



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: October 8, 2008
To: Interested Person
From: Rachael Hoy, Land Use Services
503-823-0646 / RachaelH@ci.portland.or.us

NOTICE OF A TYPE II_x DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-154351 AP

GENERAL INFORMATION

Applicant: Jeffrey P Fish,
1834 SW 58th Ave #102
Portland, OR 97221

Representative: Darryl Abe,
W B Wells Assoc. Inc
4290 NE Fremont
Portland, OR 97213

Site Address: 5255 SE 74th Ave
Legal Description: E 50' OF S 33' OF LOT 7 BLOCK 3 E 50' OF LOT 8 BLOCK 3,
LOVEGREN ADD

Tax Account No.: R511500390 **State ID No.:** 1S2E17AC 06900
Quarter Section: 3538

Neighborhood: Mt. Scott-Arleta, contact Marla Turner at 503-887-9075.
Business District: Foster Area, contact Nancy Chapin at 503-313-1665.
District Coalition: Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.
Plan District: None
Zoning: R2a (Residential 2,000 with an 'a' overlay for Alternative Design Density Overlay)

Case Type: AP- Land Division Amendment (Partition)
Procedure: Type IIX, an administrative decision with appeal to the Hearings Officer.

Proposal:

A type IIX Land Division Amendment (Partition) Land Use Review to change a condition of approval from LU 06-180876 LDP AD is being requested. The applicant is requesting to change Condition C.1 that requires dedication and street frontage improvements along SE Mitchell Court and SE 74th Avenue. PDOT has indicated that they would be amenable to waiving street improvements along SE Mitchell at this time. However, Street and Storm Sewer Waivers of Remonstrance will be required and a 4 foot dedication on SE Mitchell and a one foot dedication on SE 74th will be required. These dedications are required for any future local improvements along the street.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33, the City of Portland Planning and Zoning Code. The relevant approval criteria are:

- Section 33.660.120 Approval Criteria of Land Divisions in Open Space and Residential Zones
- Section 33.660.320 Approval Criteria for Changes to an Approved Preliminary Plan

ANALYSIS

Site and Vicinity: The site is relatively flat with an existing house that will remain on the corner of SE Mitchell and SE 74th. The surrounding homes are one and two stories, single family development. On street parking is allowed on SE 74th Avenue.

Zoning: The R2 designation is one of the City's multi-dwelling zones, which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing. This site also has an "a" overlay, which is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. The applicant is not using the 'a' overlay for this project.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 06-180876 LDP AD, Preliminary Approval of a two lot partition with one Adjustment

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **August 29, 2008**. The following Bureaus have responded with no issues or concerns about the proposal:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Life Safety Review Section of BDS
- Bureau of Parks-Forestry Division

The Bureau of Environmental Services and Urban Forestry do not object to the proposed amendment, but they pointed out that all other conditions of approval from LU 06-180876, required by their bureaus, must still be met.

The Bureau of Transportation Engineering has responded with specific comments to this proposal. Please see Exhibit E-2 for details. The relevant comments are addressed under the appropriate criteria for review of the proposal

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 29, 2008**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA**APPROVAL CRITERIA FOR CHANGES TO AN APPROVED PRELIMINARY PLAN****33.660.120 Approval Criteria**

Changes to an approved preliminary plan will be approved if the review body finds that the applicant has shown that all of the approval criteria of Code Section 33.660.120 have been met. The relevant approval criteria and analysis are discussed below.

A. Approval criteria for changes listed in Subsection 33.660.310.B. Changes to the Preliminary Plan that are listed in Subsection 33.660.310.B must meet the approval criteria of Section 33.660.120, Approval Criteria.

Findings: The applicant proposes to modify a condition of Preliminary Plan approval related to Transportation Impacts. Modifying a condition of the Preliminary Plan approval is a change listed in Subsection 33.660.310.B. Therefore the proposed changes must meet the applicable approval criteria of Section 33.660.120, Approval Criteria.

The relevant criteria are found in Section **33.660.120 [A-L], Approval Criteria for Land Divisions in Open Space and Residential Zones**. Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the applicability of each criterion.

Criterion	Code Chapter	Topic	Applicability Findings
A	33.612	Lots	Applicable. Lot requirements were met under LU 06-180876 LDP AD; However the reduced dedication from PDOT changes lot dimensions for parcel 1.
B	33.630	Trees	Not Applicable. This is not an application for a new partition.
C	33.631	Flood Hazard Area	Not Applicable. The site is not located in a Flood Hazard Area.
D	33.632	Potential Landslide Hazard Area	Not applicable. The site is not located in a Potential Landslide Hazard Area.
E	33.633	Phased Land Division or Staged Final Plat	Not applicable.
F	33.634	Recreation Area	Not applicable.
G	33.635 .100	Clearing and Grading	Not Applicable. Clearing and grading requirements were met under LU 06-180876 LDP AD and this is not an application for a new partition.
G	33.635 .200	Land Suitability	Not Applicable. This is not an application for a new partition
H	33.636	Tracts and Easements	Not Applicable. No tracts or easements are proposed.
I	33.639	Solar Access	Not Applicable. This site is not a qualifying situation under 33.639.
J	33.640	Streams, Springs, and Seeps	Not applicable. No streams, springs or seeps are identified on this site and this is not an application for a new partition.
K	33.641	Transportation Impacts	Applicable - See findings below.
L	33.651 - 33.654	Services and Utilities	Applicable. Service and utilities requirements were met under LU 06-180876 LDP AD; however, stormwater requirements have changed because PDOT is no longer requiring the street frontage improvements.

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.612 contains the lot standards applicable in the Multi-dwelling zones. These density and lot dimension standards ensure that lots are consistent with the desired character of each zone while allowing lots to vary in size and shape provided the planned intensity of each zone is respected.

DENSITY STANDARDS

Density standards match housing density with the availability of services and with the carrying capacity of the land in order to promote efficient use of land, and maximize the benefits to the public from investment in infrastructure and services. These standards promote development opportunities for housing and promote urban densities in less developed areas. Maximum densities ensure that the number of lots created does not exceed the intensity planned for the area, given the base zone, overlay zone, and plan district regulations. Minimum densities ensure that enough dwelling units can be developed to accommodate the projected need for housing.

When single-dwelling or duplex development is proposed for some or all of the site, the applicant must show how the proposed lots can meet minimum density and not exceed the maximum density stated in Table 120-3. Site area devoted to streets is subtracted from the total site area in order to calculate the minimum and maximum density. The proposed amendment reduces the area dedicated to streets to 296 square feet.

When development other than single-dwelling or duplex development is proposed, minimum and maximum density must be met at the time of development.

In this case, Lots 1 and 2 are proposed for single dwelling development. Therefore, the density requirements for this site are calculated as follows:

Minimum = $4,704 \div 2,500 = 1.8$ (which rounds up to a minimum of 2 lots, per 33.930.020.A).

Maximum = $4,704 \div 2,000 = 2.35$ (which rounds down to a maximum of 2 lots, per 33.930.020.B).

Lot Dimensions

The lot dimensional standards ensure that: (1) Each lot has enough room for development that meets all the requirements of the zoning code; (2) Lots are an appropriate size and shape so that development on each lot can be oriented toward the street as much as possible; (3) The multi-dwelling zones can be developed to full potential; and (4) Housing goals for the City are met.

The proposed lots meet the lot dimension standards as shown in the following table (this information is found in Chapter 33.612 of the Zoning Code):

	R2 Zone Requirement	Proposed Lot 1	Proposed Lot 2
Lots for Attached or Detached Houses			
Minimum Lot Area	1,600 sq. ft.	2,939 sq. ft.	1,764 sq. ft.
Minimum Lot Width*	None	49 ft.	36 ft.
Minimum Lot Depth	None	60 ft.	49 ft.
Minimum Front Lot Line	10 ft.	49 ft.	36 ft.

*Width is measured from the midpoints of the side lot lines.

The findings above describe how the applicable lot standards are met. This criterion is therefore met.

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The water standards (33.651), and sanitary sewer standards (33.652) remain unchanged from land use decision 06-180876 and will not be discussed as part of this amendment.

- The technical standards of Chapter 33.653 related to stormwater management have been verified. The findings below for the Stormwater Management Approval Criteria of 33.653.020 incorporate a discussion of how the technical standards have been satisfied by the applicant's stormwater proposal.
- Chapter 33.654 includes technical standards related to proposed public and private rights of way, including improvements within streets, pedestrian connections, common greens, and alleys. However, no new streets, pedestrian connections, common greens, or alleys are proposed or required within the land division site. The site meets the through street and pedestrian connectivity requirements. As result, the remaining standards and approval criteria related to street connectivity, location, and design are met or not applicable.

33.653.020 Stormwater Management Approval Criteria

- A. If a stormwater tract is proposed or required, an adequate amount of land and an appropriate location must be designated on the Preliminary Plan; and**
- B. The application must show that a stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater.**

Findings: No stormwater tract is proposed or required. Therefore, criterion A is not applicable.

The City of Portland requires that stormwater from development be cleaned and disposed of in a manner that meets the requirements of the City's Stormwater Management Manual. In order to meet this approval criterion, land division proposals must demonstrate an approved method of cleaning (water quality treatment), detention (delayed release), and an approved disposal point.

The Stormwater Management Manual contains a hierarchy of acceptable methods of stormwater treatment and disposal. The hierarchy requires that applicants first explore the use of methods that have a lower potential impact on groundwater, such as on-site surface infiltration swales and infiltration planters. If these methods are not feasible on a site, applicants may move lower on the hierarchy, to methods that inject water deeper into the ground through mechanical devices such as drywells or sumps, or carry it off of the site into storm sewers, drainageways, or other approved disposal points.

In addition to determining appropriate treatment and disposal methods by working through the hierarchy in the Stormwater Management Manual, stormwater facilities must be sized, through engineering calculations, to accommodate the expected amounts of stormwater. In some cases, sizing a stormwater facility necessitates testing the infiltration rate of the soil at the site. The applicant has proposed the following stormwater management methods (Exhibit C.1), and the Bureaus have responded as follows (Exhibits E-1 and E-5)

- **Public Street Improvements:** As a result of this amendment request a condition of approval related to Office of Transportation requirements is changing (See Transportation Impacts Section of this report). The applicant will no longer be required to improve the frontage of the site with curbs and sidewalks along SE Mitchell Court. A 4-foot dedication will be required for future improvements if any future local improvement district is created to improve the roadway. Since there will be no new impervious area added as a result of this change, there will be no associated stormwater facility requirements.

Stormwater disposal for the individual lots remains unchanged from LU 06-180876:

- **Lot 2:** Stormwater from this lot will be directed to a drywell. This lot has sufficient area to meet setback standards, and accommodate water from a reasonably-sized home. Site Development has indicated conceptual approval of the drywell. BES has indicated that they need to see a building footprint and the location of the proposed drywell on the supplemental plan prior to final plat approval.
- **Lot 1 (the lot with the existing house):** The existing house has downspouts that drain into underground pipes. Site Development has noted that the existing system is acceptable.

With the conditions of approval described above, the stormwater management criteria are met. As shown by the findings above, the Services and Utilities criteria are met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

The relevant approval criteria of Chapter 33.641 are found in the two paragraphs below.

33.641.020. The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts; the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes.

33.641.030. The applicant may meet the criterion in Section 33.641.020, above, by including mitigation measures as part of the land division proposal. Mitigation measures must be acceptable to the City Engineer and may include providing transportation demand management measures, an access management plan, constructing streets or bicycle, pedestrian, or transit facilities on or off the site or other capital improvement projects such as traffic calming devices.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Small land divisions involving only a few dwelling units may not require a formal transportation impact study, while it might be required for larger projects (Title 17 includes technical standards describing when a more formal study is required).

The site has approximately 100 feet of frontage on SE 74th Avenue and 50 feet of frontage on SE Mitchell Court. Both SE 74th and SE Mitchell Court are classified as a local service streets for all modes in the Transportation Element of the Comprehensive Plan. Tri-Met provides transit service approximately 192 feet from the site on Foster Road via bus #14. Parking is currently allowed on SE 74th Avenue on both sides. There is one driveway entering the site that provides access to off-street parking for the existing house.

SE 74th Avenue is improved with a paved roadway, sidewalk and curb. SE Mitchell Court is improved with a paved roadway, but no curbs or sidewalks. In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and

bicyclists can safely and efficiently serve the proposed new development. Portland Transportation determined that an 11-foot pedestrian corridor would be required on SE 74th Avenue and SE Mitchell Court as part of LU 06-180876. Since that time, PDOT received the applicant's preliminary engineered plans for said improvements and a number of issues became evident. With the existing topography and paving material, it will not be possible for the applicant to build the segment of the street that was originally contemplated. The improvements would have to extend to the northern side of SE Mitchell, which would have implications on stormwater management for a larger segment of the roadway. As such, the project would involve frontages beyond the subject site (Exhibit E.2).

Accordingly, PDOT is retracting the previously required roadway improvements and will accept Street and Storm Sewer Waivers of Remonstrance in lieu of the physical street improvements. The future property owner of the two parcels will be required to participate in any future local improvement district that may be created for improving the roadway. The applicant will continue to be required to dedicate 4-ft of property along SE Mitchell Court and 1-ft of property along SE 74th Avenue. The dedications can be shown on the Final Plat.

This criterion is met, with the conditions that Street and Storm Sewer Waivers are signed and right-of-way dedications on SE Mitchell Court and SE 74th Avenue are shown on the final plat.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant is proposing to change a condition of approval to a previously approved land use review (LU 06-180876 LDP AD) which required street frontage improvements along SE Mitchell Court. PDOT has retracted the need for street frontage improvements, but will still require right-of-way dedications along SE Mitchell Court and SE 74th Avenue as well as Street and Storm Sewer Waivers of Remonstrance. All other conditions of approval from the original Land use decision remain in effect.

ADMINISTRATIVE DECISION

Approval of requested amendment to LU 06-180876 LDP AD to change the Condition of Approval C.1 and replace it with the new condition of approval listed below. All other conditions of approval from LU 06-180876 remain in effect as detailed below.

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- The proposed interior side setbacks for all of the lots if the reduced setback provisions of Section 33.120.270.D.1 are intended to be used.
- Specific information regarding building location building footprint, and location for stormwater management facilities
- Identify the front building setback between the fireplace bump out and the new public sidewalk corridor on SE Mitchell Court
- Any other information specifically noted in the conditions listed below.
- The surveyed location of the existing sewer lateral.

B. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for SE Mitchell Court and SE 74th Avenue. The required right-of-way dedication must be shown on the final plat.
2. If applicable, a private sanitary sewer easement, for the benefit of Parcel 1, shall be shown and labeled over the relevant portions of Parcel 2.
3. If applicable, a recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C2 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for A Private Sanitary Sewer Easement has been recorded as document no. _____, Multnomah County Deed Records."

C. The following must occur prior to Final Plat approval:**Streets**

1. The applicant shall sign street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms will be provided to the applicant during the final plat review process.

Utilities

2. Prior to final plat approval, the applicant shall provide documentation confirming the location of the existing lateral serving the house on Parcel 1. If the lateral is on Parcel 2, but continues to serve parcel 1, then a private sanitary sewer easement will be required as noted in Condition B 2 above.

Existing Development

3. The applicant must obtain a finalized building permit for removal of the covered deck that is attached to the existing house that will remain on proposed Parcel 1. The applicant must demonstrate compliance with the following standards in relation to the proposed new lot lines:

- 33.110.220 (Setbacks--specifically, the permit must show removal of sufficient portions of the covered porch to meet the side setback requirement of 5 feet in the R2 zone);

Alternately, the applicant must obtain an approved Adjustment to these standards prior to final plat approval.

4. The applicant must plant 2 street tree(s) in the planter strip on SE 74th Avenue, adjacent to parcel 1. Street trees will be chosen from the City's approved street tree list for the 2 ½ foot planting strip. Tree size requirements for residential sites are to be 2-inch caliper. The applicant must contact Urban Forestry at 503- 823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final plat approval.

Decision rendered by:  **on October 6, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed October 8, 2008

Staff Planner: Rachael Hoy

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on August 12, 2008, and was determined to be complete on August 27, 2008.

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. Therefore this application was reviewed against the Zoning Code in effect on August 12, 2008.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Note: some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on October 22, 2008** at 1900 SW Fourth Ave. Appeals may be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-0625 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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.ci.portland.or.us.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301 or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

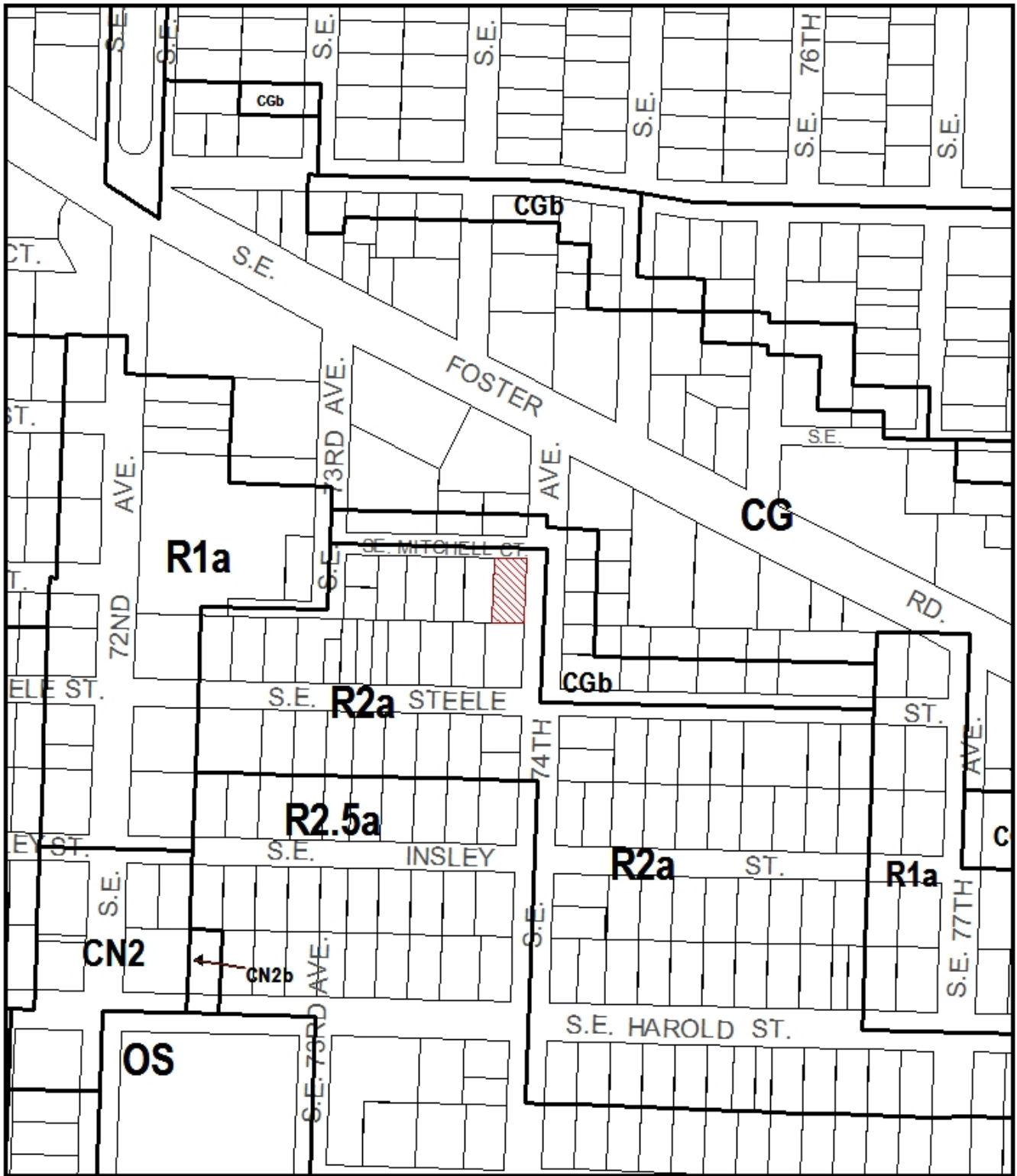
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Approved Site Plan from LU06-180876 (attached)
 - 2. Updated Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Life Safety
 - 7. Bureau of Parks, Forestry Division
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

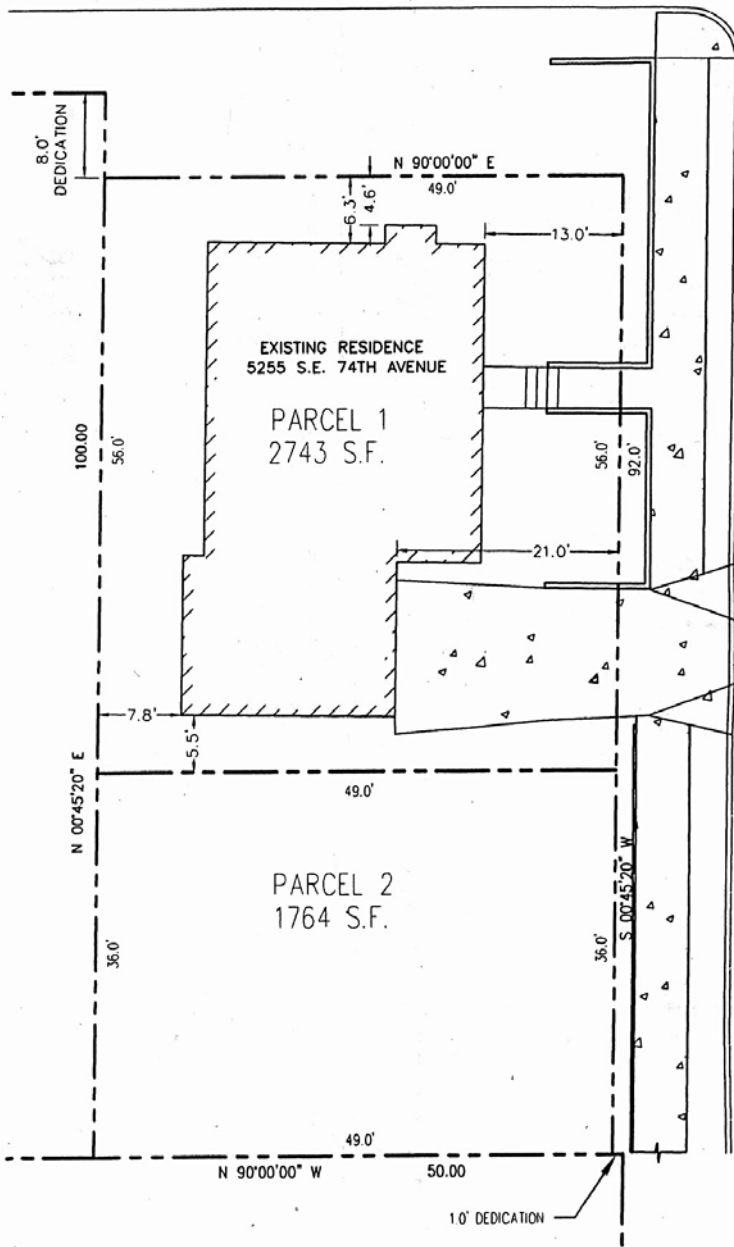
 Site



File No. LU 08-154351 AP
 1/4 Section 3538
 Scale 1 inch = 200 feet
 State_Id 1S2E17AC 6900
 Exhibit B (Aug 14,2008)

S.E. MITCHELL COURT

34.00' WIDE



S.E. 74TH AVENUE

60.00' WIDE

CASE NO. 08-154351 AP
EXHIBIT C.1

Diagram 1
SCALE: 1" = 20'

C.1 Exhibit LU 06-180876



**AMENDMENT TO
PRELIMINARY IMPROVEMENTS PLAT
2 LOT PARTITION**

4225 SE 74TH AVENUE
PORTLAND, OREGON

REGISTERED
LAND SURVEYOR
OREGON
BRADLEY A. SCHUBING
EXPIRES 06-30-10

JEFF FISH
FISH CONSTRUCTION INC
1800 NE 15TH AVENUE
PORTLAND, OREGON 97232
TEL: 503.283.2861
FAX: 503.283.2861

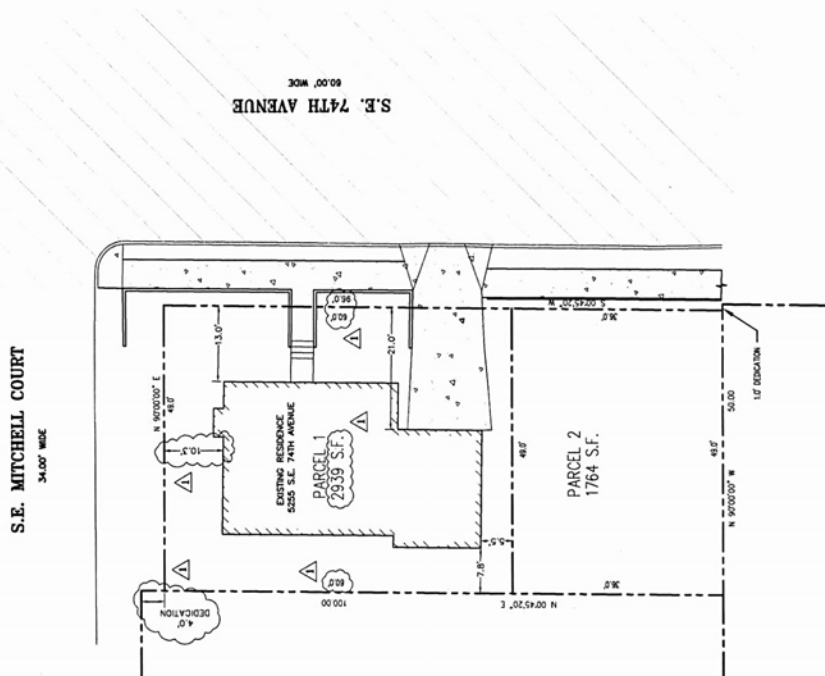
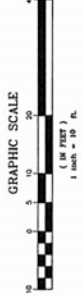
REVISIONS:
DEDICATIONS: 1/24/08
Amendment 8/9/08

DESIGNED BY: BSS
DRAWN BY: SOK
CHECKED BY: BSS
08-219-P02.DWG
PLOT DATE: 11/21/08
JOB NO.: 08-219
© W.B. WELLS 2008

SHEET 2 of 4

LEGEND

OF	OVERHEAD POWER
18"V	18" VOLT OVERHEAD POWER
CS	EXISTING COMBINED SEWER LINE
5"	EXISTING STORM WATER LINE
W	PROPOSED WATER LATERAL
SS	PROPOSED SEWER LATERAL
CM	EXISTING GAS METER
CS	EXISTING WATER METER
CS	EXISTING WATER VALVE
●	EXISTING SEWER MANHOLE
●	EXISTING STORM MANHOLE
○	PROPOSED DRYWELL
○	POWER/UTILITY POLE
□	EXISTING CATCH BASIN
□	EXISTING VALVE
□	ASPHALT
□	CONCRETE



NOTE:
THIS NUMBER DESIGNATES WHERE REVISIONS TO THE APPROVED
LAND-USE APPLICATION HAVE BEEN MADE.

CASE NO. 08-154351 AP
EXHIBIT C.2

LU 08-154351 AP