



CITY OF REDMOND
Community Development Department

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PRE-DEVELOPMENT REVIEW RESPONSE
PLANNING DIVISION

TO: Jim Haney
FROM: Scott Edelman, Associate Planner
DATE: September 30, 2005
LOCATION: 27th Place between Pumice & Quartz: Section 20AB- tax lots 3600 & 3602
SUBJECT: Construction of two single family residences in **R-3 Residential Zone**

Dear Mr. Haney:

We have evaluated your pre-development application to build two single family residences on two existing lots. The entire Redmond Development Code can be viewed and downloaded online at www.ci.redmond.or.us/departments/community_development. The sections of the Redmond Development Code pertaining to the R-3 zones are as follow:

8.0110 Limited Residential - Planned R-3 Zone
8.0340 Fences
8.0370 Building Setbacks for Protection of Solar Access
8.0500 Off-street Parking
8.1200 – 8.1215 Land Use Procedures for Development Action

Both lot 3600 and 3602 meet the minimum lot size of 7,500 for the R-3 zone. Yard requirements in the R-3 zone include a minimum 15 foot setback from the foundation of the residence to the street right-of-way and a minimum 25 foot setback from the garage portion of the residence to the street right of way. Yard requirements also include a 20 foot rear setback and a 5 foot setback on each side of the residence. According to the site plan submitted with this proposal, both proposed structures meet these requirements.

Fences may be constructed on each of these properties in any front, side or rear yard to a maximum height of 6 feet as long as they are not constructed in any public right-of-way.

Each residence must be provided with two off-street parking spaces, including space within an enclosed garage and sufficient space in a private driveway.

Connection to City sewer and water is required for each residence.

Each structure must conform to solar access requirements.

Access to the properties via 27th Place shall be improved by the applicant to the extent determined by the Engineering Department, Public Works Department, and Fire Department.

Applicant is required to comply with International Building Code and International Fire Code. I am enclosing a Building Permit Application that must be submitted to the Community

Development Department and approved before you may begin any construction on either site, with the exception of preliminary grading and site preparation.

These comments are preliminary and could be subject to change according to the actual application submitted and any revisions to the Redmond Development Code that may occur in the interim. If you have any questions, please contact me at 923-7767.

Sincerely,

Scott Edelman
Associate Planner