Early Assistance Intakes

From: 1/28/2013 Thru: 2/3/2013 Run Date: 2/4/2013 08:43:31

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-110473-000-00-EA	12780 SW FIELDING RD	Appt - Environmental	Appointment	1/30/13		Pending
R20cg. Early assistance request for info about greenway review issues. Proposal to locate new inground pool and accessory structure (cabana/barbeque shelter) within greenway general overlay zone. See comments.		1S1E35CD 01100 SECTION 35 1S 1E TL 1100 1.09 ACRES	Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 5531 SW Buddington Portland, OR 97219		Owner: MICHAEL P HAGEL 14979 SW JULIET TER TIGARD, OR 97224-0832 Owner: SHAWN HAGEL 14979 SW JULIET TER TIGARD, OR 97224-0832	
Total # of EA Appt - Environmental permit intakes: 1						
13-111752-000-00-EA		Other	DA - Design Advice Request	2/1/13		Application
mixed use development of 300 apartments with ground floor retail.						
13-111755-000-00-EA	13 NE 3RD AVE, 97232	Other	DA - Design Advice Request	2/1/13		Application
Mixed use development with 300 apartments and ground floor retail		1N1E34DA 02400 EAST PORTLAND BLOCK 67 LOT 5 EXC PT IN ST LOT 6	Applicant: Brent Grubb Skylab Architecture 413 SW 13TH AVENUE, STE. 200 PORTLAND OR		Owner: PORTLAND CITY OF(PDC 222 NW 5TH AVE PORTLAND, OR 97209-3812	
Total # of EA Other permit intakes: 2						
13-111743-000-00-EA	, 97232	PC - Required	PC - PreApplication Conference	2/1/13		Pending
Pre App; proposed 300 apartments / 21 stories over ground floor retail wtih 203 above grade trays of parking (220 spaces). Proposed pedestrian connection to Burnside Bridge.		1N1E34DA 02000 EAST PORTLAND BLOCK 67 LOT 3&4 TL 2000	Applicant: BRENT GRUBB SKYLAB ARCHITECTURE 413 SW 13TH AVE SUITE 200 PORTLAND, OR 97205		Owner: PORTLAND CITY OF(PDC 222 NW 5TH AVE PORTLAND, OR 97209-3812 Owner: KEY DEVELOPMENT CORPORATION PO BOX 208 BEND OR 97709	
Total # of EA PC - Required permit intakes: 1						

Total # of Early Assistance intakes: 4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
12-149556-000-00-FP	5714 N CAMPBELL AVE, 97217	FP - Final Plat Review		1/29/13		Under Review

Approval of a Preliminary Plan for a 2-parcel partition that will result in 2 parcels for attached houses as illustrated with Exhibit C.3, subject to the following conditions:

A. Supplemental Plan. Four copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval. 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;
" Compliance with the Zoning Code development standards for attached houses for the R5 zone;
" The location of the proposed common wall(s) between units in relationship to the new property line(s);
" Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
" The proposed general location of future building footprints and stormwater facilities for each of the vacant lots.
" Any other information specifically noted in the conditions listed below.

B. 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, and Restrictions (CC&Rs) as required by Conditions C.7, C.8, and C.9 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records."

2. If the applicant applies for and receives building permits for townhouses prior to final plat approval, a recording block must be included on the plat in substantial conformance with: "An Operations and Maintenance Agreement for Common Building Elements has been recorded as document no. _____, Multnomah County Deed Records."

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

Utilities

1. The applicant shall meet the requirements of BDS-Site Development for the decommissioning of the existing sanitary sewer system on the site.

2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant.

Existing Development

3. The applicant must apply for a building permit to add an addition on to the existing structure that will provide a firewall along the new property line. Final inspection approval of this permit must be obtained prior to final plat approval. Alternately, prior to final plat, the applicant may apply for townhouse house permits to convert the existing structure and construct the new units at the same time, or record a covenant against the property prohibiting the new lot(s) to be

1N1E16DD 11600

NUT GROVE
BLOCK 3
LOT 6

Applicant:
MARK DANE
MARK DANE PLANNING INC
13630 SW BUTNER
BEAVERTON OR 97005

Owner:
KEVIN COOPER
RED GAP HOLDINGS
300 W 15TH ST STE 300-4
VANCOUVER WA 98660-2987

Owner:
JARED KINNE
RED GAP HOLDINGS
300 W 15TH ST STE 300-4
VANCOUVER WA 98660-2987

sold separately until these permits are obtained (as described in Condition C.9 below).
4. The applicant must obtain and finalize a permit to retrofit the downspout on the southeast corner of the existing house to meet the SWMM on Parcel 1 to the satisfaction of BES.
5. The applicant must obtain and finalize a permit to decommission the stormwater facility on Parcel 2 to the satisfaction of BES.
6. The applicant must plant a street tree(s) in the planter strip on N Campbell adjacent to Parcel 1 to the satisfaction of Urban Forestry. The applicant must contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the size and species of trees that are permitted and to obtain the planting permit.

Required Legal Documents

7. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that identifies the tree preservation requirements that apply to Parcel 2. A copy of the approved Tree Preservation Plan must be included as an exhibit to the acknowledgement. The acknowledgment must be recorded with Multnomah County and referenced on the final plat.

8. If the applicant applies for and receives building

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
12-202563-000-00-FP	1310 N BUFFALO ST, 97217	FP - Final Plat Review		2/1/13		Application

Approval of a Preliminary Plan for a 2-lot partition, that will result in 2 parcels for single dwelling development as illustrated with Exhibit C-1, subject to the following conditions:
A. The final plat must show the following:

1. If required per condition B.3 below: A recording block for each of the legal documents such as an acknowledgement of special land use conditions. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Special Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records."

2. As required per 33.639 (Solar Access), Parcel 2 (corner lot) must be wider than Parcel 1 (interior lot).

B. The following must occur prior to Final Plat approval:

Utilities

1. The applicant shall meet the requirements of the Fire Bureau and demonstrate adequate Fire Hydrant spacing to determine if a new fire hydrant will be required. If a new fire hydrant is required. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.

2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

Required Legal Documents

3. If required, per condition B.2 or B.3 above, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Parcels 1 and 2 to contain internal fire suppression sprinklers, per Fire Bureau Appeal. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.

C. The following conditions are applicable to site preparation and the development of individual lots:

1. If required per condition B.3 above, the applicant will be required to meet any requirements identified through a Fire Code Appeal. This may require the applicant to install residential sprinklers in the new dwelling unit on Parcels 1 and 2. Please refer to the final plat approval report for details on whether or not this requirement applies.

2. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.

1N1E15BB 08700

GOOD MORNING ADD
BLOCK 14
LOT 14
LOT 15 EXC S 26.67'

Applicant:
KEVIN PARTAIN
URBAN VISIONS
223 NE 56TH AVE
PORTLAND OR 97213

Owner:
PORTLAND REDEVELOPMENT LLC
7530 N WILLAMETTE BLVD
PORTLAND, OR 97203

3. As required per Zoning Code section 33.218.110.H (Community Design Standards) vehicular access to Parcel 1 must be from the abutting public alley. Curb cuts are not permitted from N. Buffalo Street. This condition will be applicable if the Community Design standards are used to meet the "d" design overlay zone requirements.

4. As required by Transportation (PBOT), the applicant shall pave (with asphalt) the alley from the back of the existing sidewalk to a point that will result in less than 500 square feet of paving (approx 38-ft).

12-202549-000-00-FP 5239 SE 109TH AVE, 97266 FP - Final Plat Review 1/30/13 Under Review

Final Plat to create two lots.

1S2E15BD 06700

GAMMANS
BLOCK 3
N 1/2 OF LOT 7

Applicant:
KEVIN PARTAIN
URBAN VISIONS
223 NE 56TH AVENUE
PORTLAND, OR 97213

Owner:
GARY D IVES
14210 SE HARNEY ST
PORTLAND, OR 97236-5354

Owner:
GARDEN PROPERTIES LLC
14210 SE HARNEY ST
PORTLAND, OR 97236-5354

Total # of FP FP - Final Plat Review permit intakes: 3

Total # of Final Plat intakes: 3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-110211-000-00-LU	5105 SE 41ST AVE, 97202	AD - Adjustment	Type 2 procedure	1/29/13		Pending
Reduce south side setback from 5'-0" to 0'-0" to allow detached accessory structure.		1S1E13AD 00400 PORTERS ADD BLOCK 10 LOT 4	Applicant: RICHARD ELLISON RICHARD ELLISON REMODEL AND REPAIR 2828 SE Ankeny St. Portland, OR 97214		Owner: KEVIN B COLEMAN 5105 SE 41ST AVE PORTLAND, OR 97202	
13-109965-000-00-LU	6239 N COLUMBIA WAY, 97203	AD - Adjustment	Type 2 procedure	1/29/13		Pending
Adjustment to side setback from 5' to 0' for construction of an attached one-story carport		1N1E06DC 01700 EAST ST JOHNS BLOCK 16 INC PT VAC ALLEY LOT 8&9	Applicant: JO ANN M HUFFMAN PO BOX 55691 PORTLAND, OR 97238		Owner: CHAN J KIM PO BOX 55691 PORTLAND, OR 97238 Owner: JO ANN M HUFFMAN PO BOX 55691 PORTLAND, OR 97238	
Total # of LU AD - Adjustment permit intakes: 2						
13-110693-000-00-LU	1104 NW 15TH AVE, 97209	DZ - Design Review	Type 2 procedure	1/30/13		Pending
Design Review for proposed replacement of overhead door and installing new glass storefront and awning.		1N1E33AA 02600 COUCHS ADD BLOCK 204 LOT 2	Applicant: HARRISON ROYCE SRM ARCHITECTURE & MARKETING INC 221 SE MAIN STREET PORTLAND, OR 97214		Owner: JEFF MILLER 8906 NW ROCKWELL LN PORTLAND OR 97229 Owner: TAMMY MILLER 8906 NW ROCKWELL LN PORTLAND OR	
Total # of LU DZ - Design Review permit intakes: 1						
13-109890-000-00-LU	15550 N LOMBARD ST	GW - Greenway	Type 2 procedure	1/29/13		Pending
Greenway review for proposed temporary barge delivery conveyor system related to future planned improvements at Portland Bulk Terminals, which include construction of a new potash storage building and conveyor systems - Not a part of this application.		2N1W23C 00500 RIVERGATE INDUSTRIAL DIS BLOCK 10&12&E TL 500 LAND & IMPS SPLIT LEVY R256241 (R708881584) SEE R646396 (R708881941) FOR MACH & EQUIP	Applicant: MARK JACOBSON PORTLAND BULK TERMINALS LLC 15550 N LOMBARD ST PORTLAND OR 97203		Owner: SEBASTIAN DEGENS PORT OF PORTLAND PO BOX 3529 PORTLAND OR 97208	
Total # of LU GW - Greenway permit intakes: 1						

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-111118-000-00-LU	2616 NE 20TH AVE, 97212	HDZ - Historic Design Review	Type 2 procedure	1/31/13		Pending

R5, Irvington Historic District. historic design review for exterior renovation, refurbish siding (remove aluminum), replacing front porch, some window replacement / window removal. no change to footprint.

1N1E26AD 19700

IRVINGTON
BLOCK 24
LOT 17

Applicant:
DALE K MORSE
2616 NE 20TH AVE
PORTLAND, OR 97212-4644

Owner:
KIMBERLY D FRITZ
2616 NE 20TH AVE
PORTLAND, OR 97212-4644

Owner:
DALE K MORSE
2616 NE 20TH AVE
PORTLAND, OR 97212-4644

13-111067-000-00-LU	438 SE GRAND AVE, 97214	HDZ - Historic Design Review	Type 2 procedure	1/31/13		Pending

Historic Design Review for three proposed signs.
East Portland/Grand Ave. Historic district

1N1E35CC 12200

EAST PORTLAND
BLOCK 121
LOT 3&4 EXC PT IN ST
W 10' OF LOT 5&6
POTENTIAL ADDITIONAL TAX

Applicant:
MELISSA HAYDEN
SECURITY SIGNS INC
2424 SE Holgate Blvd
Portland OR 97202

Applicant:
DEEK HEYKAMP
NEXT ADVENTURE
426 SE GRAND AVE
PORTLAND OR 97214

Owner:
REACH COMMUNITY DEVEL INC
4150 SW MOODY AVE
PORTLAND, OR 97239

13-111056-000-00-LU	818 SW BROADWAY, 97205	HDZ - Historic Design Review	Type 2 procedure	1/31/13		Pending

Historic Design Review for 25 sq. ft. sign being placed on a historic landmark and new material for awning.
Historic Landmark Journal Building / Jackson Tower

1S1E03BB 02000

PORTLAND
BLOCK 180
LOT 7&8

Applicant:
MELISSA HAYDEN
SECURITY SIGNS INC
2424 SE Holgate Blvd
Portland OR 97202

Owner:
JACKSON TOWER PARTNERS LLC
2447 PACIFIC COAST HWY #201
HERMOSA BEACH, CA 90254

13-109931-000-00-LU	1812 NE 25TH AVE, 97212	HDZ - Historic Design Review	Type 2 procedure	1/29/13		Pending

Historic Design Review for Renovation of Single Family Residence; new exterior siding, foundation upgrade and new entry porch.
IRVINGTON HISTORIC DISTRICT

1N1E25CC 06200

WILD ROSE ADD
BLOCK 7
LOT 3

Applicant:
ALEX YALE
YALE DESIGN STUDIO
725 NW FLANDERS UNIT 306
PORTLAND, OR 97209

Owner:
DAVID L MASUDA
1812 NE 25TH AVE
PORTLAND, OR 97212

Owner:
TAMARA L HILLIER
1812 NE 25TH AVE
PORTLAND, OR 97212

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-111859-000-00-LU	3322 NE 14TH AVE, 97212	HDZ - Historic Design Review	Type 2 procedure	2/1/13		Application
Rear addition 210 sf						
		1N1E26AB 08700 IRVINGTON BLOCK 70 LOT 13	Applicant: Daryl Rantis GREEN HAMMER 1323 SE 6TH AVENUE PORTLAND OR 97214		Owner: STEPHEN AIGUIER 3322 NE 14TH AVE PORTLAND, OR 97212-2213 Owner: KAREN STEER 3322 NE 14TH AVE PORTLAND, OR 97212-2213	
Total # of LU HDZ - Historic Design Review permit intakes: 5						
13-111053-000-00-LU	4144 NE SANDY BLVD, 97212	HDZM - Hist. Dsgn Rev. w/ Modifications	Type 2 procedure	1/31/13		Pending
Historic Design Review for Marque with two modifications request to Title 33 - size of sign and projection in public right-of-way *Historic Landmark Hollywood Theater*		1N1E25DD 10300 RALSTONS ADD BLOCK 3 LOT 1&2&8 EXC PT IN ST LOT 3-7	Applicant: MELISSA HAYDEN SECURITY SIGNS INC 2424 SE Holgate Blvd Portland OR 97202		Owner: FILM ACTION OREGON 1827 NE 44TH AVE #130 PORTLAND, OR 97213-1443	
Total # of LU HDZM - Hist. Dsgn Rev. w/ Modifications permit intakes: 1						
13-110865-000-00-LU	4120 SE 54TH AVE, 97206	LDP - Land Division Review (Partition)	Type 1 procedure	1/30/13		Pending
Proposed two parcel partition.						
		1S2E07DC 03100 ARCHER PL BLOCK 3 LOT 11	Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229 Applicant: VLAD RUDNITSKY STRATANCE LLC PO BOX 1251 CLACKAMAS OR 97015		Owner: JOHN OLSON KDO ENTERPRISES LLC PO BOX 8065 PORTLAND OR 97207	
13-111620-000-00-LU	7661 SE DIVISION ST, 97215	LDP - Land Division Review (Partition)	Type 1 procedure	2/1/13		Pending
Applicant is proposing the partition of the existing parcel creating two new lots, one either side of the existing residence.						
		1S2E05DC 02200 SECTION 05 1S 2E TL 2200 0.21 ACRES	Applicant: MARK DANE Mark Dane Planning, Inc. 13630 SW Butner Road Beaverton, OR 97005 Applicant: AAV ONE LLC 8733 SE DIVISION ST #201 PORTLAND, OR 97266-1470		Owner: TIM GEORGE 7661 SE DIVISION ST PORTLAND, OR 97206-1057	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-111303-000-00-LU	616 NE 61ST PL, 97213	ZC - Zoning Map Amendment	Type 3 procedure	1/31/13		Pending

Zone Map change from R5 to R1.

1N2E31AD 04400

BARRETTS ADD
BLOCK 1
LOT 6

Applicant:
ROBERT HAWTHORNE
PDX LIVING LLC
616 NE 61ST PL
PORTLAND OR 97213

Owner:
TATIANA MOLLER
616 NE 61ST PL
PORTLAND, OR 97213

Applicant:
ANDREW DRYDEN
7606 SE MAPLE AVE
VANCOUVER WA 98664

Owner:
ANDREW DRYDEN
7606 SE MAPLE AVE
VANCOUVER WA 98664

Total # of LU ZC - Zoning Map Amendment permit intakes: 1

Total # of Land Use Review intakes: 13