



Spectrum
Retirement Communities, LLC

February 25, 2011

Shane Potter, Planning Director
City Of Molalla Planning Department
117 N. Molalla Avenue
Molalla, OR 97038

**RE: Pheasant Pointe Retirement & Assisted Living Residence –
Planning Permit Application for Code Text Amendment**

Dear Shane:

Per our telephone conversations yesterday and today, enclosed is a PLANNING PERMIT APPLICATION ("Application") on behalf of Pheasant Pointe Retirement & Assisted Living Residence ("Pheasant Pointe"), requesting a Code Text Amendment to permit Senior Housing in the C-2 Zoning District.

As we have discussed previously, the sole reason for our Application is to address the non-conforming legal use status of Pheasant Pointe that resulted from the City of Molalla's recently updated and adopted regulations to the Molalla Development Code in March 2010, which resulted in Pheasant Pointe's use of the site (Senior Housing) being prohibited in the C-2 zone district that it is currently located in. Such use was previously permitted as a "conditional use" in the C-2 district. As a result of these changes to the Development Code, the City now considers Pheasant Pointe's use of the site to be a legal, non-conforming use that is "grandfathered" and permitted to remain only under certain conditions. Consequently, Pheasant Pointe is requesting that a Code Text Amendment be made to the Molalla Development Code to allow Senior Housing as a permitted use in the C-2 zone district.

Please let me know if you require additional information or have any questions or comments regarding this letter or Pheasant Pointe's Application. Thank you again for all of your assistance.

Sincerely,

Timothy N. Devlin
Vice President & General Counsel



City of Molalla
 P.O. Box 248
 Molalla, OR 97038
 503-829-7526



PLANNING PERMIT APPLICATION

835 E Main St., Molalla, Oregon 97038

Pheasant Pointe Retirement
 and Assisted Living Residence, LLC Attn: Tim Devlin* 971-216-4220

200 Spruce St. #200

Denver CO 80230

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Pheasant Pointe Retirement and Assisted Living Residence, LLC -971-216-4220

200 Spruce St. #200

Denver CO 80230

Code Text Amendment

TYPE OF PLANNING APPLICATION IF MULTIPLE WRITE ALL THAT APPLY

Senior Housing

PRESENT USE OF THE PROPERTY

Senior Housing

PROPOSED USE OF PROPERTY

Timothy N. Devlin
 Signature

2/25/11
 Date of Application

RECEIVED: _____ RECEIVED BY: _____

FEE'S PAID: \$ 3,700.00 CHECK NO: _____

APPLICATION NUMBER: _____