



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Notice of a Pre-Application Conference

Time and Date: January 22, 2013, 10:30 am – 12:00 pm

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

File Number: EA 12-218823

Proposal and Property Information

Location: 2808 NW 81st Place

Proposal: Pre-Application Conference for a Type III Land Division to establish five lots. The existing site, located in a Potential Landslide Hazard Area, is approximately 61,969 square feet in area. Lot 1 will be approximately 17,000 square feet in size, with the remaining lots ranging in size from 11,000 to 14,000 square feet. The existing house is proposed to remain on Lot 1 and retain its access from NW 81st Place. Access to Lots 2 and 3 is proposed from NW Thompson Road, with access to Lots 4 and 5 from NW Skyline Boulevard.

Land Use Reviews Expected: Type III Land Division

Site Zoning: R10s Northwest Hills Plan District/Skyline Subdistrict

Tax Account Number(s): R233282, R233283, R324485

Contacts

Applicant: Mindy Hodel, 503-997-0288

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Forest Park, contact Jerry Grossnickle at 503-289-3046

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Business District: None

Neighborhood within 1,000 feet: Northwest Heights, contact Charles Clark at 503-297-6159

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).



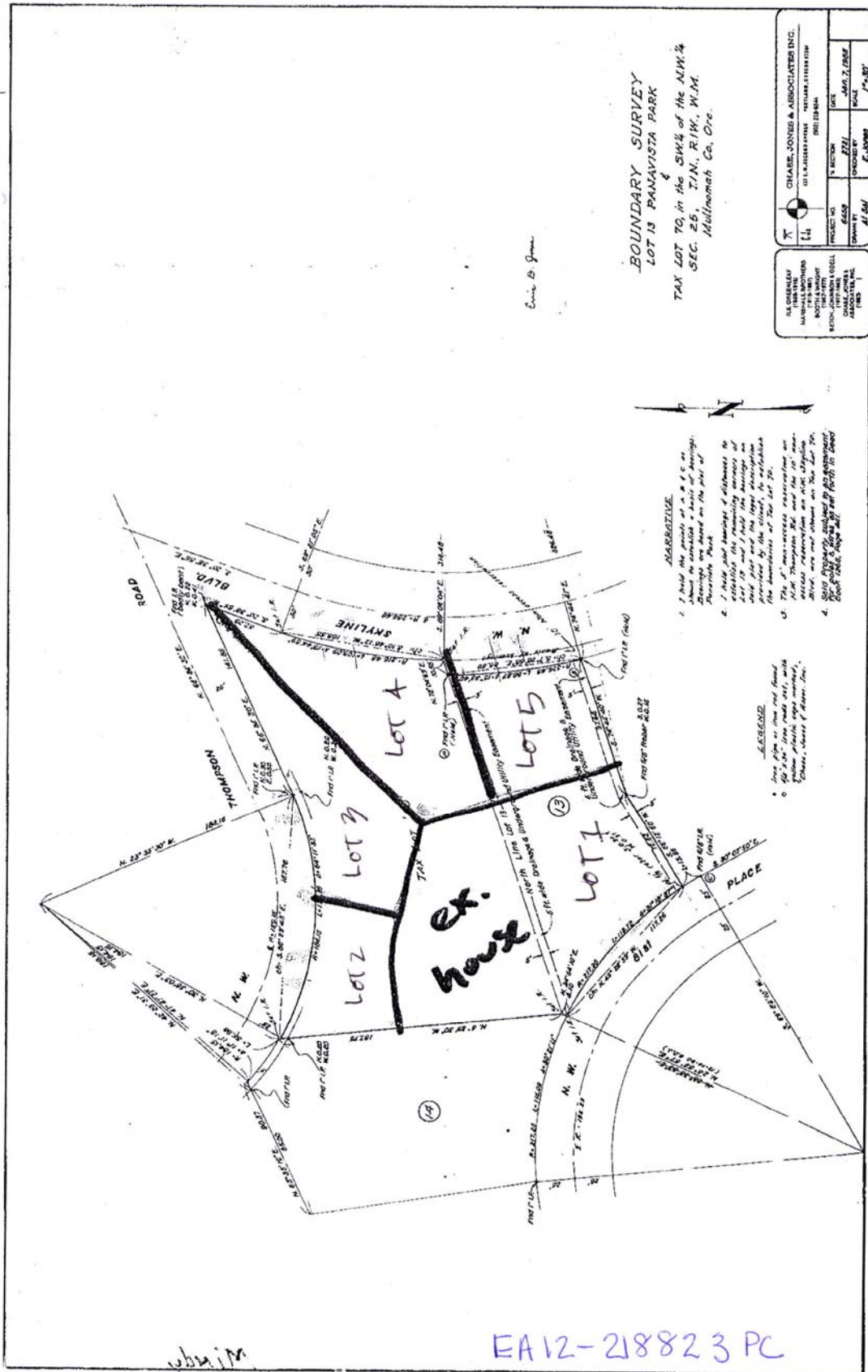
ZONING

 Site



This site lies within the:
NORTHWEST HILLS PLAN DISTRICT

File No.	<u>EA 12-218823 PC</u>
1/4 Section	<u>2721</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1W25BC 2200</u>
Exhibit	<u>B</u> (Dec 27, 2012)



Eric B. Jones

BOUNDARY SURVEY
LOT 13 PANAVISTA PARK
 TAX LOT 70, in the SW 1/4 of the NW 1/4
 SEC. 26, T.1N., R.1W., W.M.
 Mullamah Co., O.C.

- NARRATIVE**
- I hold the plat of a 4 c. or about an acre and a half of bearings. Bearings are based on the plat of Panavista Park.
 - The plat of Panavista Park is a subdivision of a larger tract of land, and I hold the bearings on the plat and the legal description of the boundaries of the lot 70.
 - This is a "no-access" plat, and I hold the bearings on the plat and the legal description of the boundaries of the lot 70.
 - This property is subject to a 40' easement for a utility line, and I hold the bearings on the plat and the legal description of the boundaries of the lot 70.

ASSURED

- I have been duly sworn and found to be a duly qualified surveyor, and I have taken the oath of office and filed the same with the County Clerk of Mullamah Co., Ohio, under the name of Eric B. Jones.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Columbus, Ohio, this 15th day of June, 1928.	
PROJECT NO. 6659	SHEET NO. 14
DRAWN BY A. J. GAY	CHECKED BY E. C. GAY
DATE JUN. 7, 1928	SCALE 1" = 50'

EA12-21882 3 PC