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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 18, 2014

To: Interested Person

From: Lois Jennings, Land Use Services
503-823-2877 or lois.jennings@portlandoregon.gov

NOTICE OF A TYPE Ix 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 March 20, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-110756 LC, in your letter. It also is helpful to address your letter to me, Lois Jennings.

CASE FILE NUMBER: LU 14-110756 LC

Applicant: Kevin Partain,Urban Visions Planning Services, Inc.
223 NE 56th Ave
Portland OR, 97213
503-421-2967 or kevinp@gorge.net

Owner: Chales F. Thomas III for Eden Enterprises LLC
5505 SW Delker Road
Tualatin, OR 97062-9710

Surveyor: Centerline Concepts Land Surveying, Inc
729 Molalla Ave
Suite 1 & 2, Oregon City, OR 97045

Site Address: 5200 N PRINCETON ST
Legal Description: East 12 ft. of Lot 8, Lot 9 and 10, BLOCK 51 of UNIVERSITY PK
Tax Account No.: R851302780
State ID No.: 1N1E07DD 01500
Quarter Section: 2224

Neighborhood: University Park, contact Tom Karwaki at chair@universityparkneighbors.org
Business District: North Portland
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: R5- High Density Single Family Residential Zone
Case Type: LC –Lot Consolidation Review

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

Proposal: The applicant proposes to eliminate an original platted lot line through a lot consolidation process. This lot consolidation if approved will consolidate (replat) the East 12 feet of Lot 8 and Lot 9, Block 51 of University Park into one parcel. The lot consolidation is in preparation for a future property line adjustment with abutting Lot 10 under the same ownership. The property line adjustment is not part of this review.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are Zoning Code Section 33.675.300, Lot Consolidation Standards.

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 January 28, 2014 and determined to be complete on **February 14, 2014**.

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.

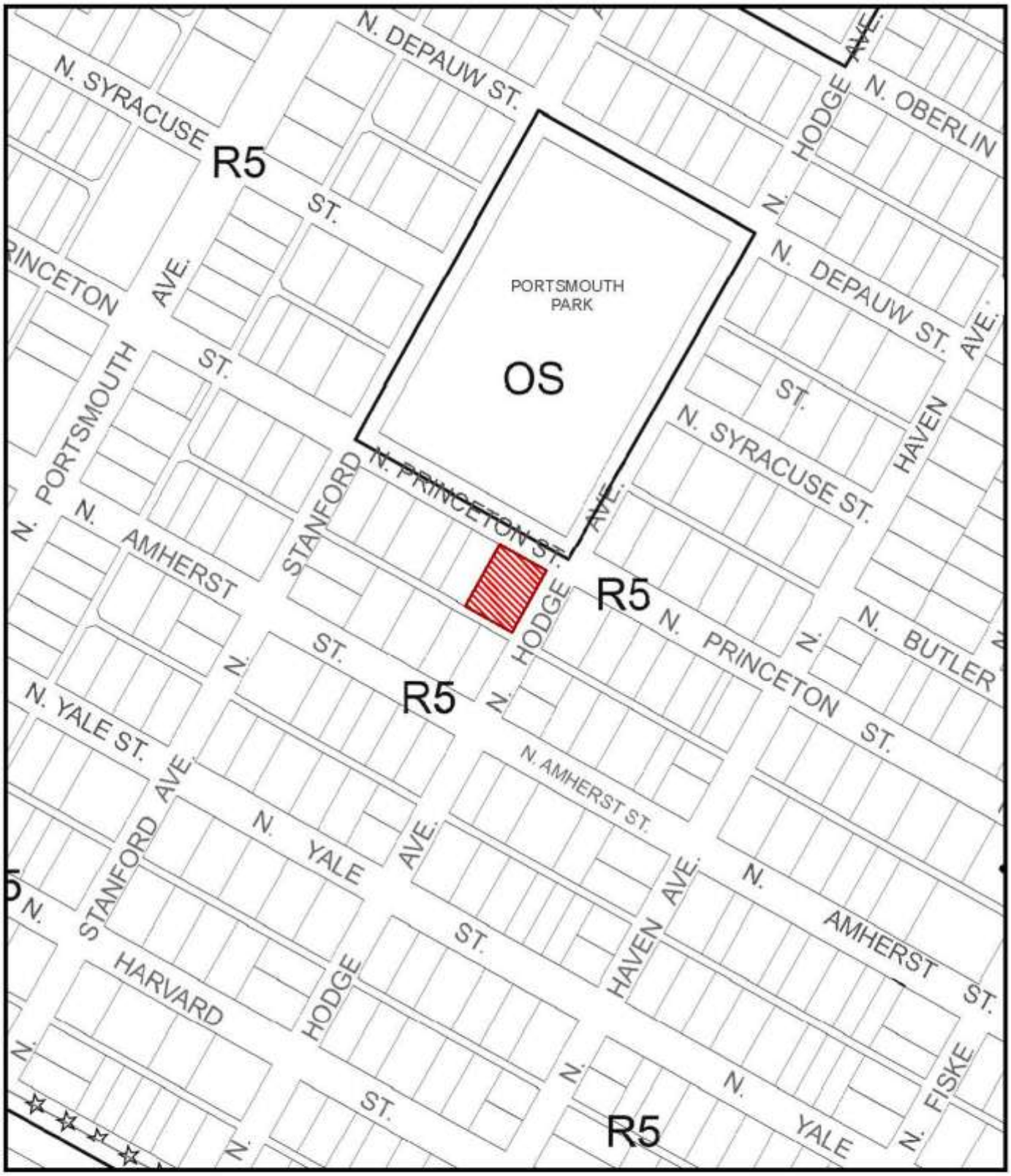
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file 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 775 Summer St NE, Suite 330, Salem OR 97301-1283. 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
Survey Plan
Existing Conditions Site Plan



ZONING

Site

Historic Landmark

NORTH

File No. LU 14-110756 LC

1/4 Section 2224

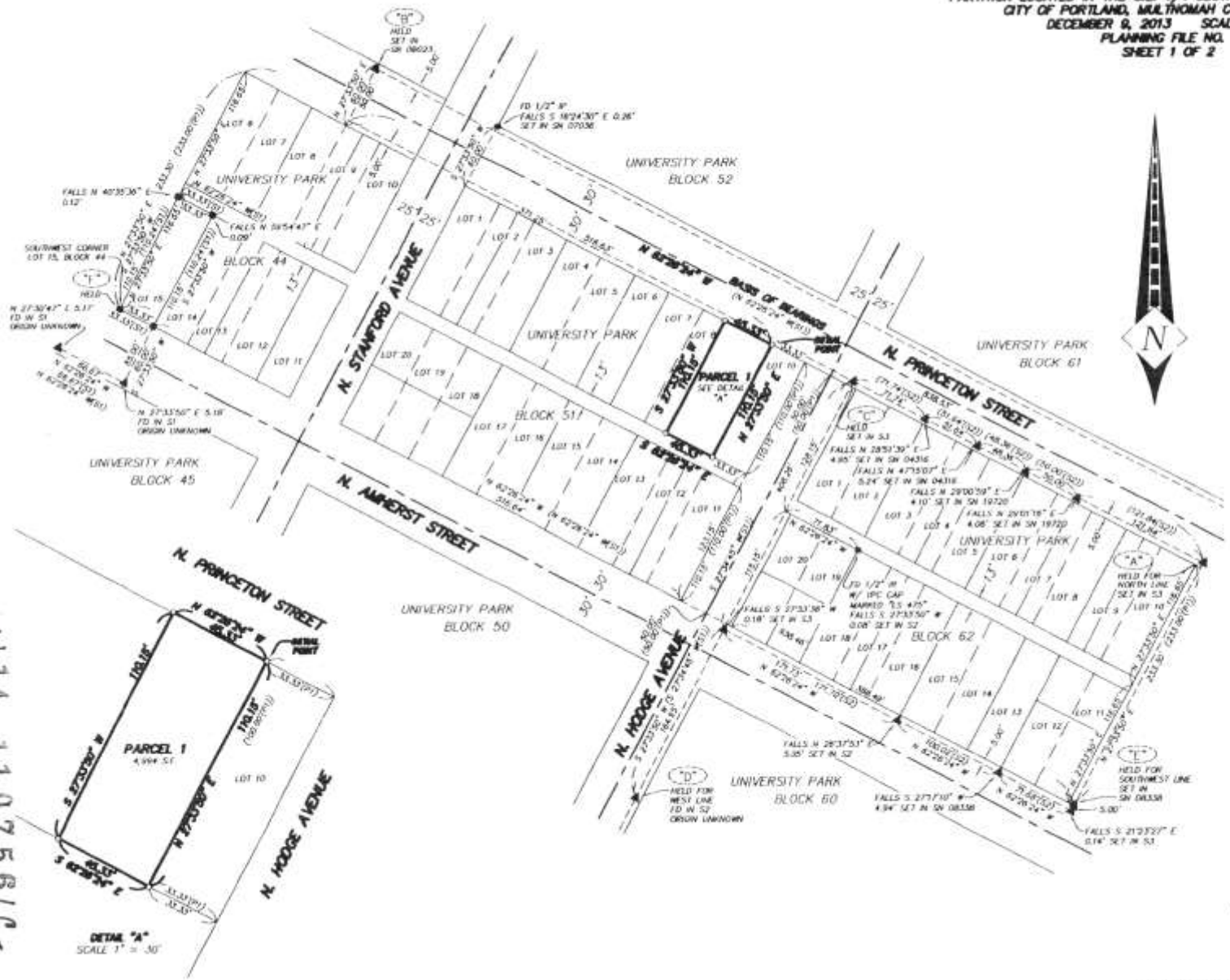
Scale 1 inch = 200 feet

State_Id 1N1E07DD 1500

Exhibit B (Jan 31,2014)

PARTITION PLAT NO. 2013-

A PORTION OF LOT 8 AND LOT 9, BLOCK 51, "UNIVERSITY PARK"
PARTITION LOCATED IN THE S.E. 1/4 SECTION 7, T.1N., R.1E., W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DECEMBER 9, 2013 SCALE 1"=60'
PLANNING FILE NO.
SHEET 1 OF 2



LU 14-110756LC

LEGEND:

- ○ SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON _____, 2013
- △ SET 1.17" COPPER DISC (BERNTSEN BP1) MARKED "CENTERLINE INC." ON _____, 2013
- ● FOUND MONUMENT AS NOTED
- ■ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "LA BARGE LS 2871" FROM SN 81856
- ▲ FOUND BRASS SCREW IN LEAD IN CONCRETE WALK ORIGIN AS NOTED

( ) = RECORD DISTANCES & BEARINGS
IR = IRON ROD IP = IRON PIPE
FD = FOUND W/ = WITH S.F. = SQUARE FEET
YPC = YELLOW PLASTIC CAP
R/W = RIGHT OF WAY
SN = SURVEY NUMBER
MULTNOMAH COUNTY SURVEY RECORDS
S1 = SN 81856
S2 = SN 46745
S3 = SN 44798
P1 = PLAT OF "UNIVERSITY PARK"
D1 = BOOK 2572, PAGE 1630 (AUGUST 4, 1992)

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

SIGNED ON: 12-16 2015

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON NOVEMBER 10, 2007 JAMES BURTON BROWN 60370

VALID THROUGH DECEMBER 31, 2013

I CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #51640A ON HP PLOT ITEM

I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

Plotted M:\PROJECTS\RENAISSANCE-PRINCETON-N-52001\dwg\PART1TON.dwg

PARTITION PLAT NO. 2013-_____

A PORTION OF LOT 8 AND LOT 9, BLOCK 51, "UNIVERSITY PARK"
PARTITION LOCATED IN THE S.E. 1/4 SECTION 7, T.1N., R.1E., W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DECEMBER 9, 2013
PLANNING FILE NO.
SHEET 2 OF 2

NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES AND MONUMENT A ONE PARCEL PARTITION PLAT OF PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED BOOK 2572, PAGE 1630, RECORDED ON AUGUST 4, 1992, MULTNOMAH COUNTY DEED RECORDS, ALSO KNOWN AS THE LOT 8 AND THE EAST 12.00 FEET OF LOT 9, BLOCK 51, "UNIVERSITY PARK", MULTNOMAH COUNTY PLAT RECORDS.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWEST RIGHT OF WAY LINE OF N. PRINCETON STREET, THE BASIS IS PER SN81858 (N62°26'24"W), TO ESTABLISH THE SOUTHWEST RIGHT OF WAY LINE, BEING COINCIDENT WITH THE NORTHEAST LINE OF THE SUBJECT PROPERTY (NORTHEAST LINE OF BLOCK 51 OF SAID PLAT) I HELD MONUMENTS "A" AND "C" AS 5.00 FOOT NORTHERLY OFFSETS TO SAID SOUTHWEST RIGHT OF WAY LINE, TOGETHER WITH HOLDING MONUMENT "B" AS A 5.00 FOOT SOUTHERLY OFFSET TO THE NORTHEAST RIGHT OF WAY LINE OF N. PRINCETON STREET FOR VERIFICATION.

3. FOR THE EAST LINE OF SAID LOT 9, I HELD THE FOUND MONUMENTS AT POSITIONS "C" AND "D" PER SURVEY NUMBER 61856, MULTNOMAH COUNTY SURVEY RECORDS. I HELD POSITIONS "C" AND "D" AS A 5.00 WESTERLY OFFSET TO THE SOUTHEAST RIGHT OF WAY LINE OF N. HODGE STREET AND HELD WESTERLY, THE RIGHT OF WAY DISTANCE OF 30.00 FEET TO ESTABLISH THE SOUTHEAST LINE OF SAID BLOCK 51. I THEN HELD WESTERLY AND PARALLEL, THE PLAT DISTANCE OF 33.33 FEET TO ESTABLISH THE EAST LINE OF LOT 9.

4. FOR THE SOUTH LINE OF THE SUBJECT PROPERTY, FIRST I HELD MONUMENTS "E" AND "F" FOR THE SOUTHWEST LINE OF BLOCKS #4, 51, AND 62, TOGETHER WITH THE ESTABLISHED SOUTHWEST RIGHT OF WAY OF N. PRINCETON STREET, BEING COINCIDENT WITH THE NORTH LINE OF SAID BLOCKS. BOTH ESTABLISHED LINES ARE PARALLEL AND 213.33 FOOT DISTANT APART, PLAT CALLS FOR 213.00 FEET, THEREFOR THE ESTABLISHING THE CENTERLINE OF THE 13.00 FOOT WIDE ALLEY'S FOR SAID BLOCKS BEING 116.65 FEET PARALLEL WITH, AND CENTERED BETWEEN BOTH LINES. I THEN HELD NORTHEALY AND PARALLEL WITH SAID ALLEY CENTERLINE, 6.5 FEET TO ESTABLISH THE SOUTHWEST LINES OF LOTS 8 AND 9 OF SAID BLOCK 51.

5. FOR THE WEST LINE OF DEED BOOK 2572, PAGE 1630, RECORDED ON AUGUST 4, 1992, MULTNOMAH COUNTY DEED RECORDS, I HELD WESTERLY AND PARALLEL, PLAT AND DEED DISTANCE FROM THE ESTABLISHED EASTERLY LINE OF SAID LOT 9.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EDEN ENTERPRISES, LLC. THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION OF SAID PROPERTY AND THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES. THIS PLAT IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.

_____
EDEN ENTERPRISES, LLC.

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF _____ } SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 2013, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT, AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC – OREGON

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, JAMES BURTON BROWN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

A REPLAT OF LOT 9 AND THE EAST 12.00 FEET OF LOT 8, BLOCK 51, "UNIVERSITY PARK" IN THE S.E. 1/4 OF SECTION 7, T.1N., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" IRON ROD WITH A RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" SET AT THE MOST EASTERLY CORNER OF LOT 9, BLOCK 51, "UNIVERSITY PARK", MULTNOMAH COUNTY PLAT RECORDS, BEING 30.00 FEET SOUTHWESTERLY OF THE CENTERLINE OF N. PRINCETON STREET WHEN MEASURED AT RIGHT ANGLES; SAID CORNER BEARS N27°33'50"E, 233.30 FEET AND S62°26'24"E, 516.63' FROM A 5/8" IRON W/ 1991 STAMPED "LANDROP LS 2671" MARKING THE SOUTHWEST CORNER OF LOT 15, BLOCK #4, "UNIVERSITY PARK" MULTNOMAH COUNTY PLAT RECORDS. THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 9, AND CONTINUING ALONG THE NORTHEASTERLY LINE OF LOT 8 OF SAID BLOCK AND PLAT, SOUTHWESTERLY OF, PARALLEL WITH, AND 30.00 FEET DISTANT FROM SAID CENTERLINE, N62°26'24"W, 45.33 FEET TO THE MOST NORTHERLY CORNER OF THAT PROPERTY DESCRIBED IN DEED BOOK 2572, AT PAGE 1630, RECORDED ON AUGUST 4, 1992, MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID DEED BOOK 2572, PAGE 1630, RECORDED ON AUGUST 4, 1992, MULTNOMAH COUNTY DEED RECORDS, WESTERLY OF, PARALLEL WITH, AND 12.00 FEET FROM THE NORTHWEST LINE OF SAID LOT 9, S27°33'50"W, 100.15 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 8; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8, AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9, S62°26'24"E, 45.33 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, N27°33'50"E, 100.15 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS 4,694 SQUARE FEET OR 0.11 ACRES.

SIGNED ON: 12-16-2013

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 10, 2007
JAMES BURTON BROWN
60376

VALID THROUGH DECEMBER 31, 2013

I CERTIFY THAT THIS PLAT WAS PREPARED USING HP PRODUCT #5164A ON WMF FILM

I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

APPROVALS:

CITY OF PORTLAND LAND DIVISION CASE FILE LUR ___-_____ ___ ___

APPROVED THIS _____DAY OF _____, 2013

BY: _____
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS _____DAY OF _____, 2013

BY: _____
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS _____DAY OF _____, 2013
COUNTY SURVEYOR,
MULTNOMAH COUNTY OREGON

BY: _____

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF _____, 2013
DIRECTOR, DIVISION OF ASSESSMENT & TAXATION
MULTNOMAH COUNTY, OREGON

BY: _____
DEPUTY

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED _____, 2013
AT _____O'CLOCK ___M., AS PARTITION PLAT NO. _____

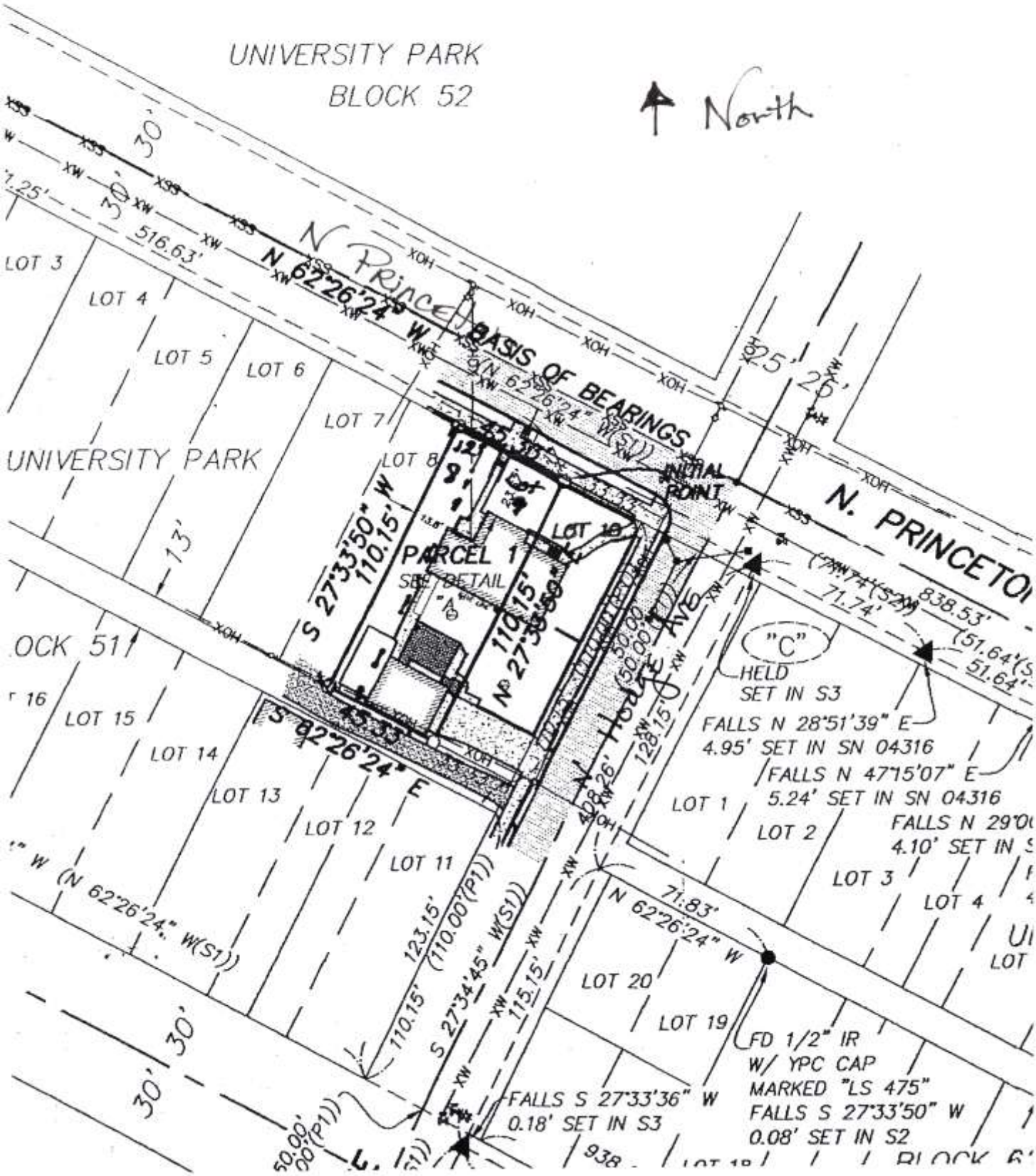
COUNTY RECORDING OFFICE

BY: _____
DEPUTY

DOCUMENT NO: _____

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

Plotted M:\PROJECTS\RENAISSANCE-PRINCETON-N-5200\dwg\PARTITION.dwg

Supplemental Site Plan
Existing Condition Site Plan

1/2" IP
LLS S 16°24'30" E 0.26'
T IN SN 07036