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

Notice of a Pre-Application Conference

Time and Date: August 7, 2014 at 10:30 AM

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

File Number: EA 14-180835

Proposal and Property Information

Location: 10200 N. Lombard

Proposal: Pre-Application Conference to discuss Conditional Use Review for new 120-foot tall monopole proposed for wireless facilities within 2,000 feet of another monopole.

Land Use Reviews Expected: Type III, Conditional Use Review (criterion 33.815.225.D)

Site Zoning: IG2, General Industrial 2 zone

Tax Account Number(s): R323809

Contacts

Applicant: Noah Grodzin, CASCADIA PM, (971) 285-6645

Conference Coordinator: Sheila Frugoli, 503-823-7817

Neighborhood Association: St. Johns, contact David Green at davidgreen7373@gmail.com

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892.

Neighborhood within 1,000 feet: Cathedral Park, contact Doug Larson at 503-206-6858.

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.

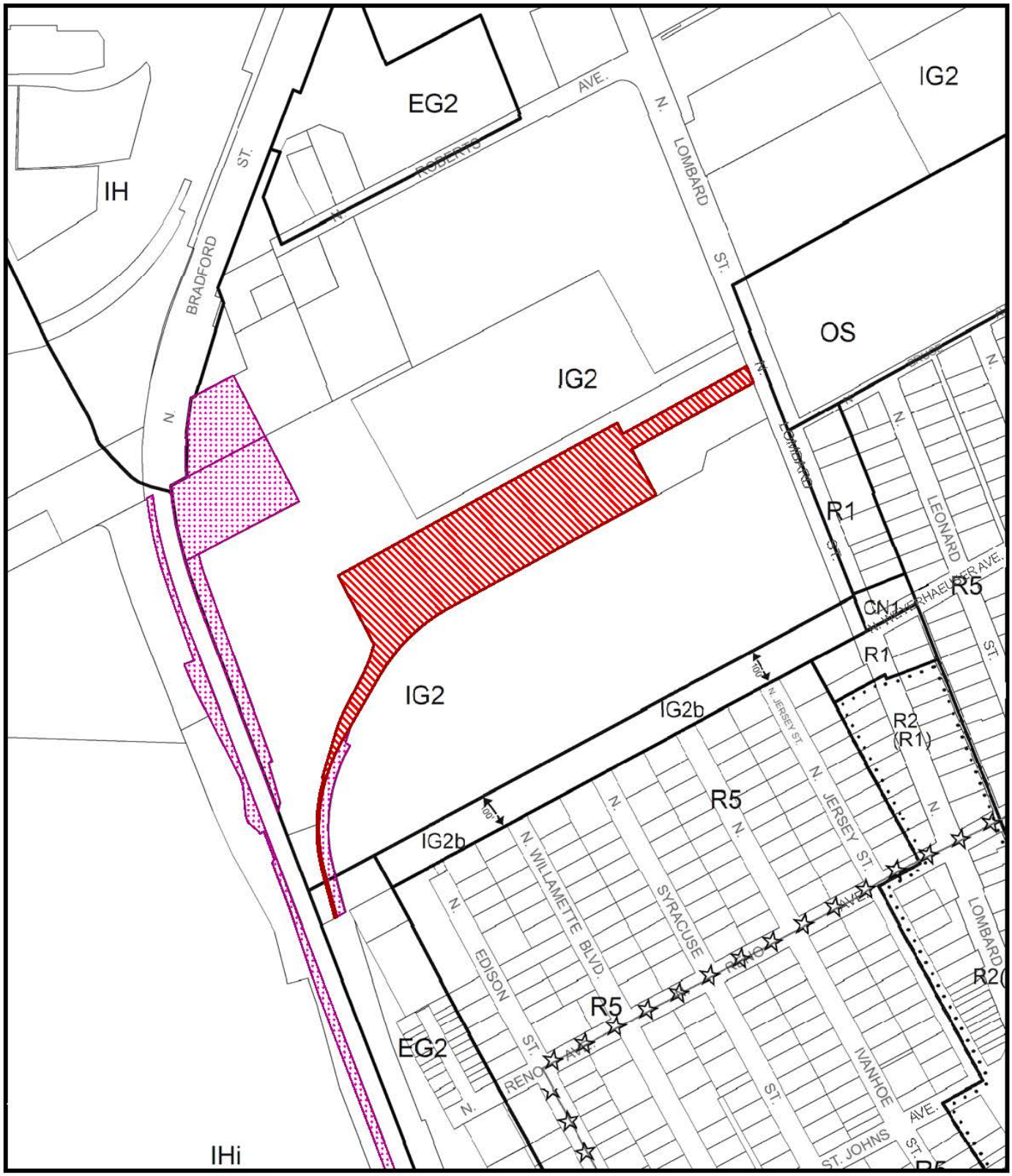
What is the purpose of the Pre-Application Conference?

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

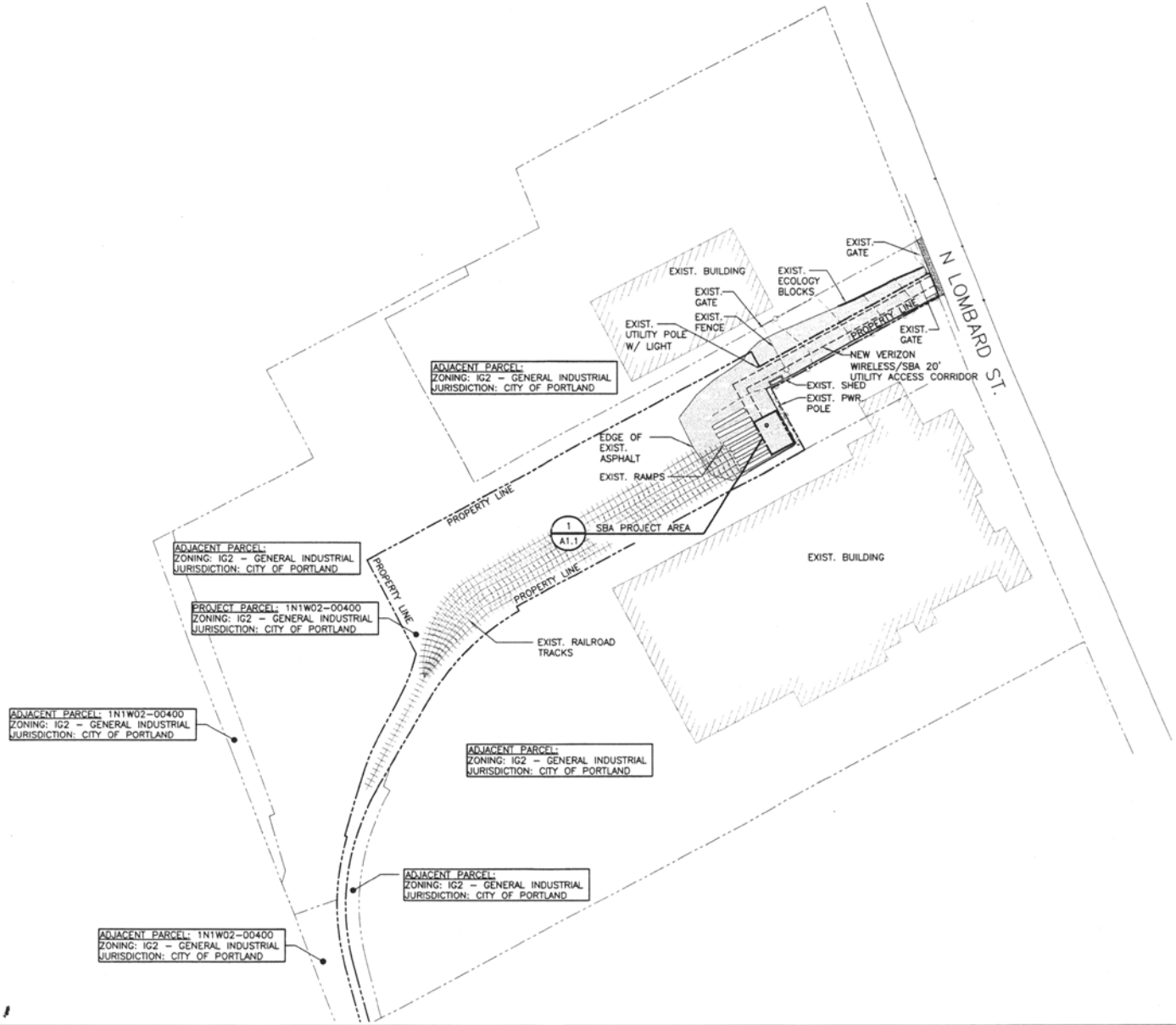
Site

Also Owned

NORTH

File No.	EA 14-180835 PC
1/4 Section	1920,1921,2020
Scale	1 inch = 350 feet
State_Id	1N1W02 400

(Jul 10,2014)



EA14-180835PC

OVERALL SITE PLAN

22x34 SCALE: 1" = 100'-0"
11x17 SCALE: 1" = 200'-0"

1

verizon wireless

SBA

Drawings Produced By:

GPA ARCHITECTS
2701 NW Vaughn, Suite 764
Portland, OR 97210
503-274-7800

REGISTERED ARCHITECT
DEREK M. N. PLOMMER
PORTLAND, OREGON
STATE OF OREGON

No.	Date	By	Revisions
	03/05/14	LTW	ZD REVIEW
	03/14/14	DNT	ZD FINAL
	03/21/14	LTW	REVISED ZD FINAL

File no. 13–297
Date 03/21/14

Designed by DNT
Drawn by LTW
Checked by DNT
Approved by SMNP

Date issued :
Date issued for Zoning Permit :
Date issued for Building Permit :
Date issued for Bid :
Date issued for Construction :

Project title :

OR15567–S
UNION PACIFIC RAIL ROAD

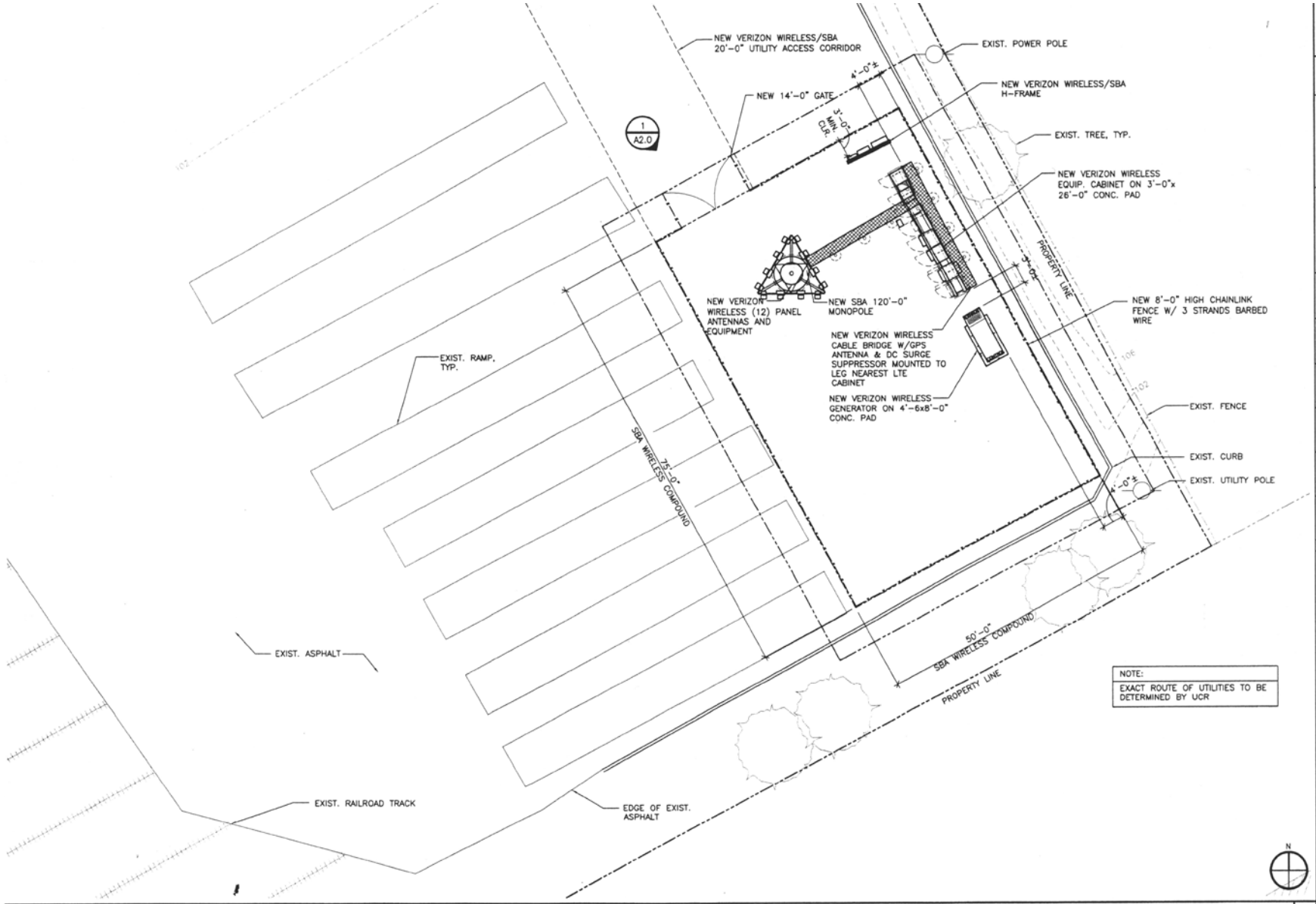
10200 N LOMBARD ST.
PORTLAND, OR 97304

Sheet title :

OVERALL SITE PLAN

Sheet no. :

A1.0



NOTE:
EXACT ROUTE OF UTILITIES TO BE DETERMINED BY UCR

EA14-180835PC

ENLARGED SITE PLAN

22x34 SCALE: 1/8" = 1'-0"
11x17 SCALE: 1/16" = 1'-0"

1

verizon wireless

SBA

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REGISTERED ARCHITECT
STEVEN M. R. PLUMMER
PORTLAND, OREGON
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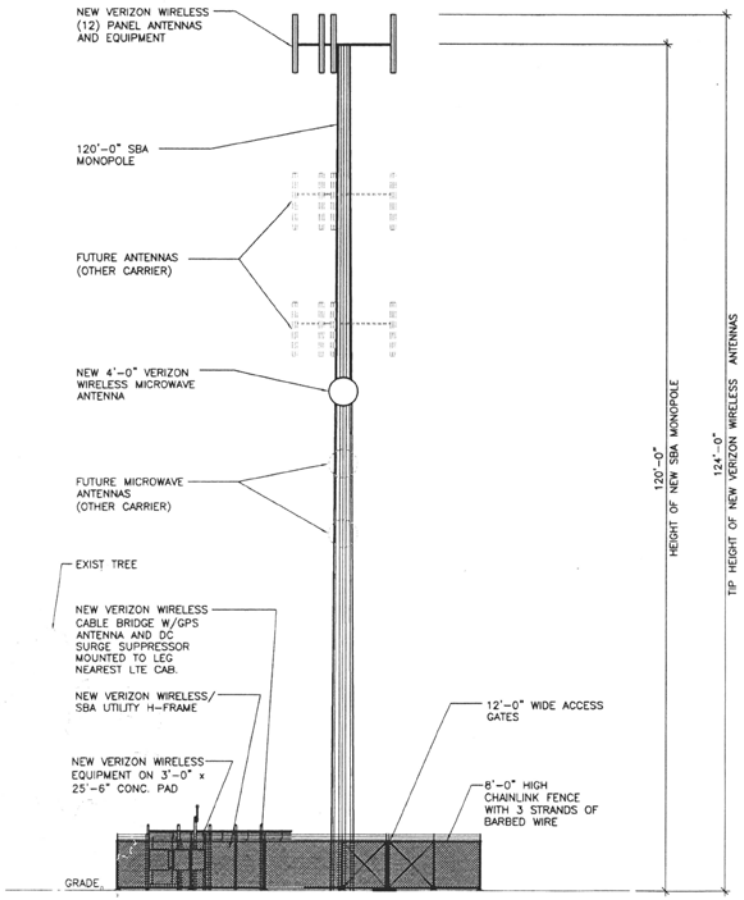
Sheet title :
ENLARGED SITE PLAN

Sheet no. : A1.1



EA 14-180835PC

NORTH ELEVATION

22x34 SCALE: 1/8" = 1'-0"
11x17 SCALE: 1/16" = 1'-0"

1

NOT USED

22x34 SCALE: NTS
11x17 SCALE: NTS

2

verizon wireless

SBA

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PORTLAND, OR 97304

Sheet title :

ELEVATION

Sheet no. : A2.0