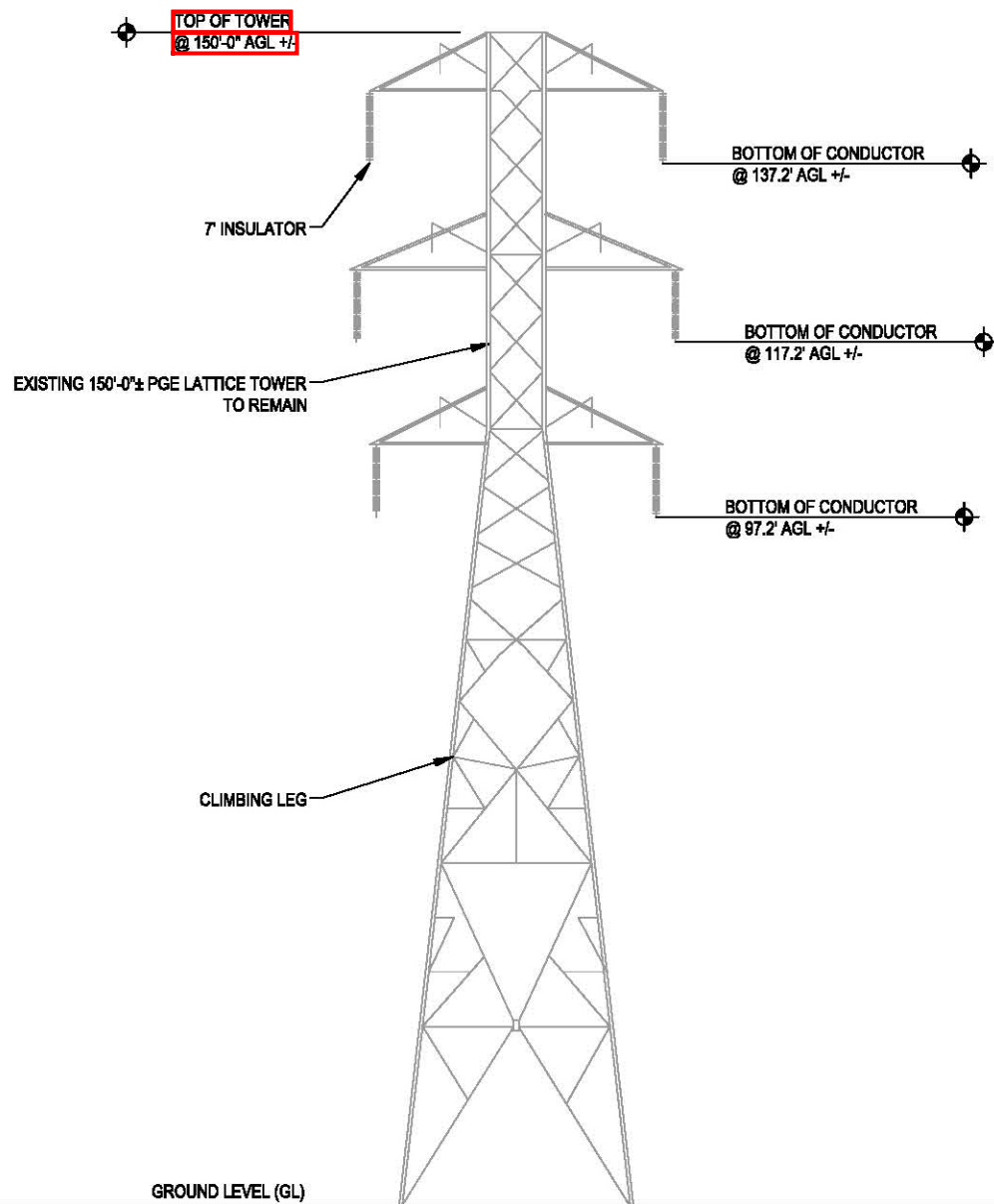
## ENLARGED SITE PLAN

SHEET NUMBER:

C-2



**NOTE:**  
1. THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY

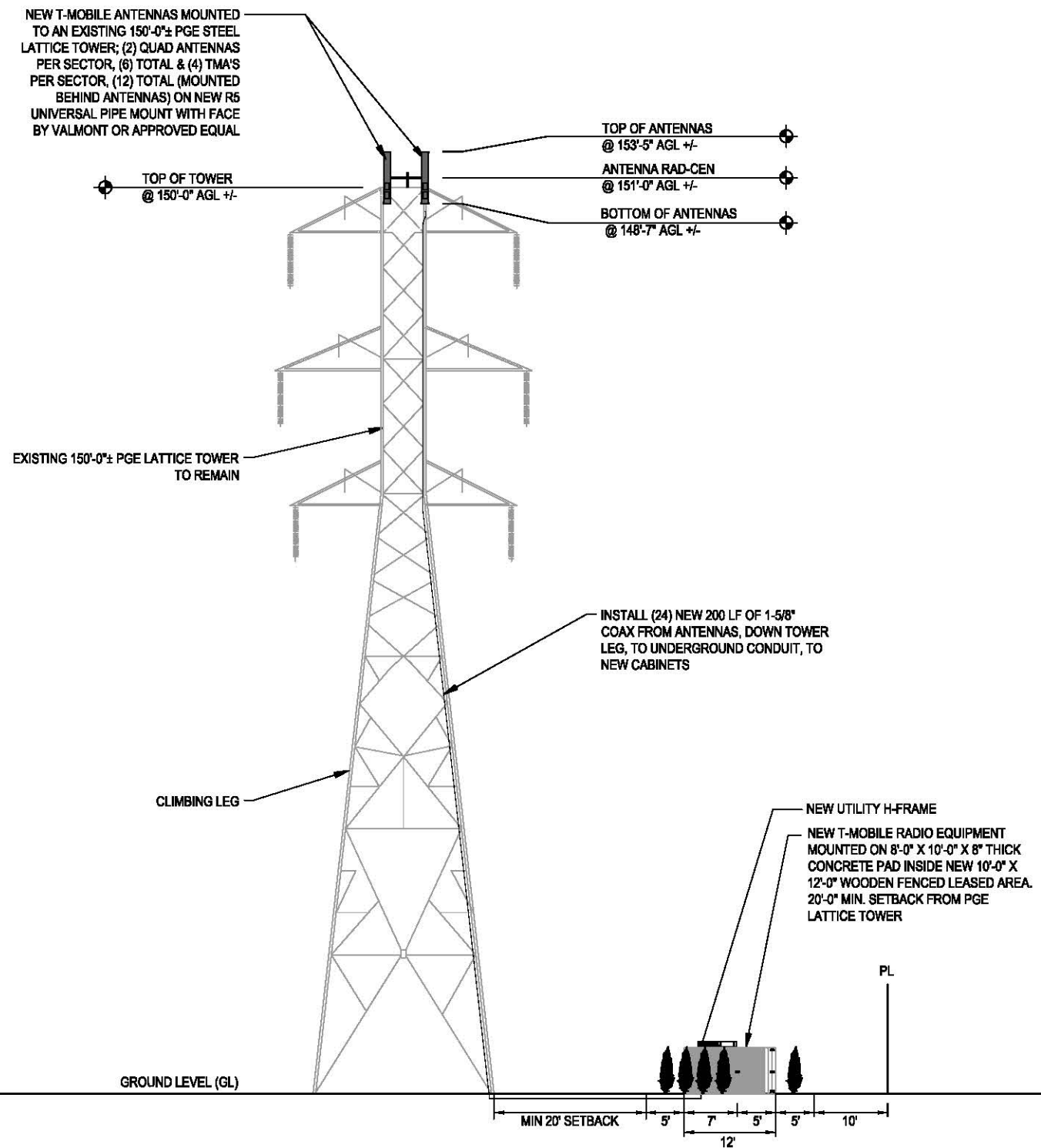


EXISTING WEST ELEVATION

11X17 SCALE: 1" = 20'-0" 22X34 SCALE= 1"=10'

1

**NOTE:**  
1. THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY.



PROPOSED WEST ELEVATION

11X17 SCALE: 1" = 20'-0" 22X34 SCALE= 1"=10'

2

**T-Mobile**

8960 NE ALDERWOOD ROAD  
PORTLAND, OR 97220  
PHONE: (503) 813-9000  
FAX: (503) 736-3014

PROJECT INFORMATION:

**PO01230B**  
**IBACH PARK BROWN**

CORNER OF SW 112TH AVE & SW BROWN ST  
TUALATIN, OR 97062

DATE	RELEASE
6/19/14	PRELIMINARY ZONING REVIEW
7/17/14	FINAL ZONING SUBMITTAL
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(503) 387-5331  
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LICENSURE:



RENEWAL DATE 12/31/15

SHEET TITLE:

**FULL ELEVATIONS**

SHEET NUMBER:

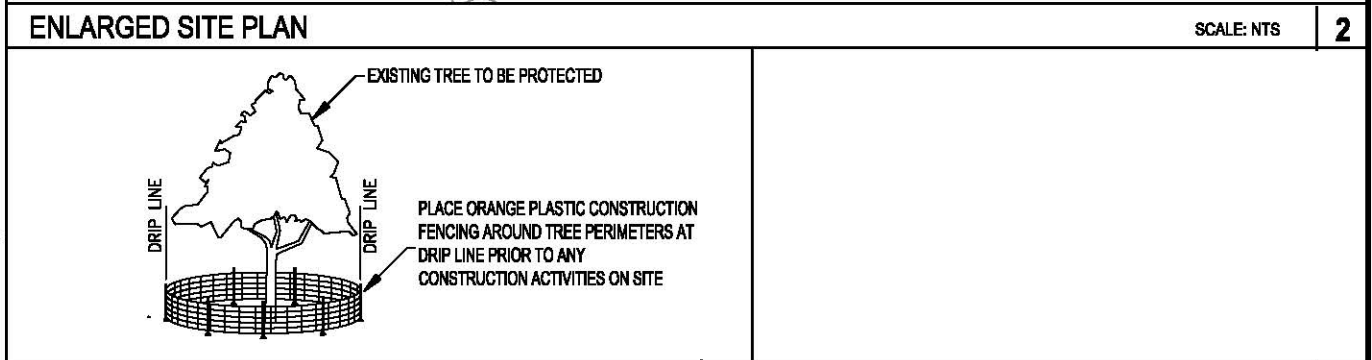
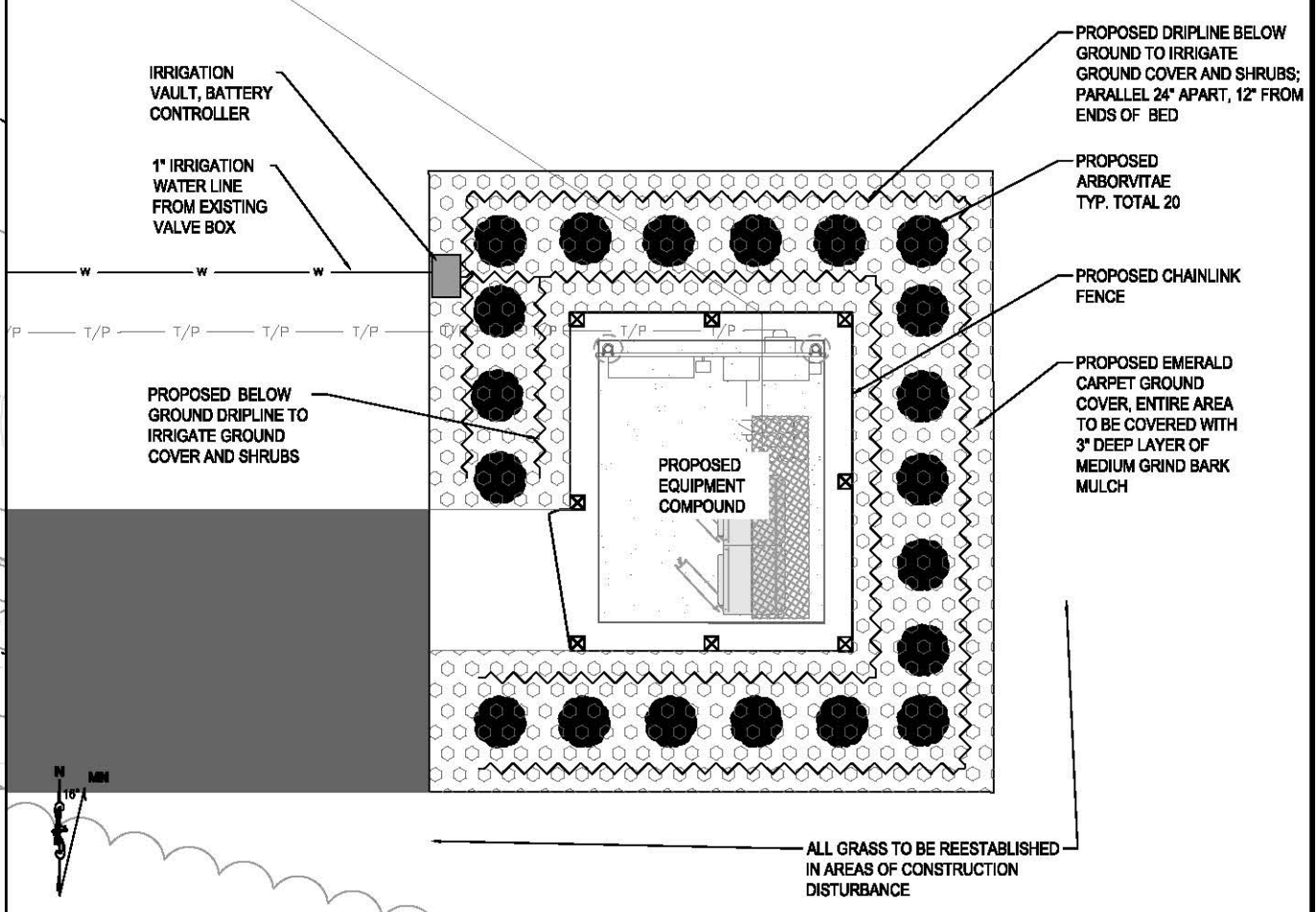
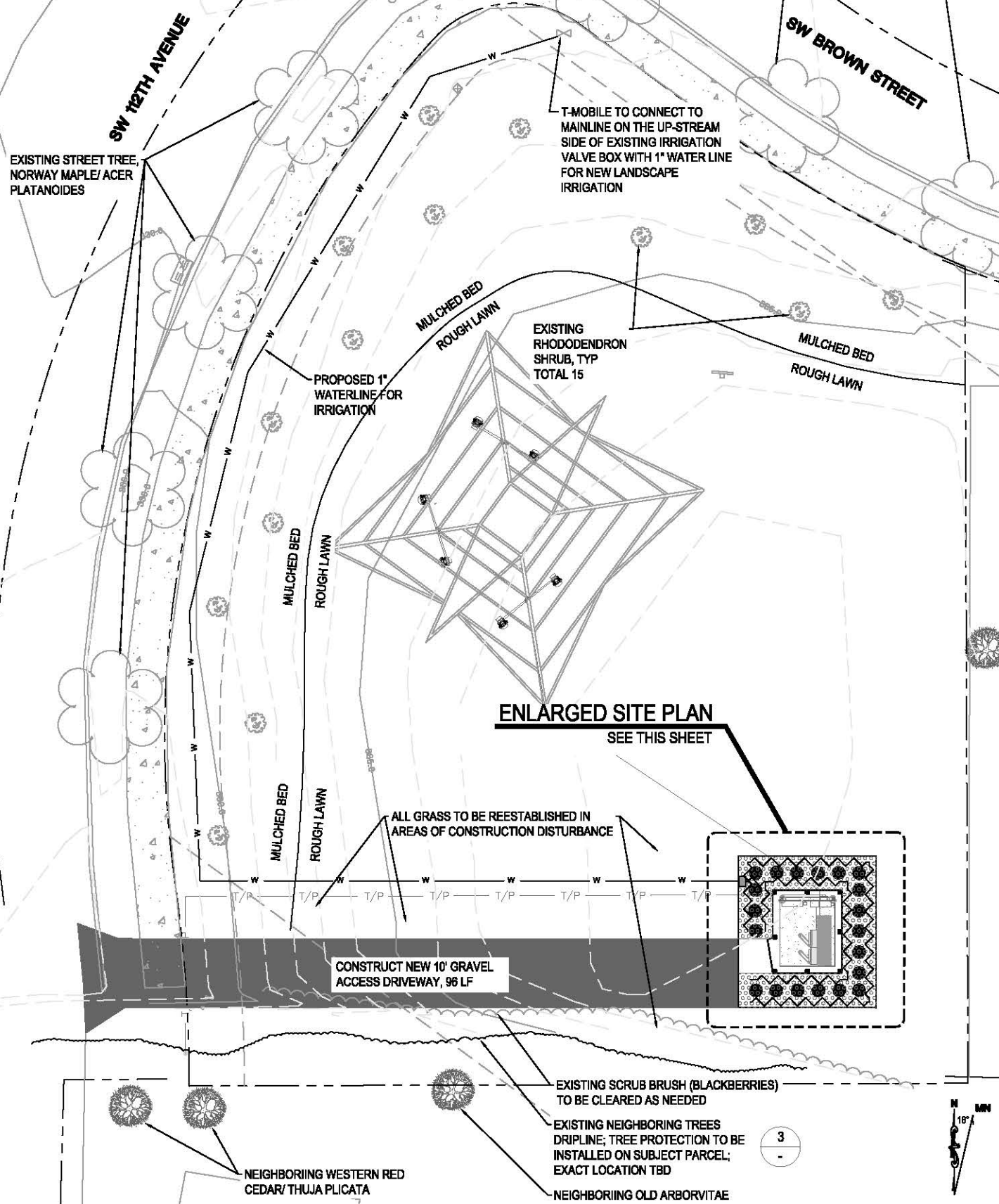
**C-3**



**PARCEL NUMBER & LANDSCAPE AREAS:**

TAX LOT #2S134AC-09400  
 LOT SIZE 0.35 ACRES± OR 15,246 SQ. FT.

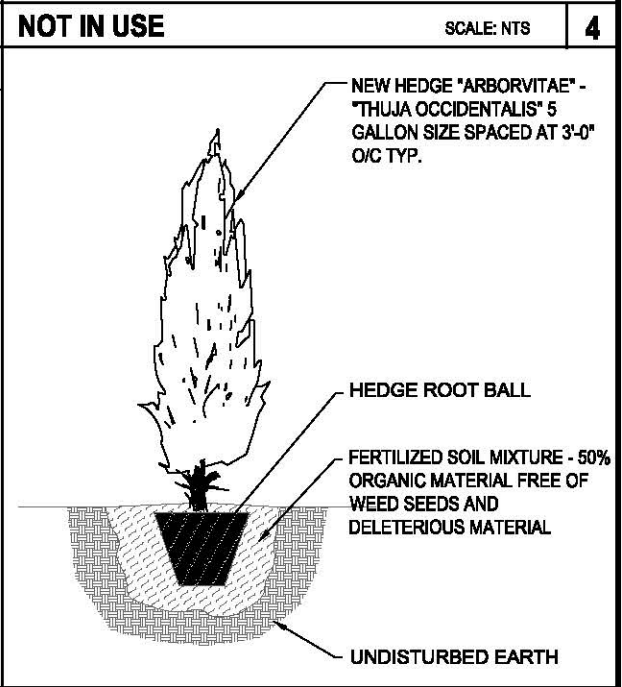
TOTAL AREA DEVELOPED: 922 SQ. FT.  
 TOTAL PROPOSED LANDSCAPE AREA: 316 SQ. FT.  
 OR 34% OF TOTAL AREA DEVELOPED



**TREE PROTECTION FENCING** SCALE: NTS 3

SYMBOL	DESCRIPTION	QTY	NOTES:
	NEW HEDGE "ARBORVITAE" - "THUJA OCCIDENTALIS" 5 GALLON SIZE (MIN. 8" AT PLANTING) SPACED AT 30" O/C TYP	20	1) ALL PLANTINGS ARE DROUGHT TOLERANT, NO IRRIGATION IS REQUIRED. 2) ALL PLANTINGS WILL BE WARRANTED BY LANDSCAPER FOR A PERIOD OF ONE YEAR FROM INSTALLATION. 3) ALL DEBRIS REMOVAL IS TO BE DONE BY THE CONTRACTOR. 4) ALL REQUIRED GROUND COVER PLANTS AND SHRUBS MUST BE OF SUFFICIENT SIZE AND NUMBER TO MEET THE REQUIRED STANDARDS WITHIN (3) YEARS OF PLANTING. MULCH (AS A GROUND COVER) MUST BE CONFINED TO AREAS UNDERNEATH PLANTS AND IS NOT A SUBSTITUTE FOR GROUND COVER PLANTS. 5) ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO RECEIVING FINAL BUILDING INSPECTION APPROVAL. 6) IF PLANTINGS FAIL TO SURVIVE, THE PROPERTY OWNER SHALL REPLACE THEM WITH AN EQUIVALENT SPECIMEN.
	NEW GROUND COVER "EMERALD CARPET" - "RUBUS CALYCOIDES" 1-GALLON SIZE @ 24" O.C. EACH WAY COVERING THE 5'-0" LANDSCAPE BUFFER AREA	TBD	

NOTE: FOR GRAPHIC PURPOSES ONLY; LANDSCAPE CONTRACTOR TO VERIFY AMOUNT



**T-Mobile**

8960 NE ALDERWOOD ROAD  
 PORTLAND, OR 97220  
 PHONE: (503) 813-9000  
 FAX: (503) 736-3014

PROJECT INFORMATION:

**PO01230B**

**IBACH PARK BROWN**

CORNER OF SW 112TH AVE & SW BROWN ST  
 TUALATIN, OR 97062

DATE	RELEASE
6/19/14	PRELIMINARY ZONING REVIEW
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PLANS PREPARED BY:

**cushing**  
 Civil Engineers

Don Cushing Associates  
 Civil Engineers

107 SE WASHINGTON STREET  
 SUITE 285  
 PORTLAND, OR 97214  
 (503) 387-5331  
 www.cushing-enr.com

LICENSURE:

SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

L-1

11X17 SCALE: 1" = 20'-0" 1

LANDSCAPE LEGEND SCALE: NTS 5

TREE AND HEDGE PLANTING SCALE: NTS 6



September 2, 2014

Lake Forest Home Owners Association  
7100 SW Hampton Dr #103  
Tigard, OR 97223  
(503) 684-1502

Re: PO01230B Ibach Park Brown  
Property : Tax ID: 2S134AC 09400 Corner of SW 112th Avenue and SW Brown Street  
Tract G, LAKE FOREST NO. 3, in the City of Tualatin, County of Washington and State of Oregon

Dear: Lisa

T-Mobile West LLC ("T-Mobile") is interested in leasing space on your property for the purpose of locating communications equipment. In order to evaluate the property as a potential candidate, T-Mobile would like to request the right to enter the property to perform reasonable tests. The tests are to determine the feasibility of constructing and operating our communications facility on your property and would include (but may not be limited to) radio frequency testing and filing of land use applications.

T-Mobile agrees to indemnify, defend, and hold you harmless from and against any and all damages, losses, and expenses arising out of or resulting from any claim, action, or other proceeding that is based upon any negligent act or omission or willful misconduct of T-Mobile or its contractors, arising in connection with access to the property.

The purpose of this letter is to confirm that you are the owner of the property, that you have an interest in leasing a portion of the property for a communications site, and that you grant T-Mobile and its contractors permission to enter your property to perform any reasonable tests. Please sign below indicating your consent to allow T-Mobile to perform an on-site feasibility assessment of the property. We both acknowledge that no commitments have been made that would require either of us to enter into a legally binding contract.

Owner	<u>HOA Manager for Lake Forest</u>	T-Mobile West LLC
By:	<u>[Signature]</u>	By: _____
Name:	<u>Lisa Aldini</u>	Name: _____
Its:	<u>9/2/14</u>	Its: _____

Site Number: PO01230B  
Site Name: Ibach Park Br  
Market: Portland NSB

**LETTER OF AUTHORIZATION**

APPLICATIONS FOR ZONING/LAND USE/BUILDING PERMITS

TO: City of Tualatin  
18880 SW Martinazzi Ave  
Tualatin, OR 97062-7092

RE: **2S134AC 09400**  
Corner of SW 112<sup>th</sup> Avenue and SW Brown Street  
Tract G, LAKE FOREST NO. 3, in the City of Tualatin, County of Washington and State of Oregon

I/We, the owner(s) and/or authorized agent of the above described real property, authorize Lexcom Development to act as an agent on my/our behalf for the purpose of performing all and every act that is required, necessary or appropriate to prepare, sign, submit, file and present on my/our behalf building, permitting, zoning and/or land use applications to obtain land use changes, special exceptions, zoning variances, zoning permits, conditional use permits, special use permits, administrative permits, construction permits, operation permits, building permits, and other approvals or permits related to the above described real property regarding Wireless Telecommunication Facilities.

The undersigned hereby certifies to being the fee owner(s) and or authorized agent of the real property described above and that to the best of my/our knowledge the information contained within this authorization is true and correct.

  
\_\_\_\_\_  
Signature

*Lisa Molini, HOA Mgr for Lake Forest*  
\_\_\_\_\_  
Print name / Title

*9/19/14*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name / Title

\_\_\_\_\_  
Date

**NEIGHBORHOOD/DEVELOPER MEETING  
AFFIDAVIT OF MAILING**

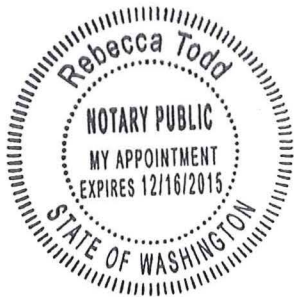
STATE OF OREGON                    )  
  ) SS  
COUNTY OF WASHINGTON        )

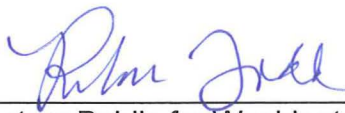
I, Owen Whitcomb, being first duly sworn, depose and say:

That on the 16<sup>th</sup> day of January, 2015, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County, Oregon Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

  
\_\_\_\_\_  
Signature

SUBSCRIBED AND SWORN to before me this 18<sup>th</sup> day of February, 2015.



  
\_\_\_\_\_  
Notary Public for Washington  
My commission expires: 12/16/2015

RE: P001230B Ibach Park T-Mobile / Affidavit of Mailing





AR-15-03

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.







2/18/2015

Tualatin Planning Department

18880 SW Martinazzi Drive

Tualatin, OR 97062-7092

T-Mobile Project PO01230B Ibach Park Neighborhood Development Meeting Notes

Location: Jaunita Pohl Center, 8513 SW Tualatin Road, Tualatin, OR 97062

Date: Tuesday February 4<sup>th</sup> 2015

Time: 6:00-9:00 PM

Attendees:

David Lucas

Colin Cortes

Major Points Discussed:

David Lucas is a real estate agent in Tualatin. He attended to check into any impacts and or effects on the proposed subdivision directly South East of the proposed wireless installation. Mr. Lucas departed upon determining there to be no remarkable effects on his work on the Subdivision.

Colin Cortes, Assistant Planner for the City of Tualatin, attended and discussed general site details. Existing and proposed coverage, photo-simulations and examples of similar existing sites were displayed and discussed. Details regarding the landscape plan were discussed in detail.

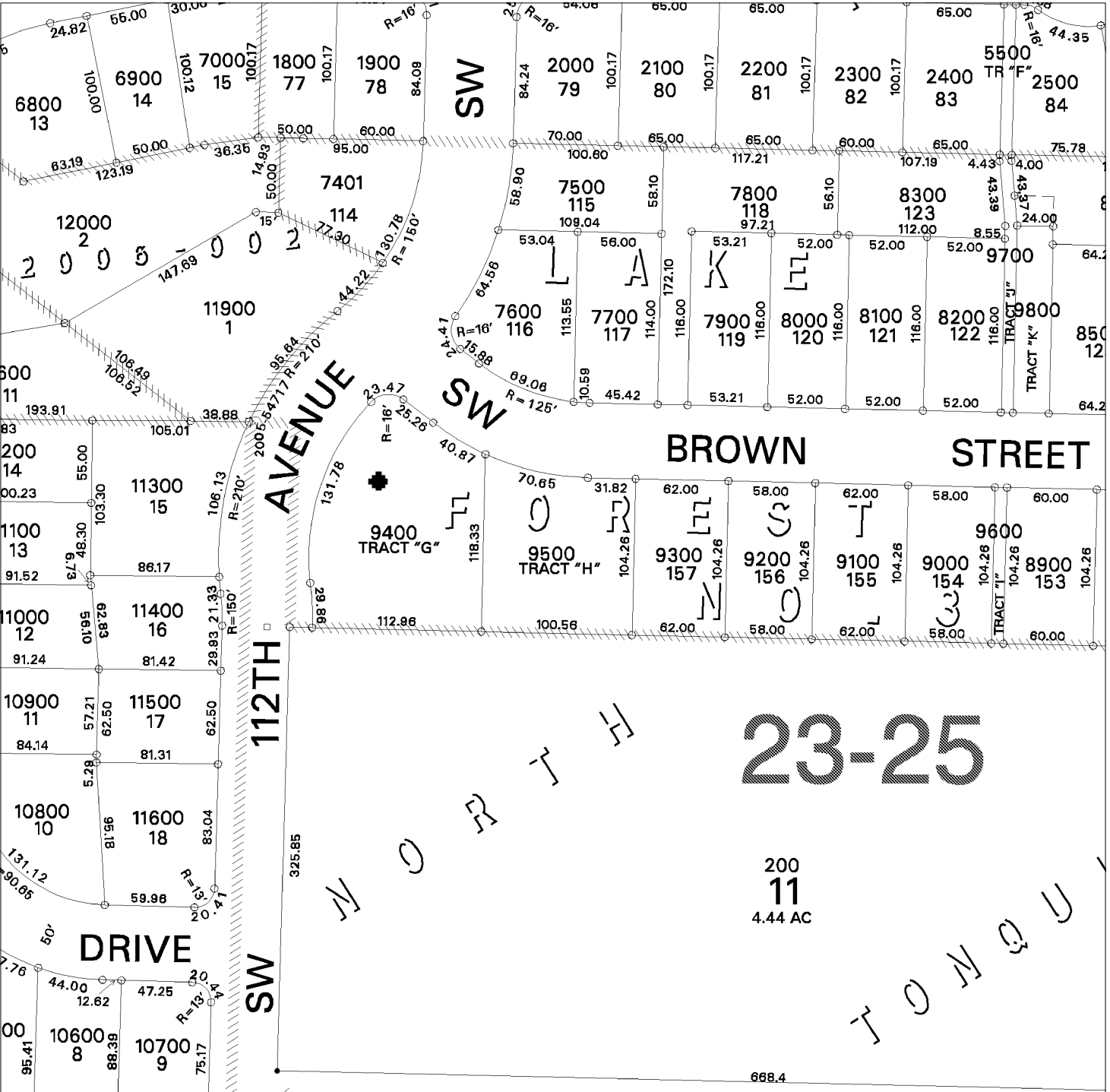


# First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

This map is provided as a convenience in locating property  
First American Title Insurance Company assumes no liability for any variations as may be disclosed by an actual survey

## Reference Parcel Number 2S134AC 09400



Untitled

- - Property Account Summary (R2131860) - -  
Property: R2131860 2S134AC-09400 023.25 LAKE FOREST HOMEOWNERS (406049)  
LAKE FOREST NO.3, TRACT G, ACRES .35, ASSOCIATION  
NON-ASSESSABLE , 00000

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
1.	2005.148297 0	0.00	0.00		0.00	
2.	2006.149670 0	0.00	0.00		0.00	
3.	2007.150840 0	0.00	0.00		0.00	
4.	2008.151684 0	0.00	0.00		0.00	
5.	2009.152034 0	0.00	0.00		0.00	
6.	2010.151290 0	0.00	0.00		0.00	
7.	2011.151422 0	0.00	0.00		0.00	
8.	2012.151646 0	0.00	0.00		0.00	
9.	2013.151747 0	0.00	0.00		0.00	

\*\*\* Continued \*\*\*

- - Property Account Summary (R2131860) - -  
Property: R2131860 2S134AC-09400 023.25 LAKE FOREST HOMEOWNERS (406049)  
LAKE FOREST NO.3, TRACT G, ACRES .35, ASSOCIATION  
NON-ASSESSABLE , 00000

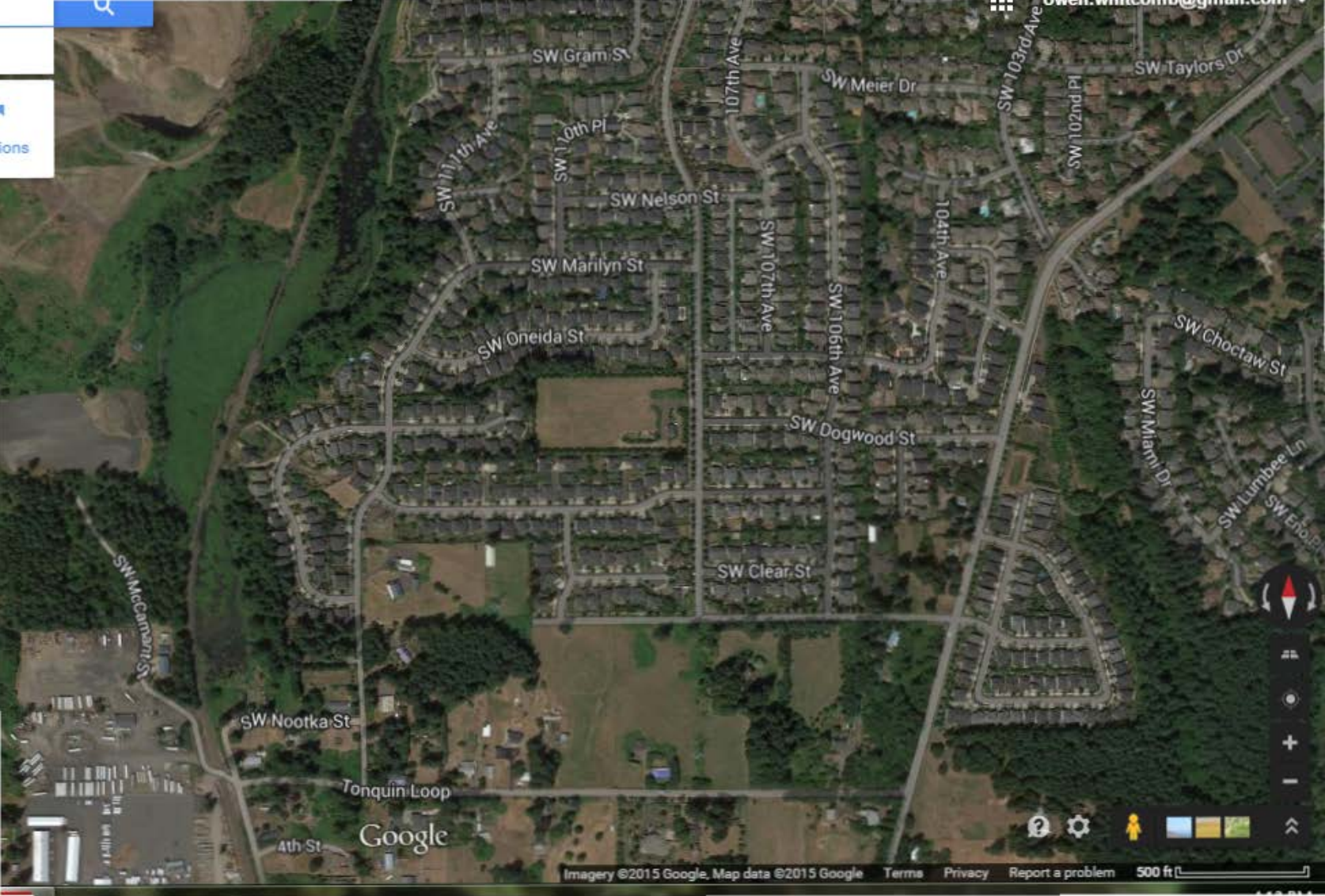
All Batch: Inq - Eff Date Paid: 06/15/2014

\*\*\* No taxes are due on this property \*\*\*  
\*\*\* End of Display \*\*\*

Legal Description

Property ID : R2131860 2S134AC-09400 (Real Property)  
Legal Description: LAKE FOREST NO.3, TRACT G, ACRES .35, NON-ASSESSABLE

Owner ID : 406049	Last Change : 03/29/05
LAKE FOREST HOMEOWNERS	Last Value Chg : 04/22/05
ASSOCIATION	Last Owner Chg : 01/07/05
, 00000	Last Appr. Chg : 01/07/05
	Date Created : 01/07/05 By NH
Current Property Values	
Situs : ,	Improvements 0 (+)
TUALATIN, OR	Market Land 0 (+)
Code Area : 023.25	Special Mkt 0
Exemptions : HOA	Special Use 0 (+)
Mort Lender:	Appraised 0 (=)
Account:	Special Assessments 0.00



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swet.whitcomb@gmail.com

SW Gram St

SW Meier Dr

SW Taylors Dr

SW 11th Ave

SW 10th Pl

107th Ave

SW 103rd Ave

SW 102nd Pl

SW Nelson St

SW Marilyn St

SW 107th Ave

104th Ave

SW 106th Ave

SW Oneida St

SW Choctaw St

SW Dogwood St

SW Miami Dr

SW Lumber Ln

SW Clear St

SW McCannont St

SW Nootka St

Tonquin Loop

4th St

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