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

Date: September 24, 2009
To: Interested Person
From: Sue Donaldson, Land Use Services
503-823-7618 / pksued@ci.portland.or.us

NOTICE OF A TYPE I PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on October 26, 2009**. Please mail or deliver your comments to the address above, and include the Case File Number, LU 09-151168 LDP, in your letter. It also is helpful to address your letter to me, Sue Donaldson.

CASE FILE NUMBER: LU 09-151168 LDP

Applicant/ Representative :
Kevin Partain,
Urban Visions
223 NE 56th Ave
Portland OR 97213

Andre Koshuba,
14237 Bridge Ct
Lake Oswego, OR 97034-2177

Site Address: 5033 NE 21ST AVE

Legal Description: BLOCK 30 LOT 12, VERNON
Tax Account No.: R860705480
State ID No.: 1N1E23AA 17100
Quarter Section: 2532

Neighborhood: Vernon, contact John Fall at 503-3108264.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition: Northeast Coalition of Neighborhoods, contact Lauren McCartney at 503-823-4135.

Plan District: None

Zoning: R2.5ah (Single Dwelling Residential 2.5 with alternative design density and airport landing overlay zones)

Case Type: LDP (Land Division Partition)

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
The applicant proposes to partition a 5000 square foot site into two 2500 square foot lots that will be developed with attached single dwelling units (rowhouses). The existing house on the site will be demolished.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria for land divisions in the Open Space and Residential Zones are:

- **33.660.120 Approval Criteria**

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. This application was submitted on August 14, 2009 and determined to be complete on September 21, 2009.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

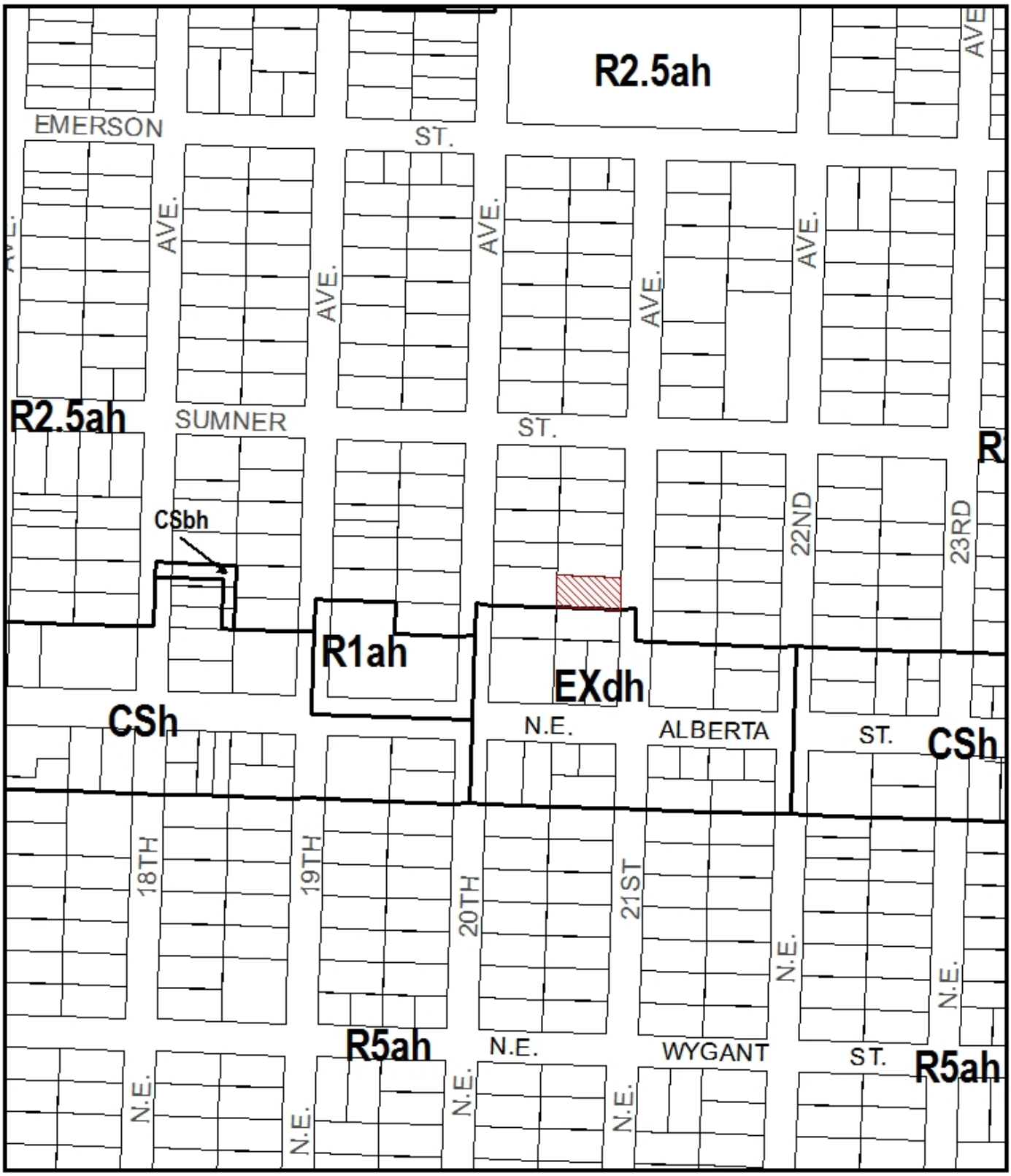
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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 extended at the request of the applicant.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:
Zoning Map
Site Plan



ZONING

Site

NORTH

File No.	LU 09-151168 LDP
1/4 Section	2532
Scale	1 inch = 200 feet
State_Id	1N1E23AA 17100
Exhibit	B (Aug 18,2009)

LUR 09 – 151168 LDP 2-Lot Partition
5033 NE 21st Ave
Applicant: Kevin Partain (Urban Visions)

HERITAGE SURVEYING
8413 N.E. HUMBOLDT ST.
PORTLAND, OREGON 97220
(503) 255-5568

SURVEYED: AUGUST 6, 2009

AT THE REQUEST OF:
PALACE CONSTRUCTION
8733 SE DIVISION STREET
PORTLAND, OREGON 97266

NOTE:
THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY. NUMEROUS SURVEY MONUMENTS WERE RECOVERED AND UTILIZED TO VERIFY THE DEED DESCRIPTION HOWEVER.

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON CITY OF PORTLAND BENCHMARK NO. 148 HAVING AN ELEVATION OF 229.34'

LEGEND:

EXISTING ASPHALT PAVEMENT

EXISTING CONCRETE SURFACE

EXISTING FENCE

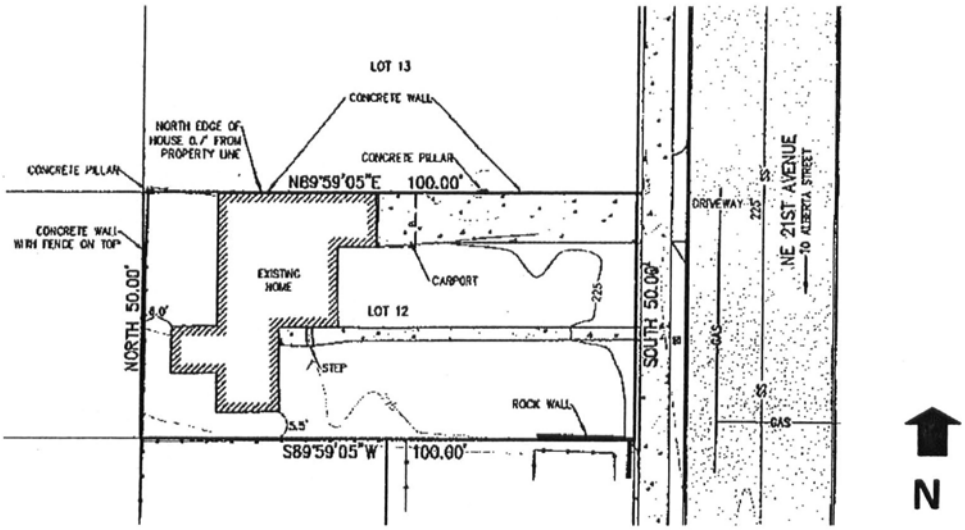


Fig 1. Existing Conditions – House to be demolished

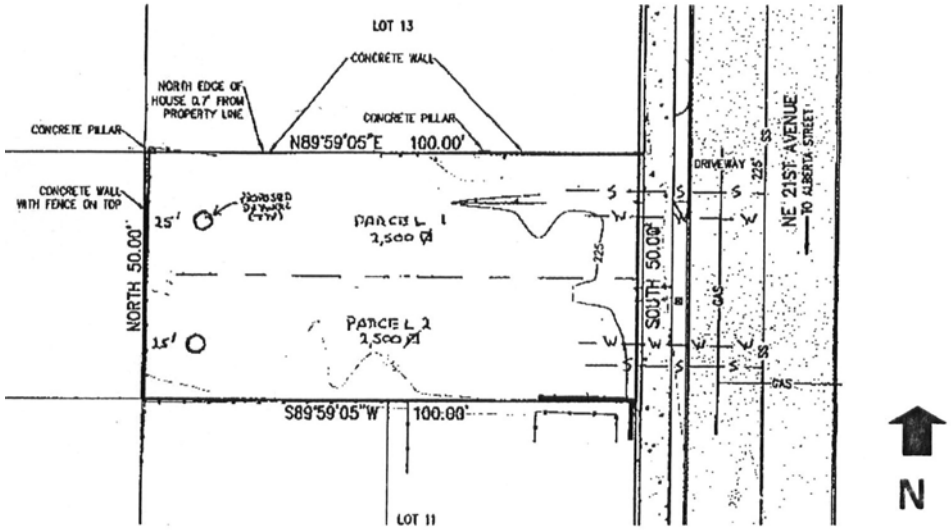


Fig. 2 Proposed Lots – @ 2500 s.f (25 ft x 100 ft)