




CONDOR TUALATIN PARTITIONS

Tualatin, Oregon

LEGEND

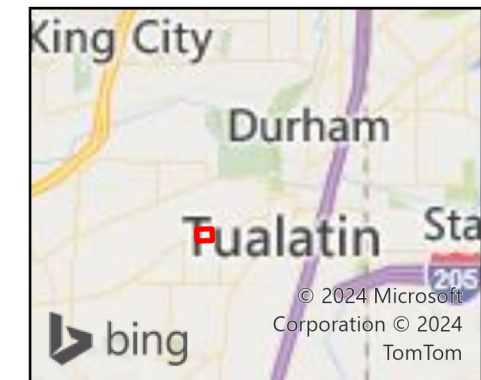
-  Tax Lots
-  Subject Sites
-  Proposed Lot Lines



1 inch = 60 feet

SOURCE DATA: Metro RLIS Lite Base Data, June 2024
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 12/4/2024 Map Created By: JTP
File: Condor_Tualatin Project No: 2240222.00



MACKENZIE.

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RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
Portland, Oregon • Vancouver, Washington • Seattle, Washington



NAPA Auto Parts

OWNER/DEVELOPER

CONDOR COLD STORAGE

CONTACT: JACK MONROE
151 KALMUS DRIVE, SUITE F1
COSTA MESA, CA 92626
PHONE: (714) 850-3912
EMAIL: JMONROE@CONDORCOLDSTORAGE.COM

APPLICANT REPRESENTATIVES

MACKENZIE

1515 SW WATER AVE, SUITE 100
PORTLAND, OR 97203
PHONE: (503) 224-9560

LAND USE PLANNING
CONTACT: SUZANNAH STANLEY
EMAIL: SSTANLEY@MCKNZE.COM

CIVIL ENGINEERING
CONTACT: NICOLE BURRELL
EMAIL: NBURRELL@MCKNZE.COM

SITE DATA

ADDRESS: 19480 SW 97TH AVE
TUALATIN, OR 97062

TAX LOT: 2S123CA01200
COUNTY: WASHINGTON
QUARTER, SECTION, TOWNSHIP, RANGE:
NE 1/4 SW 1/4 SECTION 23 T2S R1W W.M.

EXISTING PROPERTY AREA	AREA (SF)	AREA (AC)	COVERAGE
EXISTING PROPERTY AREA	74,924	1.72	
PROPOSED PARCEL 3 (BLDG 2)	34,864	0.80	
IMPERVIOUS AREA			
BUILDING 2 AREA	13,322	0.31	38.2%
PAVED AREA	15,962	0.37	45.8%
TOTAL IMPERVIOUS AREA	29,284	0.67	84%
LANDSCAPE AREA	5,580	0.13	16%
PROPOSED PARCEL 4 (BLDG 1)	40,060	0.92	
IMPERVIOUS AREA			
BUILDING 4 AREA	14,592	0.33	36.4%
PAVED AREA	13,995	0.32	34.9%
TOTAL IMPERVIOUS AREA	28,587	0.66	71.4%
LANDSCAPE AREA	11,473	0.26	28.6%

PARTITION PLANS

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REVISION SCHEDULE

Delta	Issued As	Issue Date

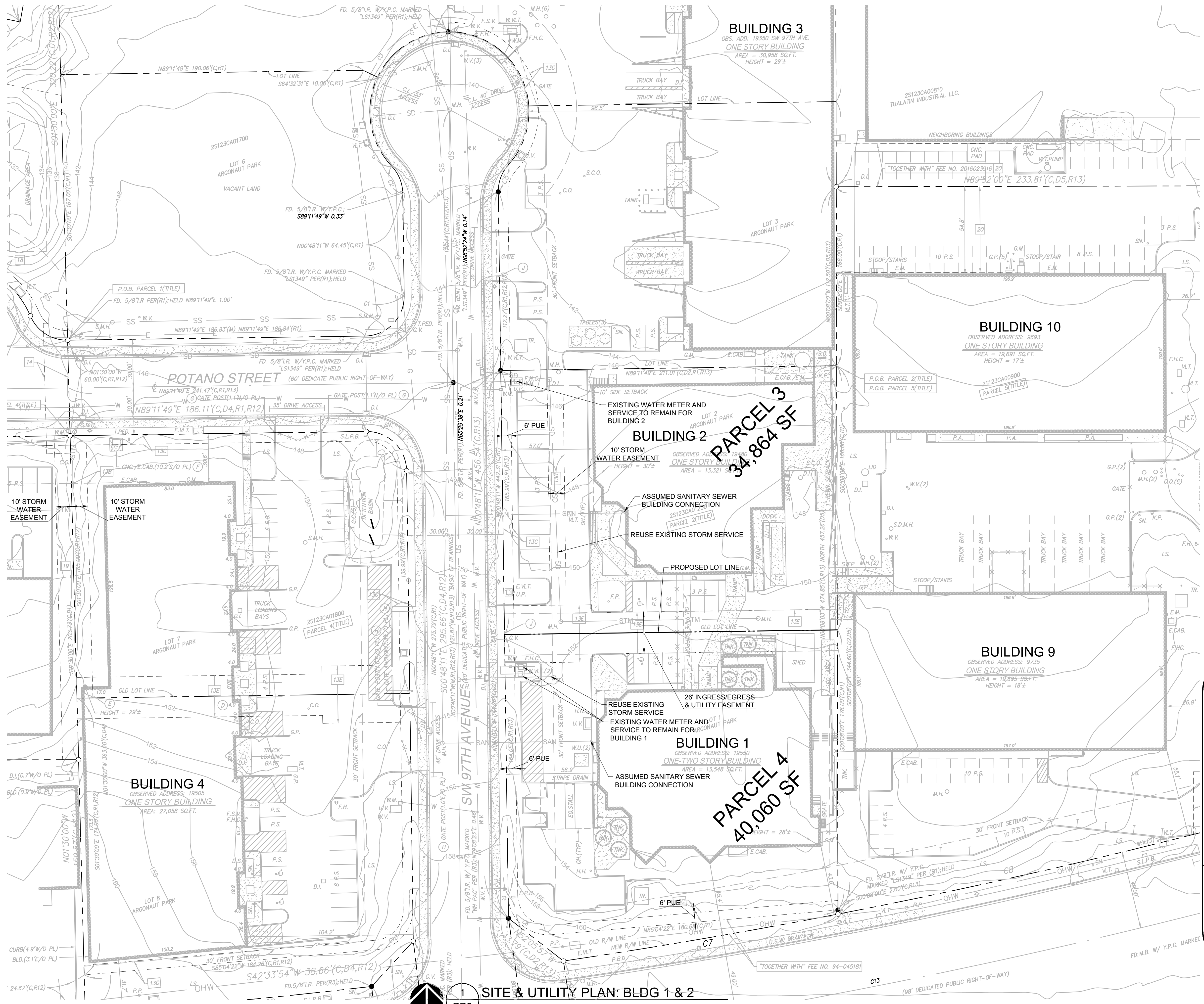
SHEET TITLE:
**PARTITION SITE
& UTILITY PLAN:
BLDG 1 & 2**

SHEET:

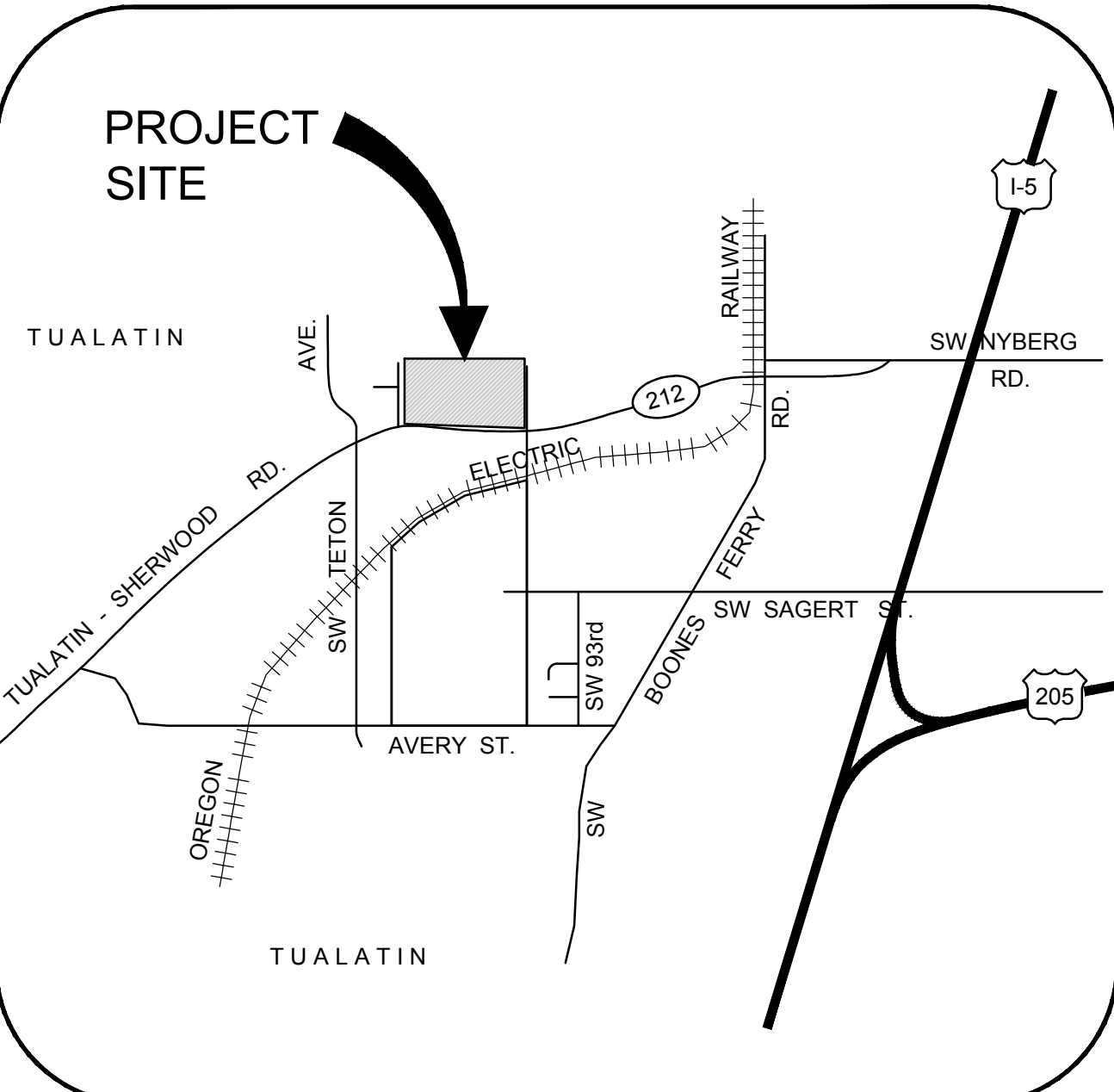
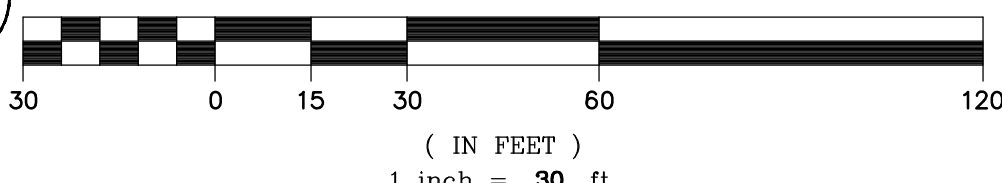
PP2

JOB NO. **2240222.00**

PRELIMINARY ONLY

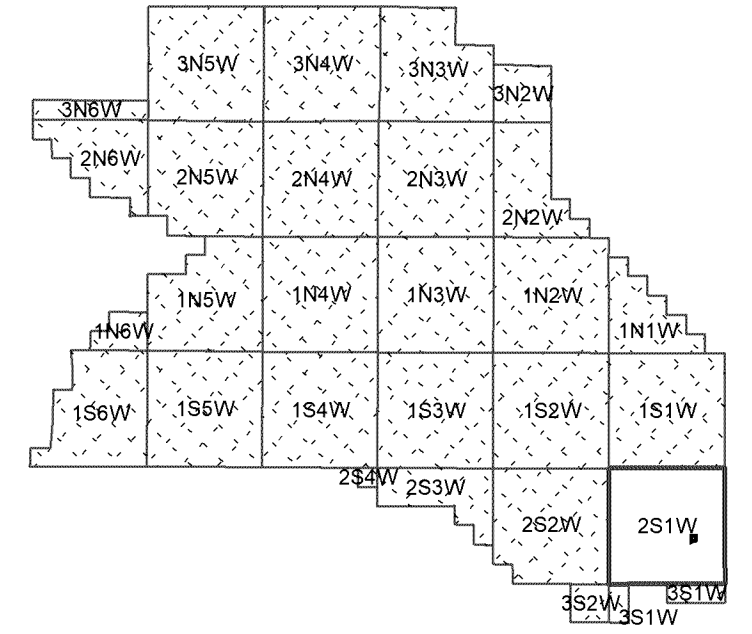


1 SITE & UTILITY PLAN: BLDG 1 & 2



VICINITY MAP
SCALE: NTS

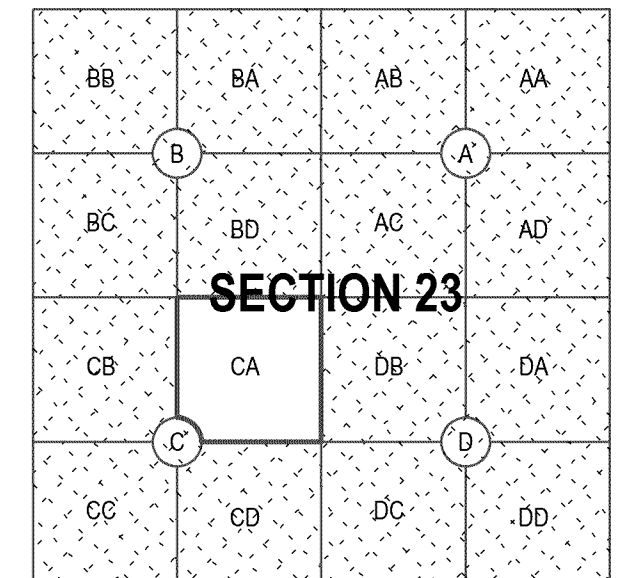
2240222.DRAWINGS\CIVIL\222-PARTITION PLAN.DWG:PP2 ZMP 12/09/24 11:53 1:30



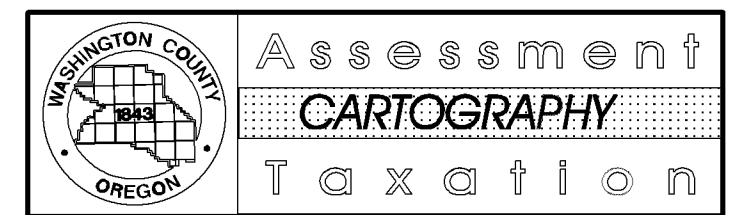
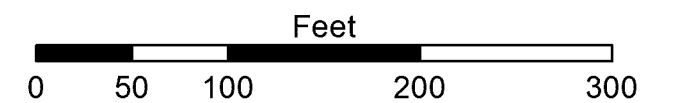
WASHINGTON COUNTY OREGON
NE 1/4 SW 1/4 SECTION 23 T2S R1W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 2S123CA
1000, 400, 1400, 1900, 1100, 1300, 1800A1, 1800A2, 1800A3, 1800A4, 1200A2, 101, 900A1, 900A3, 1200A6, 500, 501, 600, 90111, 1200A3, 900A2, 1200A1, 1200A4, 1200A5, 1200A7, 1200A8, 1200A9, 1200A10.



PLOT DATE: 2/7/2020
Rotation: 0
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

