



**Scappoose Planning Department**  
33568 E. Columbia Ave. Scappoose, OR 97056  
Phone: 503-543-7146 Fax: 503-543-7182  
[www.ci.scappoose.or.us](http://www.ci.scappoose.or.us)

## SUBDIVISION PRELIMINARY PLAT APPLICATION

**NOTICE TO APPLICANT:** On original application form, please print legibly using black/dark blue ink or type. Applicants are advised to review the list of submittal requirements and recommendations indicated on each land use application form and in the applicable code section prior to submitting an application. Applicants are also advised to schedule a pre-application meeting with staff prior to submitting final application. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED UNTIL THE PLANNING DEPARTMENT RECEIVES ALL REQUIRED SUBMITTAL MATERIALS. REFER TO SUBMITTAL CHECKLIST.**

### TRACKING INFORMATION (For Office Use Only)

Application Submittal Includes:

☐ 2 Hard Copies Required (Initial Submittal)

☐ Electronic Submittal

☐ Fee

☐ 7 Hard Copies Required (Final Submittal, once deemed complete by City Planner)

Date Submitted with payment: \_\_\_\_\_

Receipt #: \_\_\_\_\_

File # \_\_\_\_\_ Hearing Date \_\_\_\_\_

### SITE LOCATION & DESCRIPTION

Tax Map #(s) 3N2W 12CB Tax Lot #(s) 401

Frontage Street or Address JP West Road (No Address)

Nearest Cross Street Captain Roger Kucera Way

Plan Designation LDR Zoning R-1 Site Size 17.31 ☒ acres ☐ sq. ft.

Dimensions Highly Variable

### SUMMARY OF REQUEST

Proposed Project Name Buxton Ranch

Project Type/Narrative Summary: (Provide a brief summary and specify project type: Single Family Residential (SFR), Multi-family Residential (MFR), Commercial (C), Industrial (I))

48 Lot Single Family residential subdivision with Planned Development, Conditional Use & Sensitive Lands Review

**NOTE:** If a residential project is proposed, a Residential Density Calculation Worksheet (page attached) must be submitted.

Is a Variance Requested?

☐ Yes

☒ No

If Yes, identify type of request:

☐ Minor Variance

☐ Major Variance

**NOTE:** Procedures and Applicable Criteria for variances may be found in SDC Chapter 17.134

## SUBDIVISION PRELIMINARY PLAT

(CONTINUED)

Does the owner of this site also own any adjacent property? ☐ Yes ☒ No (If Yes, please list tax map and tax lots) \_\_\_\_\_

Property Owner(s) Signature(s) \_\_\_\_\_ Date: \_\_\_\_\_  
(If more than one property owner, please attach additional sheet with names and signatures.)

**Applicant:** Name Steve Puls

Business Name David Weekley Homes

Mailing Address 1905 NW 169th Place, #102 City Beaverton State OR Zip 97006

Phone # 503-213-4403 Fax # \_\_\_\_\_ Email Address spuls@dwhomes.com

Applicant's Signature \_\_\_\_\_ Date: 2-22-22

Applicant's interest in property Purchaser/Developer

### Additional Project Team Members

**Applicant's Representative:** Contact Name Matt Sprague

Business Name Pioneer Design Group, Inc.

Mailing Address 9020 SW Washington Square Road, Ste 170 City Portland State OR Zip 97223

Phone # 971-708-6249 Fax # \_\_\_\_\_ Email Address msprague@pd-grp.com

**Civil Engineer:** Contact Name Brent Fitch

Business Name Pioneer Design Group, Inc.

Mailing Address 9020 SW Washington Square Road, Ste 170 City Portland State OR Zip 97223

Phone # 503-643-8286 Fax # \_\_\_\_\_ Email Address bfitc@pd-grp.com

**Architect:** Contact Name Steve Puls

Business Name David Weekley Homes

Mailing Address 1905 NW 169th Place, #102 City Beaverton State OR Zip 97006

Phone # 503-213-4403 Fax # \_\_\_\_\_ Email Address spuls@dwhomes.com

**Landscape Architect:** Contact Name Ben Holmes

Business Name Pioneer Design Group, Inc.

Mailing Address 9020 SW Washington Square Road, Ste. 170 City Portland State OR Zip 97223

Phone # 503-643-8286 Fax # \_\_\_\_\_ Email Address bholmes@pd-grp.com

# SUBDIVISION PRELIMINARY PLAT

(CONTINUED)

Does the owner of this site also own any adjacent property? ☐ Yes ☒ No (If Yes, please list tax map and tax lots) \_\_\_\_\_

Property Owner(s) Signature(s) W. Puls Date: 2/16/2022  
(If more than one property owner, please attach additional sheet with names and signatures.)

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