



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

1900 SW 4th Avenue, Suite 5000  
Portland, Oregon 97201  
503-823-7300  
Fax 503-823-5630  
TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** January 30, 2009  
**To:** Interested Person  
**From:** Ruth Shriber, Land Use Services/503-823-3032/rshriber@ci.portland.or.us

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

**AND**

**NOTICE OF POTENTIAL PUBLIC APPEAL HEARING**

**IF AN APPEAL IS FILED (SEE PAGE 7), AN APPEAL HEARING WITH THE PORTLAND ADJUSTMENT COMMITTEE WILL BE HELD:** Tuesday, February 24<sup>th</sup> 2009, 9:00 AM at 1900 SW 4<sup>th</sup> Avenue Building, Room 2500b, Second Floor, Portland, OR 97210. Please direct any questions to Ruth Shriber, project planner at the email or phone number above.

The Bureau of Development Services has denied a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 08-178819 AD**

**GENERAL INFORMATION**

**Applicant:** Kurt Mickey  
P O Box 19381  
Portland, OR 97280-0381

**Site Address:** 3608 SW CARSON ST

**Legal Description:** TL 2300 LOT 5 BLOCK 2, SOUTH MULT HALF AC  
**Tax Account No.:** R778500630  
**State ID No.:** 1S1E20CD 02300  
**Quarter Section:** 3825  
**Neighborhood:** Multnomah, contact Mary Verghies at 503-244-3553.  
**Business District:** None  
**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.  
**Zoning:** R7 – Single Dwelling Residential 7000  
**Case Type:** AD – Adjustment  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicant is applying for an Adjustment to 33.266.120.E.1 which states “Generally, all driveways and parking areas must be paved”. The Adjustment would allow a newly installed,

approximately 2,600 square foot gravel driveway at 3608 SW Carson, to remain gravel until future development occurs at the site. The recognized parking at this site was a paved driveway running along the western edge of the property. The applicant partially abandoned the west side driveway, leaving only a gravel pad at the street. The applicant then installed the new gravel driveway on the eastern side of the property along the full length of the parcel without permits. Since no permit was obtained for the installation of the gravel driveway, it is not a legally established driveway/parking area. This gravel driveway is directly adjacent to a paved driveway that serves three homes directly east of the subject parcel. A Notice of Zoning Violation was issued to the applicant on August 20, 2008 for a violation to 33.700.005 – installing a driveway/parking area without the required permits. The applicant was required to obtain both a zoning permit for the driveway and to apply for an Adjustment to allow the driveway to remain gravel.

The applicant also owns the 7,560 square foot landlocked parcel directly behind the subject parcel. The applicant indicated he intends to redevelop the landlocked parcel at some undetermined time and will use the new driveway to serve the landlocked parcel when it is developed. Because the applicant anticipates trenching will be needed under the subject driveway for utility lines when the landlocked parcel is developed, he has requested the driveway remain gravel until redevelopment occurs. No plans or specifications for the gravel driveway were submitted with the Adjustment application.

Section 33.266.120.E.2 allows for two exceptions to the paving requirement. Neither applies to this case. One exception, 33.266.120.E.2.b, is applicable in the case of parking utility trailers and non motorized accessory vehicles. The other, 33.266.120.E.2.a, would allow a gravel surface to be approved by BDS when the abutting street is not paved. In this particular case, PDOT considers the street to be paved; this exception does not apply. Therefore, an Adjustment is needed.

**Relevant Approval Criteria:**

Adjustment requests will be approved if the review body finds that the applicant has shown that Approval Criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

## ANALYSIS

**Site and Vicinity:** The 13,349 square foot site is located in southwest Portland between SW 35<sup>th</sup> and SW 37<sup>th</sup>, just north of SW Spring Garden Street. The site is developed with an 832 square foot home located at the rear of the property. The site is a sloping parcel, a small part of which exceeds a 20 percent grade. The terrain slopes from the southwest downward in a northeasterly direction. Vehicular access to the house was previously from the western side of the parcel from SW Carson. A new 2,600 square foot gravel driveway was installed on the eastern side of the property along the full length of the parcel. This gravel driveway is 218 feet long and 12 feet wide and is directly adjacent to a paved driveway that serves three homes directly east and slightly down slope of the subject parcel. The general vicinity of the site is hilly with slopes exceeding 20 percent in places and ranging from over 10 percent to gently sloping in others. SW Carson is partially paved and part gravel and considered to be a paved road by the City. There is a flag lot development west of the subject parcel and the three lot development due east of the parcel. Aside from the new developments on both sides of the site, the block is primarily comprised of small older homes on originally platted lots.

**Zoning:** The R7 designation is one of the City's single-dwelling zones intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

**Land Use History:** A prior land use review relative to this site was minor partition MP 30-78 which created three lots including the subject site. A Notice of Zoning Violation (Case #08-151869CC) was issued August 20, 2008 for the installation of a parking/driveway area without

permits. An application for a zoning permit – 08 157028 ZP – was made in late August 2008; the zoning permit has not been issued.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on December 5, 2008. The following Bureaus have responded with no issues or concerns:

- Water Bureau (Exhibit E.3)
- Fire Bureau (Exhibit E.4)
- Bureau of Parks-Forestry Division (Exhibit E.6)
- Portland Department of Transportation (Exhibit E.2)

The following Bureaus provided additional comments:

- The Site Development Section of BDS (Exhibits E.5a & b)
- The Bureau of Environmental Services (Exhibit E.1)
- The Bureau of Life Safety (Exhibit E.7)

**Neighborhood Review:** A notice of Proposal in Your Neighborhood was mailed December 5, 2008. Three written responses were received from notified property owners in response to the proposal. Comments were as follows:

**Comment:** Several concerns were expressed about the existing negative impacts of the gravel driveway on the adjacent driveway including: the new gravel driveway is already rutted and muddy, erosion and gravel spilling onto neighbors' driveways has already occurred, need for ongoing maintenance of gravel driveways, windborne dust from the exposed earth, unattractive quality of gravel.

**BDS Response:** These comments are noted and are addressed in Sections A and E of Approval Criteria for Adjustments, later in this decision.

**Comment:** Concerns about property values, past neighborhood disputes, a suggestion about 'stubbing in' utility lines and pave now, and a request to continue to be informed about the case were expressed. A neighbor registered a complaint about yard blight and requested cleanup.

**BDS Response:** The property value is not relevant to the purpose statement of the criteria being adjusted. Comment noted. Past neighborhood disputes are not relevant to the purpose statement of the criteria being adjusted. Comment noted. All parties who responded to this Adjustment notice will be mailed a copy of the decision rendered. This neighbor commenting on yard blight was referred to the code compliance section of the city.

## **APPROVAL CRITERIA FOR ADJUSTMENTS**

### **33.805.010 Purpose (Adjustments)**

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with regulations. The adjustment review process provides a mechanism by which the regulations of the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude use of all a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

### **33.805.040 Approval Criteria**

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F below have been met.

**A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;**

**Findings:** The proposal is for an Adjustment to 33.266.120.E.1 which states “Generally, all driveways and parking areas must be paved”. In order to grant the Adjustment, the applicant must show that the Adjustment “equally or better” meets the purpose of the regulation to be modified, 33.266.120.A: The size and placement of vehicle parking areas are regulated in order to enhance the appearance of the neighborhood.

The new gravel driveway installation involved cuts into the ground which have resulted in exposed soils and the removal of vegetative cover. These exposed soil areas are unattractive and detract from the appearance of the neighborhood. The site is sloping where the driveway is located and the open cuts/exposed soils are prone to erosion which can leach onto the adjacent neighbor’s driveway. A staff visit to the site in December 2008 revealed these cuts starting to erode (Exhibit G.4). The applicant did not propose any design or methodology for the driveway to prevent ongoing erosion. The exposed cuts may also give rise to airborne dust from wind and general use of the driveway, also not addressed in the application.

In this case, the gravel driveway is located on a sloping area which is directly adjacent to and upslope from a paved driveway which serves three homes east of the subject parcel. Paved parking and driveway areas typically require considerably less maintenance than that of a gravel driveway because the paved surface is fixed and not prone to displacement. Surface water will typically erode on unpaved surface at a considerably more rapid pace than that of a paved surface. Gravel driveways, particularly those placed on sloping areas, are subject to erosion, drainage ruts, dust and gravel displacement, all of which detract from the appearance of the neighborhood. The applicant has not addressed how he intends to address these potential impacts. The applicant’s statement of 11/19/08 states the ‘*gravel driveway is self draining preventing greater erosion of gravel roadway at base of driveway*’. However, because the gravel driveway is not flat, storm water will runoff and will cause the impacts mentioned. No stormwater management plan was provided by the applicant with the application.

The Site Development Section of BDS has required that an erosion control plan be submitted as part of the pending Zoning Permit for the driveway (08-157028 ZP) to demonstrate how any exposed ground surfaces and cut slopes will be stabilized (Exhibit E.5.a). However, it is important to note that the Erosion Control Plan is not meant to provide long term protection of a graveled surface from dust, mud, or spilling of the crushed aggregate on to the street or neighboring properties (Exhibit E.5.b). The applicant did not address these potential impacts which will detract from the appearance of the neighborhood. Site Development also points out that “Title 33.266.130.D.1 (Development Standards for All Other Development) states that “In order to control dust and mud, all vehicle areas must be paved.” Although this section does not apply to this use, it does provide guidance on the code’s intent regarding paved vehicle areas. The application as submitted does not address these potential impacts or propose any mitigation to address them.

Site Development referenced in their addendum of January 22, 2009 (Exhibit E.5.b) that additional paving standards are found in Title 24.45.030 (Minimum Surfacing Standards for Driveways Serving Structures More than 150 feet from an Improved Public Right-of-Way). These standards require either asphalt, concrete, grid paving blocks, or paving stones, or at least the first 40 feet of driveway be paved and the remaining portion be crushed gravel over filter fabric. Other pervious pavement treatments such as pavers, are not allowed on slopes over 10% due to concerns about infiltrating stormwater runoff and a gravel surface on this slope would also face the same concerns. In this case, the residence is 176 feet from the public right-of-way.

The timeframe associated with the gravel driveway is unknown. The proposal is that the driveway remain gravel until the site is redeveloped; it is not known when redevelopment will occur. Deterioration of a gravel driveway is naturally occurring from ruts that may frequently

be established from storm water runoff and ongoing vehicular movement over the surface. Gravel can easily be displaced from vehicular passage and various weather conditions. Ongoing revegetation and erosion control is often necessary to keep the appearance and function of a gravel driveway up. Without ongoing maintenance, the gravel driveway may deteriorate rather than ‘enhance the appearance of the neighborhood’. The application did not address ongoing maintenance of the gravel driveway.

Given the erosion which is resulting from exposed soil areas, displacement of gravel, and the need for ongoing maintenance of the gravel driveway, none of which were addressed by the applicant, the purpose statement which states: ‘The size and placement of vehicle parking areas are regulated in order to enhance the appearance of the neighborhood’ has not been met. This criterion has not been met.

**B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area;**

**Findings:** This site is in a residential zone (not an OS, C, E, or I zone. The residential area being considered is the general block on which the parcel is situated. As stated above under A, the applicant has not demonstrated how the gravel driveway will not significantly detract from the livability and appearance of the neighborhood. Deterioration associated with erosion, gravel displacement, dust, lack of revegetation may well significantly detract from the appearance and livability of the neighborhood. This criterion is not met.

**C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and**

**Findings:** Only one adjustment is required, so criterion C does not apply.

**D. City-designated scenic resources and historic resources are preserved; and**

**Findings:** No City-designated scenic or historic resources are affected, so criterion D does not apply.

**E. Any impacts resulting from the adjustment are mitigated to the extent practical; and;**

**Findings:** Both Site Development and the Bureau of Environmental services have provided comments on this Adjustment proposal. Site Development has indicated that erosion control requirements (City Code/Title 10) apply to site preparation work only and indicated the Erosion Control Plan is not meant to provide long term protection of a graveled surface from dust, mud, or spilling of the crushed aggregate onto the street or neighboring properties. No grading plan has been submitted by the applicant. The Adjustment should not be approved for this, and other reasons mentioned herein.

The applicant’s statement indicated the “gravel driveway is self draining preventing greater erosion of gravel roadway at base off driveway”; however, no stormwater management plans or documentation was submitted to substantiate the statement. BES has indicated that certain requirements must be met at time of paving and had no specific conditions of approval for the Adjustment. However, in order to demonstrate that impacts resulting from the adjustment are mitigated to the extent practical, it is necessary to evaluate how the applicant proposes to manage stormwater on the 2,600 square foot gravel driveway given the fact that stormwater runoff will give rise to ruts, gravel displacement, mud, and erosion. Mitigation to address stormwater runoff has not been addressed by the applicant. No mitigation measures to address mud, ruts or gravel displacement have been proposed.

Life Safety has indicated that the Fire Bureau determines whether the access roadway (driveway) is sufficient for a fire apparatus vehicle, has required a turn around area, meets any grade requirement, and/or if the surface is capable of supporting the weight of a fire apparatus vehicle. However, the Fire Bureau has responded with "No Comment" with the notation that "existing residential construction, cannot apply new requirements of existing construction". The applicant's statement indicated "wider access enhances accessibility, parking, and fire suppression for four houses", however, the Fire Bureau has not supported that statement. Since the recognized, recently-abandoned, vehicular access west of the house was paved, staff supports a similar surface area for the new vehicular access on the east side.

No mitigation measures have been provided by the applicant to support this proposal. The installation of the driveway has yielded disturbance to vegetative cover and exposed soils which are already resulting in erosion. This proposal provided no mitigation measures to reestablish vegetation, prevent erosion or to prevent displacement of the gravel onto neighboring lands. There was no proposal to install plantings to cover any exposed soils, prevent dust, or to manage stormwater. There was no mitigation proposed to address the ongoing maintenance of the gravel driveway or any other factors associated with the installation of the gravel driveway. This criterion is not met.

**F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;**

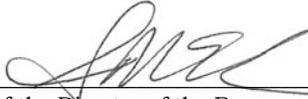
**Findings:** The proposal is not in an environmental zone, so criterion F does not apply.

## CONCLUSIONS

The proposal is for an Adjustment to 33.266.120.E.1 to allow an existing, 2,600 square foot driveway installed without permits to remain gravel until a future redevelopment occurs. The application did not address erosion control or revegetation of exposed soils that resulted from cuts for the installation of the driveway. The application did not address how the proposal could equally or better meet the purpose statement of the condition being adjusted. A staff site visit and letters from the neighborhood indicated gravel displacement and erosion is occurring at the site. These problems were not addressed in the application. No mitigation measures were proposed by the applicant to prevent gravel disbursement, to prevent soil erosion onto neighboring properties, or to reduce dust. No maintenance plan was provided to address the ongoing deterioration of a gravel driveway on a sloping site. The applicant has not demonstrated how the approval criteria can be met. A denial is warranted.

## ADMINISTRATIVE DECISION

**Denial** of an Adjustment to 33.266.120.E.1 for a 2,600 square foot gravel driveway on a sloping site along the east property line as shown on the submitted plan, Exhibit C.1.

**Decision rendered by:**  **on January 26, 2009**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: January 30, 2009**

**Staff Planner: Ruth M. Shriber, ASLA**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on November 19, 2008, and was determined to be complete on December 3, 2008.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 19, 2008.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case the applicant did not waive or extend the 120-day review period.

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 13, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is

final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **February 17, 2009 – the day following the last day to appeal.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

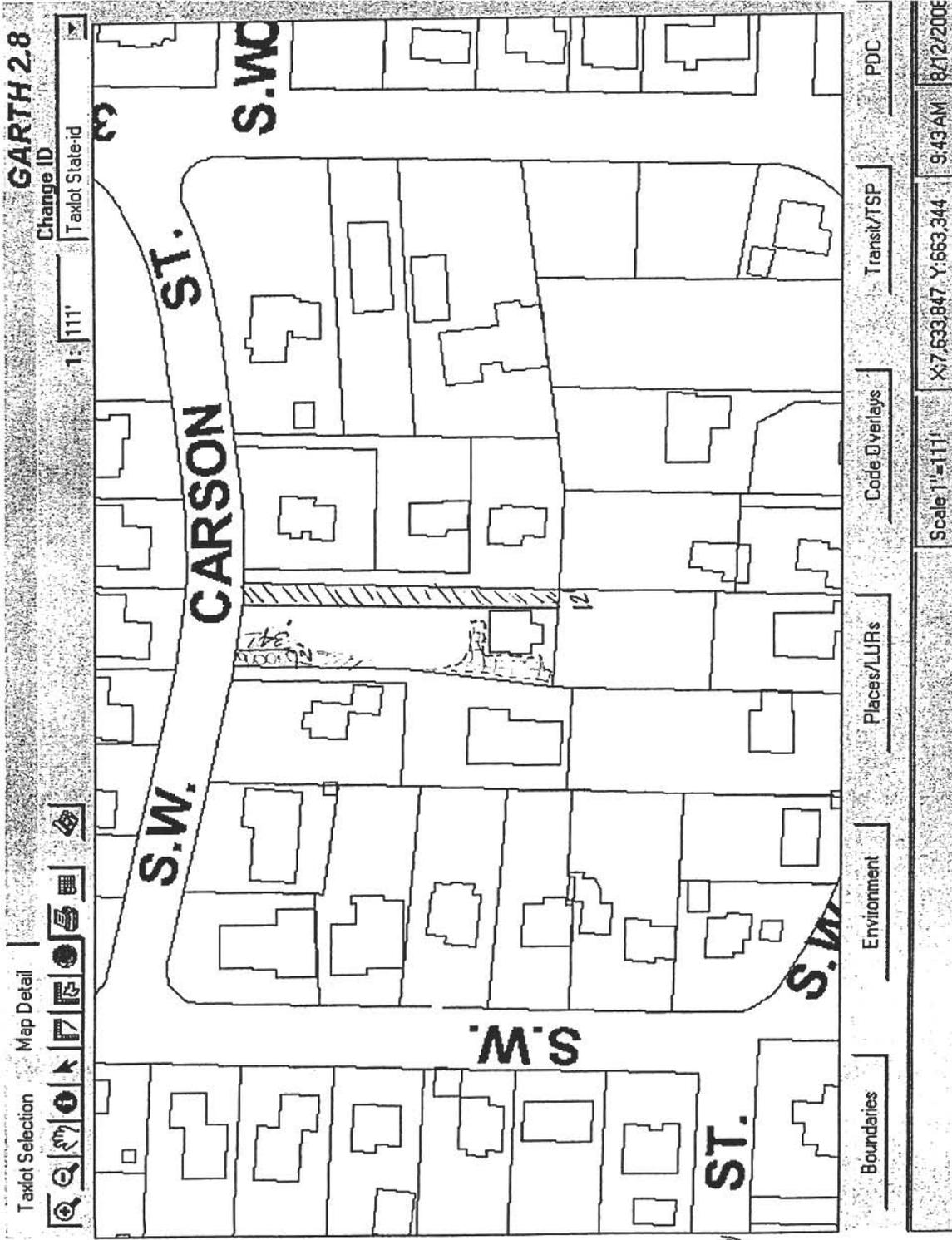
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**  
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
  - 1. Adjustment Approval Criteria Form and attachment
  - 2. "Site Plan" dated 11/19/08 (attached)
  - 3. Written request for administrative decision of 1/16/09
- B. Zoning Map (attached)
- C. Site Plan (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. a. Site Development Review Section of BDS
    - b. Addendum of 1/22/09 Site Development Review Section of BDS
  - 6. Parks and Urban Forestry
  - 7. Life Safety response and associated emails
- F. Correspondence:
  - 1. JD Totzen, 12/16/08, maintenance concerns, neighborhood issues, complaint
  - 2. B. Dickson, 12/08, maintenance concerns, erosion, gravel shifts, dust
  - 3. P. Platosh, 12/08, mud, ruts, spillage onto private property, values, permanent mess, stub in recommendation
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research
  - 3. Contour/Slope Map
  - 4. Staff photographs

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**

Site Plan Case # 08-151869CC 11/19/08



Parking stub salvaged from old driveway asphalt & gravel



asphalt removal



ext. driveway abandoned for vehicle use



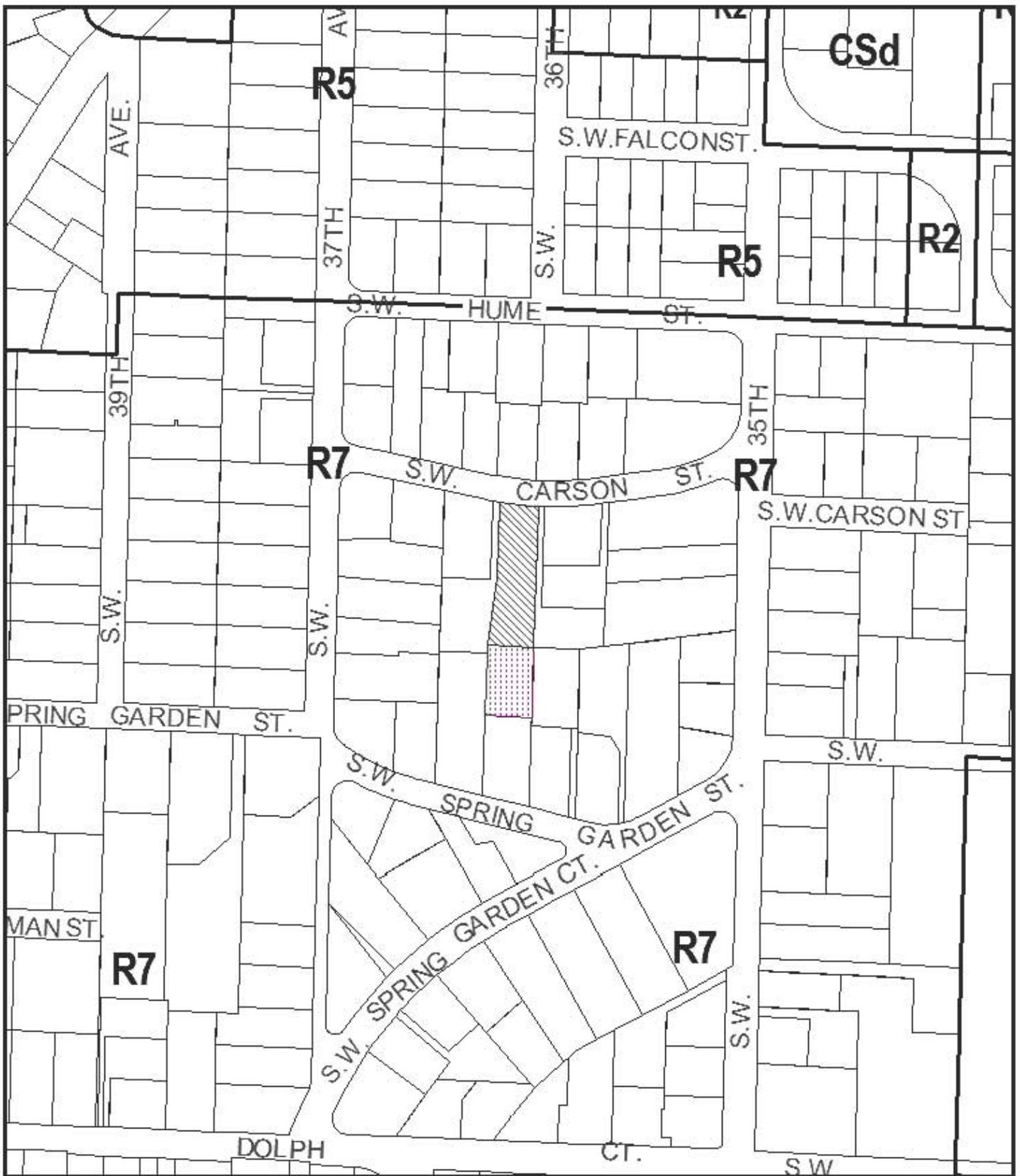
CASE NO. LU 08-178819 AD

EXHIBIT 1/2

3608 SW Carson St

08-157028-2P

LU08-178819 AD



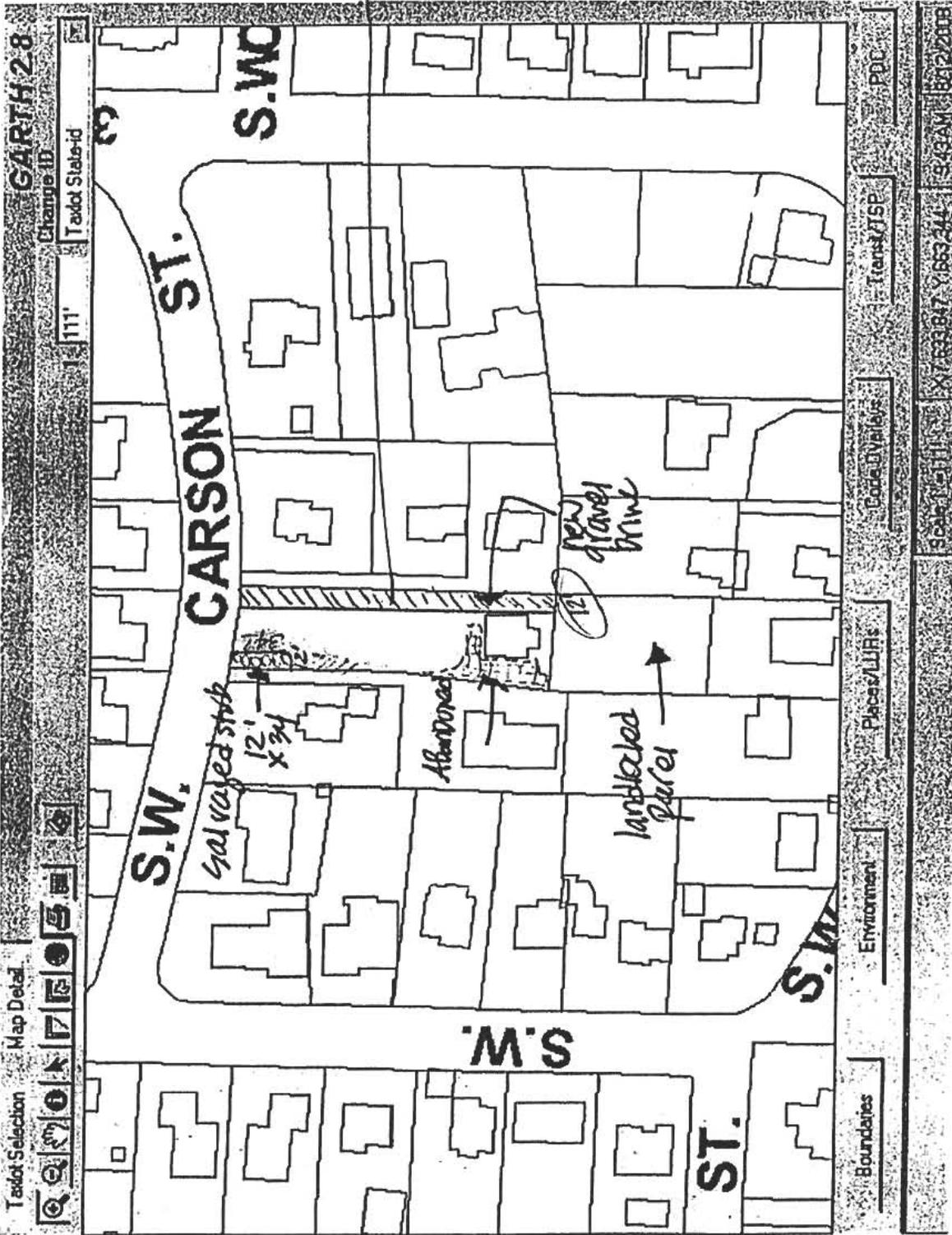
# ZONING

-  Site
-  Also Owned



File No.	LU 08-178819 AD
1/4 Section	3825
Scale	1 inch = 200 feet
State_Id	1S1E20CD 2300
Exhibit	B (Nov 20, 2008)

# Site Plan

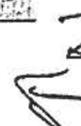


12' WIDTH new gravel Drive 216' Deep

12' x 34' Parking stob salvaged from old driveway asphalt & gravel

 Asphalt removal

 extg. driveway abandoned or vehicle use

 N  
W 08 178819 AD

2608 SW Carson St W 08 178819 AD