



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: December 2, 2010
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / kate.green@portlandoregon.gov

NOTICE OF A TYPE I 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 to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 10-175510 LDP

GENERAL INFORMATION

Applicant: Kevin Partain
223 NE 56th Avenue
Portland OR 97213-3705

Property Owner: Blair Exall
20826 NE Interlachen Lane
Fairview OR 97024
Endeavor Development LLC
8902 SW Washington Drive
Portland OR 9722

Site Address: 2429 SE 61st AVENUE

Legal Description: BLOCK 1 LOT 3&4 TL 17901, HERMOSA PK
Tax Account No.: R378800030
State ID No.: 1S2E06DD 17901
Quarter Section: 3236

Neighborhood: South Tabor, contact Marika Feibel at landuse@southtabor.org .
Business District: Eighty-Second Avenue, contact Ken Turner at 503-484-6225.
District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.

Zoning: Single Dwelling Residential 2500 (R2.5)
Alternative Design Density (a) overlay

Case Type: Land Division-Partition (LDP)
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a Land Division-Partition to divide a 5,727 square foot property into 2 parcels for detached houses. Both Parcel 1 and Parcel 2 are to be 2,864 square feet in area. Onsite drywells are proposed for stormwater management for new development on each parcel. No existing development is identified on the property.

A 30-inch diameter Douglas fir and a 14-inch diameter Plum tree are proposed for removal, and a 14-inch diameter native Hawthorne tree is to be retained.

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels or “units of land” within a calendar year (See ORS 92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create 2 units of land (2 parcels and no tracts). Therefore this land division is considered a partition.

This partition is reviewed through a Type I land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- **33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones**

FACTS

Site and Vicinity: The subject site is located within a developed residential area, to the southwest of Mt Tabor and Mt Tabor Park. The site is a relatively flat lot situated on SE 61st Avenue, between SE Division to the north and SE Ivon Street to the south. The site is currently vacant. Three trees are shown on the site.

The surrounding properties include commercial, multi-dwelling residential and open space zoned lands along and to the north of SE Division, and similar or less dense single-dwelling residential zoned properties to the east, south, and west. Most of the nearby single-dwelling residentially zoned lots are developed with one and two-story residencies.

Infrastructure:

Streets – The site has approximately 64 feet of frontage on SE 61st Avenue. At this location, SE 61st Avenue is classified as a Local Service Street for all modes in the Transportation System Plan.

SE 61st Avenue has a 28-foot wide curb to curb paved surface within a 50-foot right-of-way with parking on both sides. Along the 64-foot wide site frontage there is a curb, 4-foot wide planter area, 5-foot sidewalk, and a 2-foot wide buffer at the back of the sidewalk (4-5-2 configuration).

Tri-Met provides transit service approximately 120 feet from the site at SE Stark Street via Bus Line 4.

Water Service – There is an existing 8-inch CI water main in SE 61st Avenue. There are no water services to the property currently.

Sanitary Service - There is an existing 10-inch CSP public combination sewer line in SE 61st Avenue.

Zoning: The site is in the **Single-Dwelling Residential 2,500 (R2.5)** zone. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zone allows a mix of housing types with a single dwelling character while allowing attached houses and somewhat higher densities.

The site is also within the **Alternative Design Density Overlay (a)**, which aims to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements. The proposal is not utilizing any provisions of the a-overlay.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Please see Exhibits “E” for details.

- **Neighborhood Review:** A *Notice of Proposal in Your Neighborhood* was mailed on **October 22, 2010**. No written responses have been received.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 *The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.*

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 criteria that are not applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	All of the proposed parcels are interior lots (not on a corner). In this context, solar access standards express no lot configuration preference.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required
	33.654.120.D - Common Greens	No common greens are proposed or required
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required
	33.654.120.F - Alleys	No alleys are proposed or required
	33.654.120.G - Shared Courts	No shared courts are proposed or required
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required

Applicable Approval Criteria are:

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

Findings: Chapter 33.611 contains the density and lot dimension requirements applicable in the R2.5 zone. The applicant is proposing 2 single family parcels.

Minimum density in the R2.5 zone is one unit per 5,000 square feet and the maximum density is one unit per 2,500 square feet. The site has a minimum required density of 1 unit and a maximum density of 2 units.

The applicant is proposing 2 parcels. The density standards are therefore met.

The required and proposed lot dimensions are shown in the following table:

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Depth (feet)	Min. Front Lot Line (feet)
R2.5 Zone	1,600	NA	36	40	30
Parcel 1	2,864		32	89	32
Parcel 2	2,864		32	89	32

* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

Narrow Lots

Parcels 1 and 2 are proposed to be 32 feet wide — narrower than the minimum width for the R2.5 zone, as shown in the table above. The Zoning Code, however, allows narrower lots if the future development can meet the following:

33.611.200.C.2

a. On balance the proposed lots will have dimensions that are consistent with the purpose of the Lot Dimension Regulations.

The lot dimension requirements ensure that: (1) each lot has enough room for a reasonably-sized attached or detached house; (2) lots are of a size and shape that development on each lot can meet the development standards of the R2.5 zone; (3) lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future; (4) each lot has room for at least a small, private outdoor area; (5) lots are wide enough to allow development to orient toward the street; (6) each lot has access for utilities and services; (7) lots are not landlocked; (8) lots don't narrow to an unworkable width close to the street; and (9) lots are compatible with existing lots while also considering the purpose of this chapter.

The applicant notes that proposed Parcels 1 and 2 are consistent with the purpose of lot dimension regulations since neither parcel will be landlocked to have an unbuildable width; the parcels will be of sufficient size to meet the density requirements in the R2.5 zone; and the parcels will be wide enough to develop with detached houses that will be oriented toward the street and have sufficient site area to provide the required outdoor area. Additionally, as noted in Criterion L, below, utilities are available or can be made available to serve the parcels. Therefore, the proposed parcel widths are consistent with the purpose of the lot dimension regulations.

b. The minimum width for lots that will be developed with detached houses may not be reduced below 25 feet.

The proposed lot width is 32 feet, so this provision is met.

c. If the lot abuts an alley, then vehicle access is allowed only from the alley. This requirement will be imposed as a condition of approval of the land division.

The site does not have access from an alley, so this provision does not apply.

d. Lots must be configured so that development on the site will be able to meet the garage limitation standard of Subsection 33.110.253.E at the time of development.

An attached garage is not allowed on the street facing façade of a house that is less than 22 feet wide. Since both Parcel 1 and 2 are proposed to have a lot width of 32 feet, so the lots are wide enough to have houses that are 22 feet wide. Additionally, the lots are of sufficient width to allow detached garages at the rear of each lot, which could be accessed by a shared driveway that straddle the lots lines between properties. In any event, the applicant is aware of the garage limitation, and indicates the proposed houses will meet the limitation requirements.

- e. Lots that will be developed with attached houses must be configured so that 60 percent of the area between the front lot line and the front building line can be landscaped at the time of development;**

Detached houses are proposed, so this requirement does not apply.

- f. In areas where parking is not required by this Title, lots may be proposed that will not accommodate on-site vehicle access and parking. Such lots do not have to meet the requirements of code section 33.611.200.C , subparagraph 2.c and 2.d. As a condition of approval of the land division, the property owner must execute a covenant with the city. The covenant must:**
- (1) State that the owner will develop the property without parking, and that a driveway for access to on-site parking may not be created in the future, unless it is in conformance with regulations in effect at the time;**
 - (2) Meet the requirements of Section 33.700.060, Covenants with the City; and**
 - (3) Be attached to and recorded with the deed for the new lot.**

The subject site is located in an area where parking is not required; however, the applicant indicates parking will be provided on the site. As such, this provision is not applicable, and all parking must meet the applicable development standards at the time of development.

Based on these findings, the applicable lot standards can be met.

The findings above show that the applicable density and lot dimension standards are met. Therefore this criterion is met.

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter.

The arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.1). Four trees have been identified. One tree (a 31-inch diameter Douglas fir) has been exempted because it is designated as a hazardous tree. The total non-exempt tree diameter on the site is 28 inches.

The applicant proposes to preserve one, 14-inch diameter tree (a native Hawthorne), which comprise 50 percent of the total non-exempt tree diameter. This proposal complies with Option 2 of the tree preservation standards, which requires at least 50 percent of the total tree diameter on the site to be preserved. The applicant has provided a Tree Preservation Plan showing the preserved tree and the required root protection zone (Exhibit C.1).

In order to ensure that future owners of the parcel are aware of the tree preservation requirements, the applicant must record an Acknowledgement of Tree Preservation Requirements at the time of final plat.

With a condition that development on Parcel 1 must be carried out in conformance with the Tree Preservation Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.1) and an acknowledgement of tree preservation requirements is recorded with the final plat, this criterion will be met.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings: The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat.

In this case, the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees required to be preserved in the areas where new development on the site is anticipated.

Furthermore, the site is vacant, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development.

Based on the foregoing, this criterion is met.

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

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

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. Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

<p>33.651 Water Service standard - See Exhibit E-3 for detailed bureau comments.</p> <p>The water standards of 33.651 have been verified. Water is available to serve the proposed development from the water main in SE 61st Avenue.</p>
<p>33.652 Sanitary Sewer Disposal Service standards - See Exhibit E-1 for detailed comments.</p> <p>The sanitary sewer standards of 33.652 have been verified. There is an existing 10-inch CSP public sanitary sewer located in SE 61st Avenue that can serve the sanitary needs of the proposed parcels.</p>
<p>33.653.020 & .030 Stormwater Management criteria and standards- See Exhibits E.1 & E.5</p> <p>BES has verified that the stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater.</p> <p>No stormwater tract is proposed or required. Therefore, criterion A is not applicable.</p> <p>The applicant has proposed the following stormwater management methods:</p> <p>Parcels 1 and 2: Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells.</p>
<p>33.654.110.B.1 - Through streets and pedestrian connections 33.654.130.B - Extension of existing public dead-end streets & pedestrian connections 33.654.130.C - Future extension of proposed dead-end streets & pedestrian connections</p> <p>Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The block on which the subject property is located meets the noted spacing requirements, so no additional through street is required in the immediate vicinity of the site.</p> <p>In addition, the site is not within an area that has an adopted Master Street Plan, so criterion d. does not apply.</p> <p>Portland Transportation has found the existing sidewalk corridor sufficient, though it is not currently consistent with the 6-foot wide sidewalk width recommended at this location. In any event, Portland Transportation is not requiring dedication or new improvements at this time. The existing through pedestrian connections provide straight-line connections on</p>

which users will be able to see the ending of the pedestrian route from the entrance. For the reasons described above, this criterion is met.

The adjacent sites are already developed, and though some may have potential to further divide under current zoning, they have sufficient frontage on an existing street to provide access. Portland Transportation notes there is no need for a street extension through this site. Therefore, this criterion is met.

**33.641 – Transportation Impacts – 33.641.020 and 33.641.030
33.654.120.B & C Width and elements of the street right-of-way
33.654.130.D Partial Rights of way**

Based on the available information, the estimated increase in daily trips is less than 20 total trips per day with the majority of trips occurring during non peak hours, as provided by the Institute of Transportation Engineers – Trip Generation Manual (8th Edition). Additional consideration is also given to the likely division of the projected increase of <20 total trips per day being factored by two possible route directions for this location. Additionally; this location is also serviced by an improved pedestrian corridor which should encourage an alternative mode of transportation to driving. Other considerations in determining potential Transportation related impacts include this location’s proximity to public transit access which also provides on-going availability to alternative transportation. TriMet is located <500-feet from the subject property. In consideration of the availability of frequent transit service, the limited increase in anticipated traffic generated from this proposal and the availability of alternative routes for vehicle and pedestrian access to and from the subject site, it is reasonably anticipated by Portland Transportation staff (including registered traffic engineers) that this minimal increase to the existing transportation system capacity will not create a significant impact. A Transportation Study is not required at this time. (See Exhibit E-2 for a detailed analysis).

The existing street improvements are acceptable to Portland Transportation; however, Portland Transportation will impose a condition that the applicant must remedy the sidewalk and curb to the satisfaction of the City Engineer, at time of development on either parcel.

With the conditions of approval described above, this criterion is met.

33.654.120.E. Approval criterion for the width of pedestrian connections.

As noted above, the width of the existing public sidewalk is one foot narrower than that recommended by Portland Transportation; however, Portland Transportation is not requiring any additional dedication or sidewalk improvements at this time. As such, this criterion is met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Future Development

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- Narrow Lots-- development on Parcels 1 and 2 will be subject to the following standards at the time of development permitting:
 - Height of the structures will be limited to 1.2/1.5 times the width of the structure, per 33.110.215.B.2; and
 - Garages can be no wider than 50% of the width of the front façade of the house, per 33.110.253.E.3.a; and
 - Attached garages are not permitted where the street facing façade of a unit will be less than 22 feet per 33.110.253.E.3.b.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 www.portlandonline.com/water
Environmental Services	Title 17; 2008 Stormwater Manual Sewer availability & Stormwater Management	503-823-7740 www.portlandonline.com/bes
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700 www.portlandonline.com/fire
Transportation	Title 17, Transportation System Plan Design of public street	503-823-5185 www.portlandonline.com/transportation
Development Services	Titles 24 –27, Admin Rules for Private Rights of Way Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 www.portlandonline.com/bds

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to aerial fire department access, at time of development. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

CONCLUSIONS

The applicant has proposed a 2 parcel partition for 2 narrow lots, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are:

- New Narrow Lots
- Tree Preservation
- Fire Bureau Access

With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 narrow lots as illustrated with Exhibit C.1, subject to the following conditions:

A. The final plat must show the following:

1. 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,

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 September 14, 2010.

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. Unless further extended by the applicant, **the 120 days will expire on: February 10, 2011.**

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

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. 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.portlandonline.com.

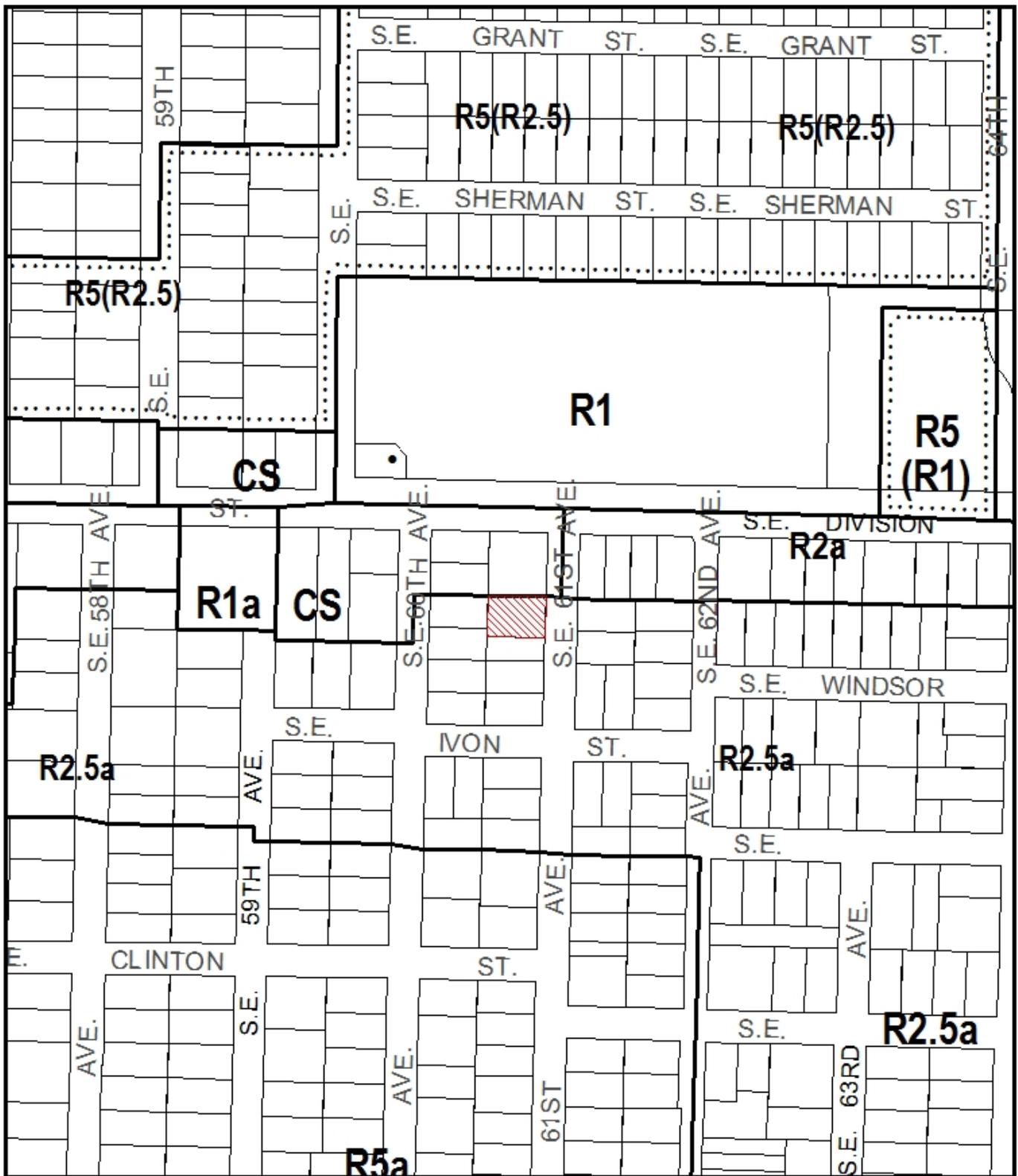
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director 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.**

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).

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Arborist Report
 - 2. Supplemental Narrative
 - 3. Stormwater Report/Infiltration Test-Form 1
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (reduced copy attached, full size plan in case file)
 - 2. Proposed Development/Utility Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Portland Transportation
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development-BDS
 - 6. Life Safety-BDS
- F. Correspondence: (none)
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Letter to applicant re: incomplete application



ZONING

 Site

 Historic Landmark



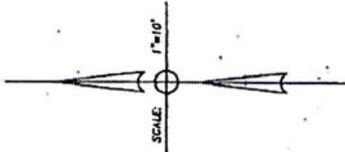
File No.	<u>LU 10-175510 LDP</u>
1/4 Section	<u>3236,3336</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E06DD 17901</u>
Exhibit	<u>B (Sep 21,2010)</u>

**EXISTING CONDITIONS & TENTATIVE PLAN
FOR PROPOSED PARTITION PLAT
LOT 3 AND THE NORTH 14.00' OF LOT 4,
BLOCK 1, "HERMOSA PARK"**

SITUATED IN THE SE 1/4 OF SECTION 6, T.1S., R.2E. W.M.
CITY OF PORTLAND
MULTNOMAH CO., OREGON

MARY ASSOCIATES
1000 N. BURNSIDE STREET
PORTLAND, OREGON 97227
TEL: 503-467-5550
FAX: 503-698-8888
EMAIL: DALEMARY@MVAONLINE.COM

DATE DRAWN: SEPTEMBER 10, 2010
DRAWING NO. 100522C
ACCOUNT NO. 10052



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
EST. 1971
1700 N.W. 11th
SUITE 100
PORTLAND, OR 97209
EXPIRES 12/31/11

ZONING:
R2.5
SITE SIZE:
5777 SQUARE FEET

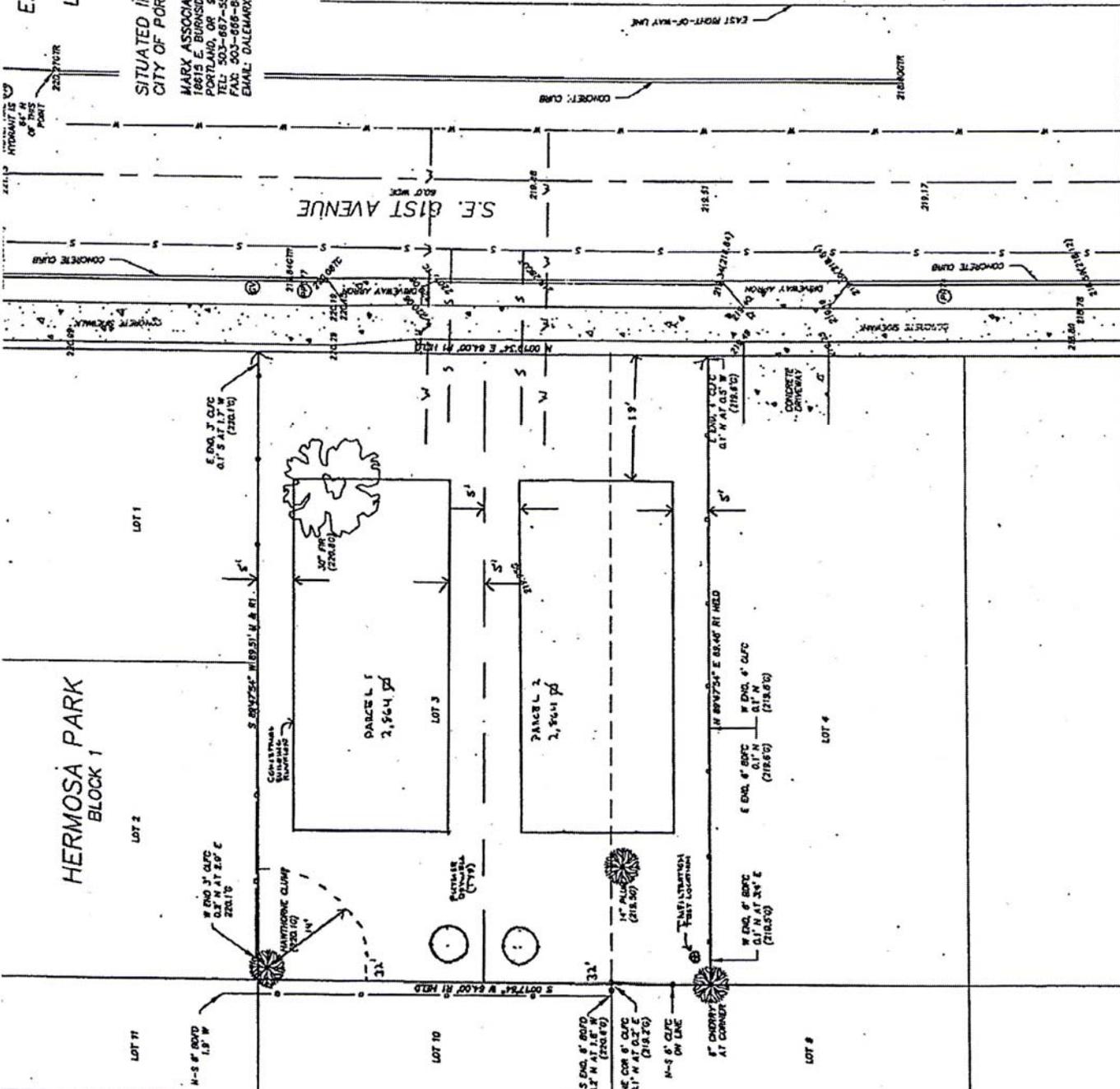
PARCEL DATA:
LOTS 3 AND THE NORTH 14.00 FEET, LOT 4, BLOCK 1,
HERMOSA PARK, MULTNOMAH COUNTY SURVEY
SITE ADDRESS: 2417 SE 61ST AVENUE
PORTLAND, OREGON 97228

BENCH MARK:
CITY OF PORTLAND 2-1/2" BRASS DISC IN TOP OF NORTH
DRAINAGE STRUCTURE, NE CORNER 60th AVENUE AND SE
DANFORTH STREET
ELEVATION = 328.84, CITY OF PORTLAND DATUM.

NOTES & LEGEND:

- "S-S" DENOTES EXISTING SANITARY SEWER LINE.
- "W-W" DENOTES EXISTING WATER LINE.
- "121.65'" DENOTES ELEVATION AT DECIMAL POINT.
- "121.65'" DENOTES ELEVATION OF GUTTER - ELEVATION
AT DECIMAL POINT.
- "121.65'" DENOTES ELEVATION OF TOP OF CURB -
ELEVATION AT DECIMAL POINT.
- "121.65'" DENOTES ELEVATION OF GROUND SURFACE
AT DECIMAL POINT.
- "121.65'" DENOTES BOARD FENCE.
- "121.65'" DENOTES BOARD FENCE.
- "121.65'" DENOTES FIRE HYDRANT.
- "121.65'" DENOTES MANHOLE.
- "121.65'" DENOTES GAS VALVE.
- "121.65'" DENOTES POWER POLE AND POLE NUMBER
OR AT GABCT.
- "121.65'" DENOTES GROUND ELEVATION AT DECIMAL POINT
OR AT GABCT.

"121.65'" DENOTES SV 81487, MULTNOMAH COUNTY SURVEY
RECORDS.
NOTE: UTILITY LOCATIONS ARE FROM CITY OF PORTLAND
AS BUILT DATA AND FIELD TIES.



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EXHIBIT C-1