



# City of Tualatin

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May 28, 2015

Joshua Peterson  
GBD Architects  
1120 NW Couch St, Suite 300  
Portland, OR 97209

RE: FINAL DECISION FOR AR-15-04 TRAIL BLAZERS FACILITY ADDITION, 7325 SW CHILDS RD (TAX LOT 2S1 24AB 00200)

Dear Mr. Peterson,

The 14-day period for requesting a review of the Architectural Review Decision for the Trail Blazers Facility Addition expired at 5:00 pm, May 27, 2015. As no requests for review were filed, the Architectural Review Decision dated May 13, 2015 becomes a final decision.

AR-15-04 is approved with the following Architectural Review conditions:

- AR-1 To meet the requirement of 73.290(1), where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.
- AR-2 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.
- AR-3 To meet the requirement of 73.100(1), all landscaping approved through architectural review (AR) shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered through AR.
- AR-4 The applicant shall separately from this AR submit sign permit applications for any changed or new signage.

The following are the Public Facilities requirements for AR 15-04, Trail Blazers Facility Addition:

**PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:**

- PFR-1 The applicant shall submit a copy of the recorded Private Water Quality Facility Maintenance Agreement for the proposed private water quality facility, for review and approval.
- PFR-2 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

**PRIOR TO ISSUANCE OF BUILDING PERMIT:**

- PFR-3 The applicant shall obtain a Water Quality Permit.
- PFR-4 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-5 The applicant shall obtain a City of Tualatin erosion control permit

Sincerely,



Colin Cortes, AICP, CNU-A  
Assistant Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager  
Jeff Fuchs, PE, City Engineer  
Tony Doran, EIT, Engineering Associate  
File: AR-15-04