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

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: November 2, 2016 at 1PM

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

File Number: EA 16-254410

Proposal and Property Information

Location: 4210 SW 58TH AVE

Proposal: Pre-Application Conference to discuss a proposal for a five lot land division. The existing house will remain on proposed lot 5. The proposal shows access to lots 1-4 across a common driveway. Lots are approximately 14,500 square feet in area each. The proposal will need to meet the standards of Chapter 33.430.160 of the Portland Zoning Code or be approved through a Type II Environmental Review using the criteria of 33.430.250.A. in addtion to meeting the criteria of the Land Division chapter of the code (33.600).

Land Use Reviews Expected: Type III Land Division, Type II Environmental Review

Site Zoning: R10 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code) "c" (Conservation Overlay, 33.430)

Tax Account Number(s): R327282

Contacts

Applicant: Mark Dane, Mark Dane Planning (503) 332-7167

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Bridlemile, contact David Stein at steinnet@gmail.com

District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Business District: None

Neighborhood within 1,000 feet: Bridlemile, contact David Stein at steinnet@gmail.com

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.

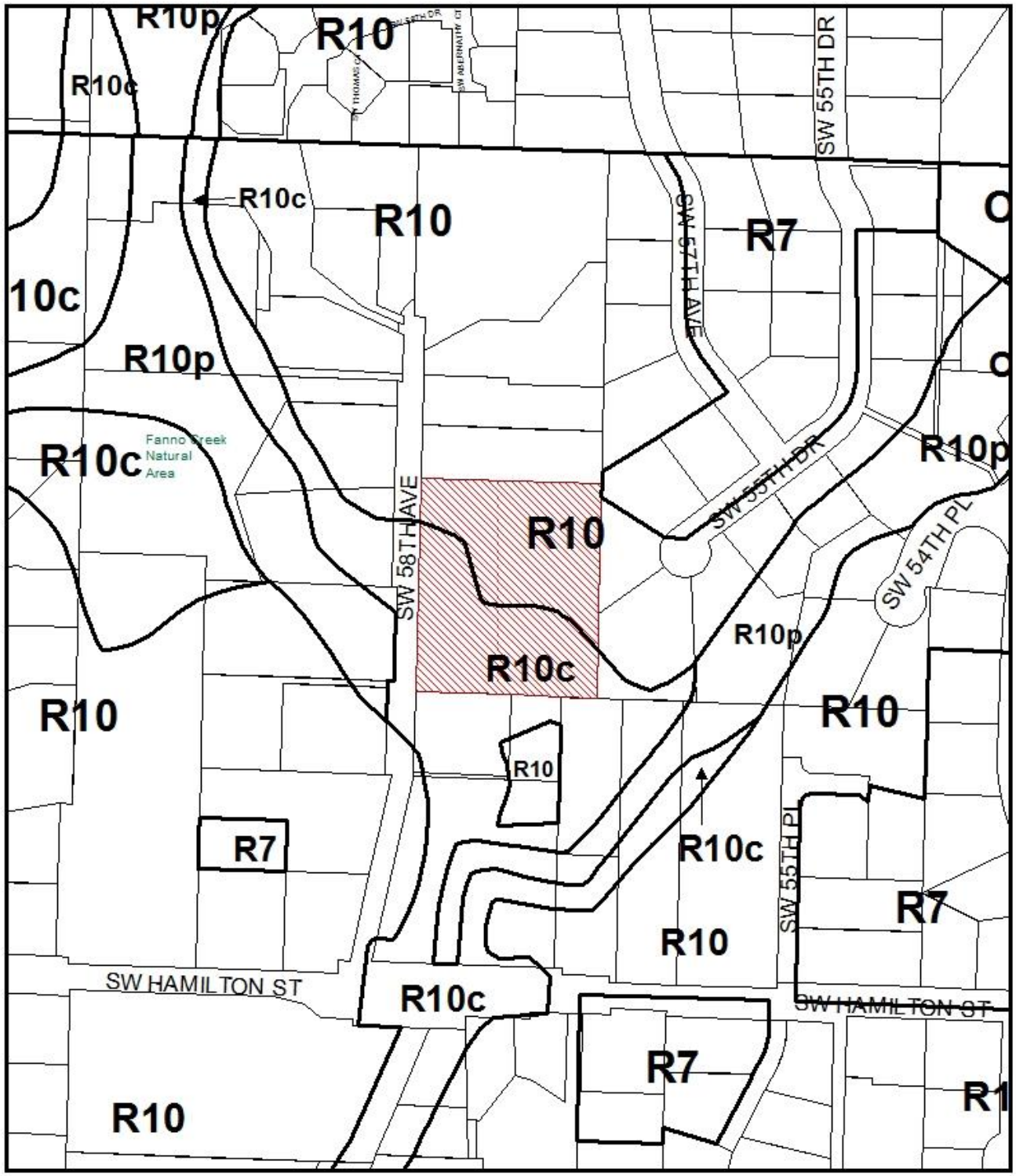
What is the purpose of the Pre-Application Conference?

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).



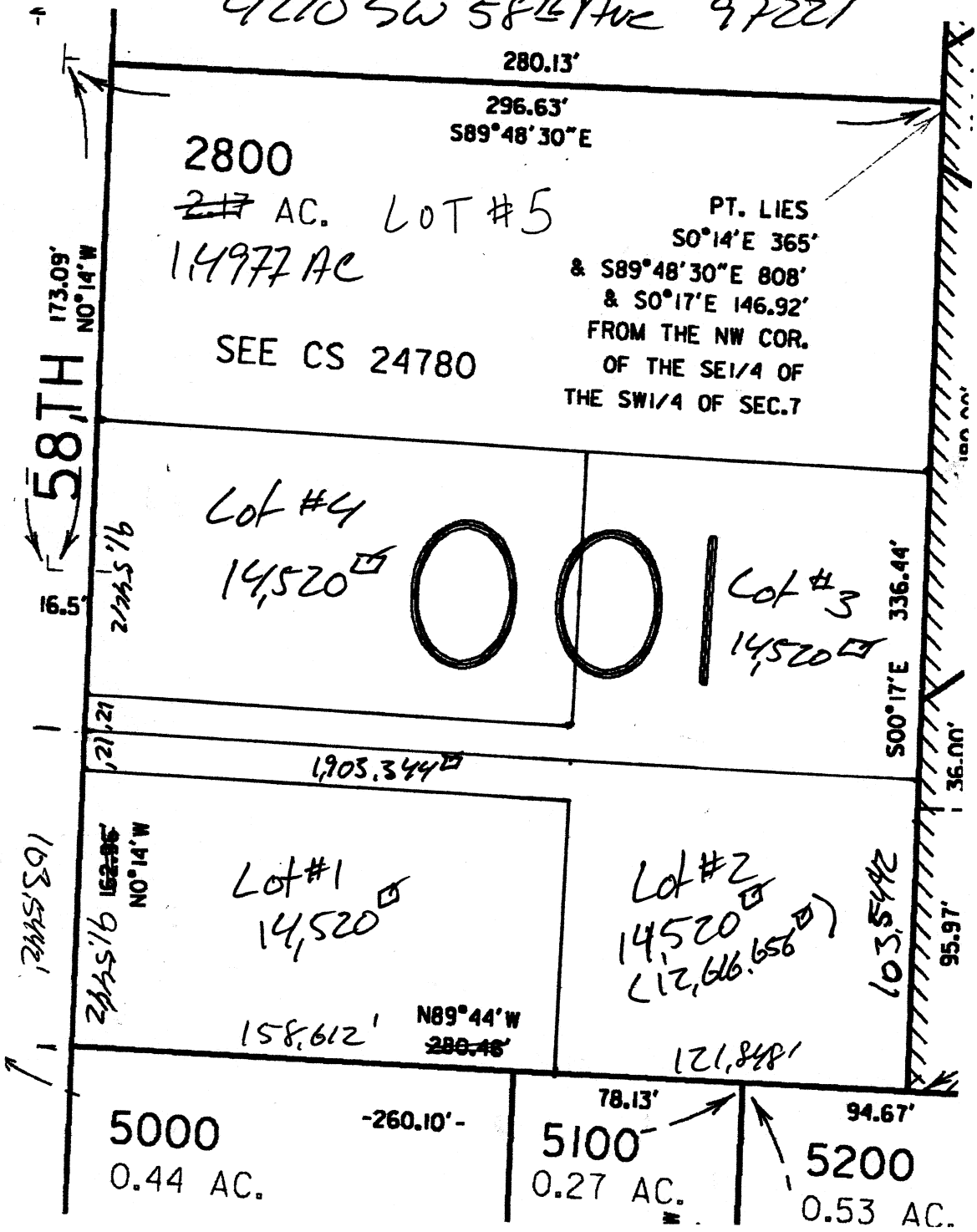
ZONING

Site

File No. EA 16-254410 PC
1/4 Section 3423
Scale 1 inch = 200 feet
State_Id 1S1E07CD 2800
(Oct 11, 2016)

NORTH

4210 SW 58th Ave 97221



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