City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: June 25, 2013, 8:30 am – 10:00 am

Location: 1900 SW 4th Avenue, 4th Floor, Room 4a

File Number: EA 13-158158

Proposal and Property Information

Location: 5915 SE Ash Street

Proposal: Pre-Application Conference for a Type III Zoning Map Amendment in compliance with the Comprehensive Plan Map from R5 to R2.5. Following the Zoning Map Amendment, the applicant proposes demolishing the existing single-dwelling on the site and requesting a two-lot partition.

Land Use Reviews Expected: Type III Zoning Map Amendment
Type II Land Division

Site Zoning: R5 Single-Dwelling Residential 5,000

Tax Account Number(s): R283275

Contacts

Applicant: Mike Coyle, Faster Permits, 503-680-5497

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Mt. Tabor, contact Stephanie Stewart at 503-230-9364

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010

Business District: None

Neighborhood within 1,000 feet: North Tabor, contact Nicole Davenport at 661-965-9602

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

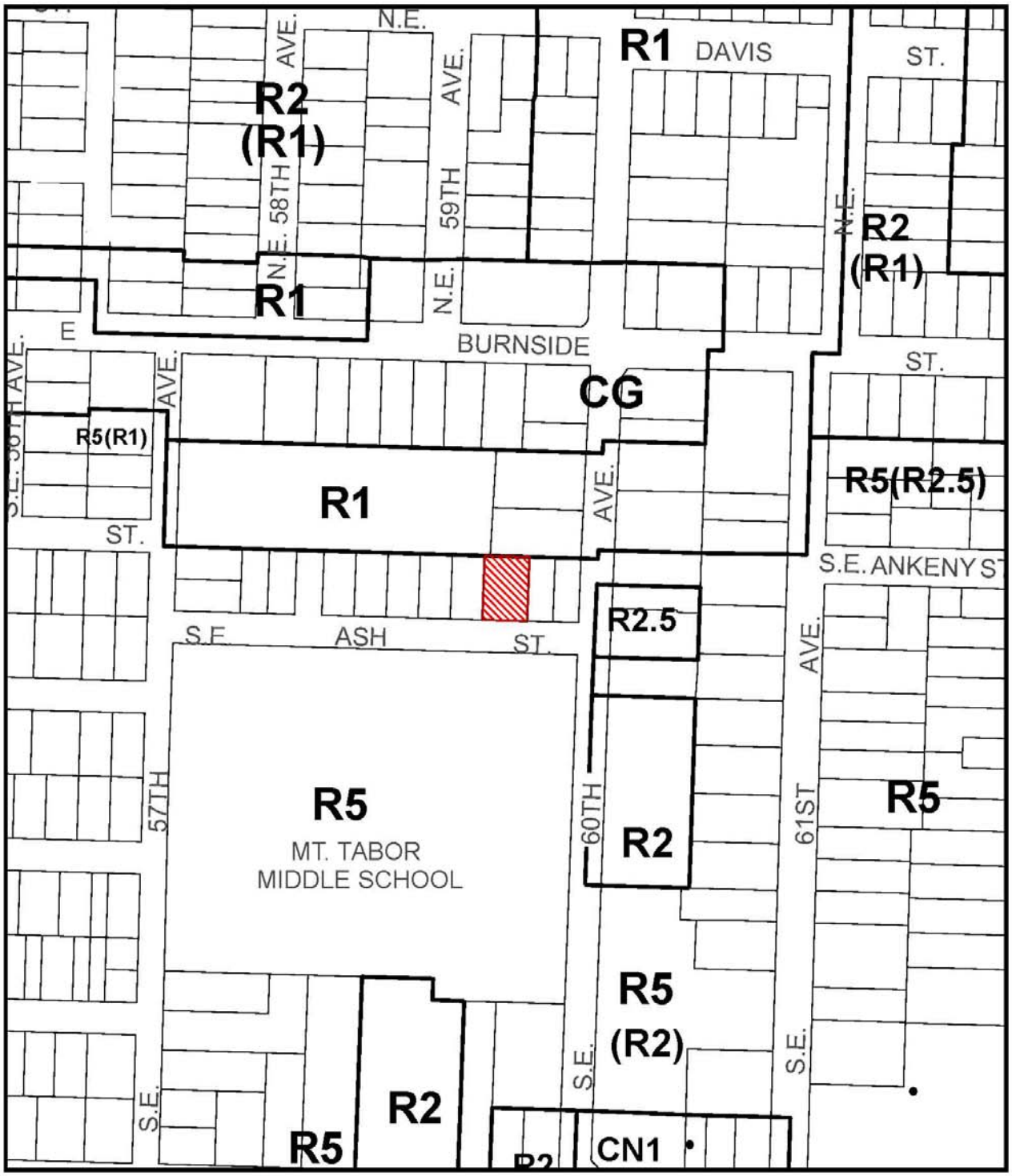
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

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).

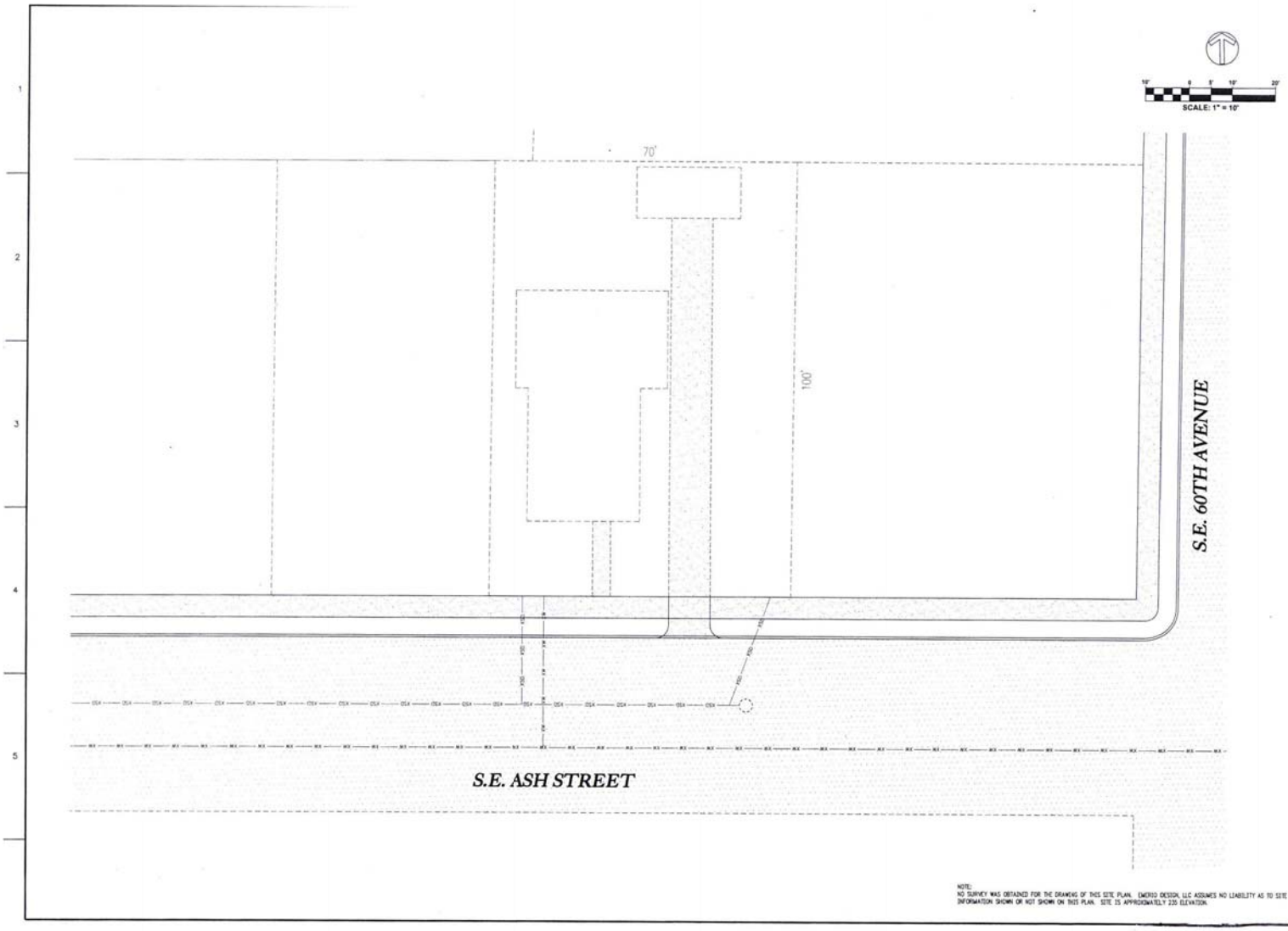


ZONING

Site

NORTH

File No.	EA 13-158158 PC
1/4 Section	3036
Scale	1 inch = 200 feet
State_Id	1N2E31DD 8500
Exhibit	B (May 23,2013)



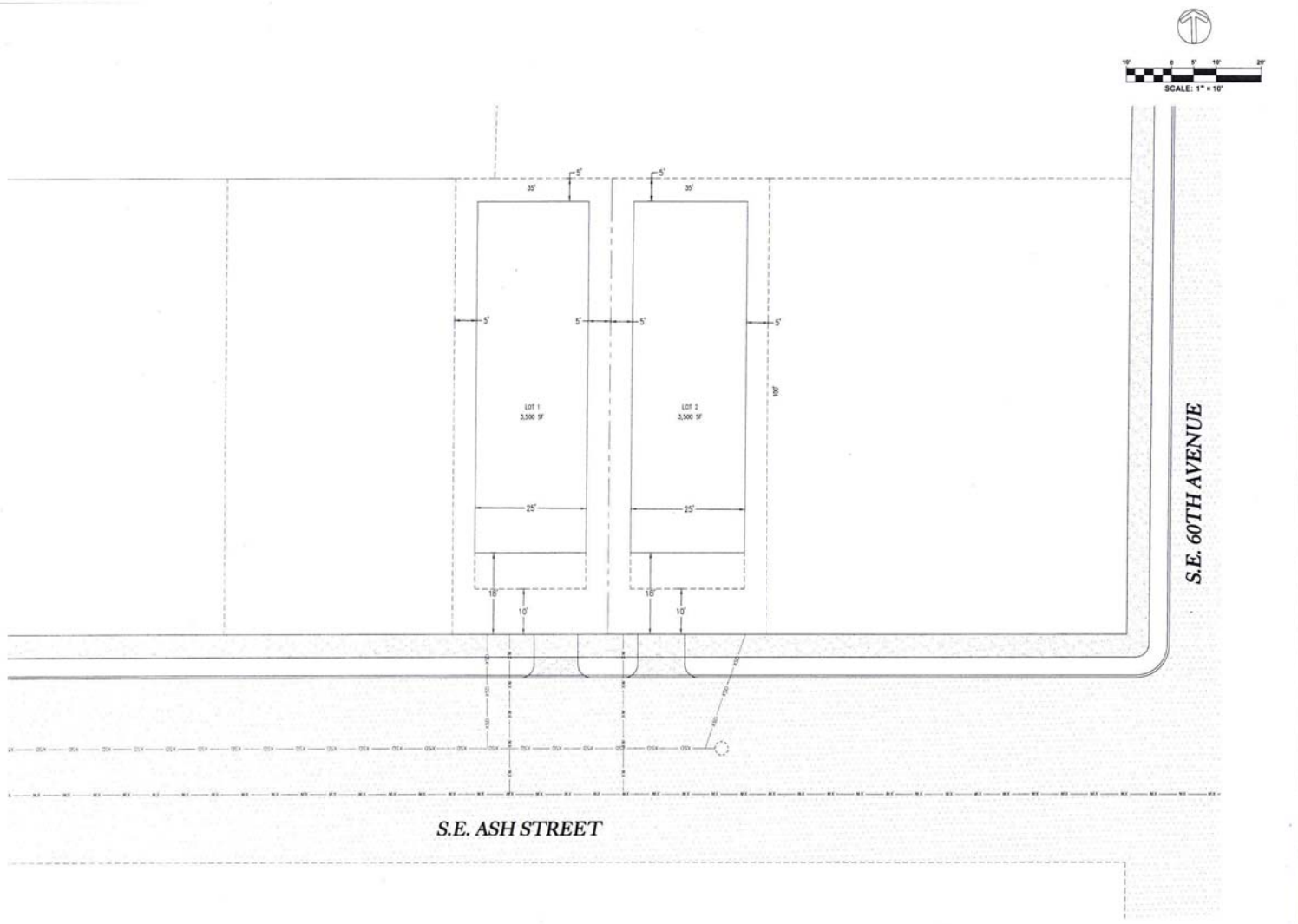
NOTE:
NO SURVEY WAS OBTAINED FOR THE DRAWING OF THIS SITE PLAN. EMERIO DESIGN, LLC ASSUMES NO LIABILITY AS TO SITE INFORMATION SHOWN OR NOT SHOWN ON THIS PLAN. SITE IS APPROXIMATELY 235 ELEVATION.

ZONING CHANGE EXHIBIT
EXISTING CONDITIONS
5915 SE ASH STREET
PORTLAND, OR

EMERIO Design
6107 SW MURRAY BLVD, SUITE 147
BEAVERTON, OREGON 97008
TEL: (503) 515-5528
FAX: (503) 639-9592
www.emeriodesign.com

SHEET
C1.1

Plotted: May 21, 2013 - 2:12pm, P:\205-007 5915 SE Ash Street\dwg\205-007_C1.1site.dwg, Layout: C1.1 PROPOSED SITE PLAN, User: wahlstrom



NOTE:
NO SURVEY WAS OBTAINED FOR THE DRAWING OF THIS SITE PLAN. EMERIO DESIGN, LLC ASSUMES NO LIABILITY AS TO SITE INFORMATION SHOWN OR NOT SHOWN ON THIS PLAN. SITE IS APPROXIMATELY 235 ELEVATION.

ZONING CHANGE EXHIBIT
PROPOSED SITE PLAN
5915 SE ASH STREET
PORTLAND, OR

EMERIO Design
6107 SW MURRAY BLVD. SUITE 147
BEAVERTON, OREGON 97008
TEL: (503) 515-5528
FAX: (503) 639-9592
www.emeriodesign.com

SHEET
C1.2