



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

FROM CONCEPT TO CONSTRUCTION

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www.portlandoregon.gov/bds

Date: February 8, 2013
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. 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 12-205754 LDP

GENERAL INFORMATION

Applicant: Mike Coyle / Faster Permits
14334 NW Eagleridge Lane / Portland, OR 97229

Owner: Victor Remmers / Everett Custom Homes Inc.
735 SW 158th Avenue, suite 180 / Beaverton, OR 97006-4952

Site Address: 3924 N Gantenbein Avenue

Legal Description: BLOCK 24 LOT 11, CENTRAL ALBINA
Tax Account No.: R146804050
State ID No.: 1N1E22DC 02300
Quarter Section: 2630
Neighborhood: Boise, contact Caroline Dao at 503-544-5515.
Business District: North-Northeast Business Assoc, Joice Taylor at 503-445-1321.
District Coalition: NE Coalition of Neighborhoods, Shoshana Cohen at 503-823-4575.
Zoning: Residential 2,500 (R2.5) w/ Alternative Design Density Overlay (a)
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 is requesting to partition the subject property into two equally sized parcels of 2,500 square feet. The proposed lots are narrower than the minimum width for the R2.5 zone. The Zoning Code, however, allows narrower lots if the future development can meet the regulations of 33.611.200.C. Vehicle access is proposed via the adjacent alley. Stormwater management is proposed via individual drywells.

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).

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 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. Therefore this land division is considered a partition.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**

FACTS

Site and Vicinity: The site is located on the east side of N Gantenbein Street approximately 100-feet north of the intersection with N Failing Street. A single family home (12-200482 RS) and detached garage (12-200489 RS) were recently removed. A new single family home (12-195475 RS) is currently under construction in the area that will become Parcel 1. No trees subject to preservation standards are located within the land division site. The surrounding vicinity is primarily composed of Single Dwelling zoning with the exception of Central Employment (EX) zoning located immediately east of the site along the N Vancouver and Williams Avenue corridors. Unthank Park is approximately 350-feet west of the site.

Infrastructure:

- **Streets** – The site has approximately 50-feet of frontage on N Gantenbein Street. At this location, N Gantenbein Street is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). Tri-Met provides *frequent* transit service approximately 105-feet east of the site on N Vancouver Avenue via Bus #4. Parking is currently allowed on both sides of N Gantenbein Street. At this location, N Gantenbein Street is improved with a 41-foot paved roadway surface and pedestrian corridor that consists of a 4-foot planter, 6-foot sidewalk and 2-foot setback to private property (4-6-2) within a 65-foot right-of-way.
- **Water Service** – There is an existing 6-inch CI water main in N Gantenbein Street. The recently demolished house was served by a 3/4-inch metered service from this main.
- **Sanitary Service** - There is an existing 16-inch VSP public combination sewer line in N Gantenbein Street. According to 1950 City of Portland plumbing and connection records, there is an existing lateral approximately 143-feet north of the north right-of-way line of N Failing Street.

Zoning: The R2.5 designation is one of the City’s single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

The “a” overlay 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. This land division proposal is not using any of the 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 **December 20, 2012**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

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:
B	33.630 – Tree Preservation	The site does not contain any trees subject to preservation standards. See the attached Arborist report (Exhibit A.2).
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 two parcels that may accommodate attached or detached houses. The minimum and maximum density for the site is as follows:

Minimum = (5,000 square feet * .80) ÷ 5,000 square feet = 0.8 (which rounds up to a minimum of 1 lot, per 33.930.020.A)

Maximum = 5,000 ÷ 2,500 square feet = 2

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	2,500		25	100	25
Parcel 2	2,500		25	100	25

* 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 25-feet wide, which is narrower than the minimum width of 36-feet for the R2.5 zone, as shown in the table above. The Zoning Code, however, allows the minimum lot width to be reduced below the minimum dimension stated above, if all of the following are met (33.610.200.D.2):

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

Findings: The purpose of Lot dimension regulations are as follows:

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 has provided a Preliminary Plans (Exhibit C.1-C.4) that depicts conceptual building footprints which meets all applicable setback requirements and is oriented towards the street. Therefore they have demonstrated that the proposed lots can accommodate a reasonably sized house and garage while meeting the development standards of the Residential 2,500 (R2.5) zone. This plan also shows existing and proposed water and sanitary sewer services that demonstrate these parcels have access for utilities and services. The proposed parcels are not landlocked nor do they narrow to an unbuildable width close to the street. Proposed Parcels 1 and 2 are compatible with existing lots as demonstrated by numerous lots of comparable width in the vicinity. On balance, proposed Parcels 1 and 2 contain dimensions that are consistent with the purpose of lot dimension regulations as demonstrated by the preceding findings. Therefore this standard is met.

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

Findings: The proposed lots are 25-feet wide and therefore may be developed with detached houses.

- c. If the lot abuts a public alley, then vehicle access must be from the alley. This requirement will be imposed as a condition of approval of the land division;**

Findings: The site abuts an improved alley, and the applicant has proposed (and will be required) to provide vehicle access to both the lots from the alley.

- 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;**

Findings: The applicant has proposed to provide parking pads at the rear of the site accessible from the abutting alley. Therefore, the garage limitation standard noted above is not applicable.

- 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; and**

Findings: No vehicle access (driveway) is proposed from N Gantenbein Street to serve future development. Because there will be no paved vehicle areas at the front of the lots, the applicant can landscape at least 60 percent of the area between the front lot line and the front building line.

- 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 subparagraphs 2.c and 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.**

Findings: Parcels 1 and 2 are exempt from minimum parking requirements due to their location within 500-feet of a transit street with 20-minute bus service. However, parking is proposed at the rear of the site accessible from the abutting alley.

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

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

Findings:

Clearing and Grading

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. This criterion is met.

Land Suitability

The site is currently in residential use, 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. 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:

33.651 Water Service standard - See Exhibit E.3
The water standards of 33.651 have been verified and noted earlier in this decision. Water is available to serve the proposed lots from the water main in N Gantenbein Street. Parcel 2 has an existing water service from that main. This criterion is met.
33.652 Sanitary Sewer Disposal Service standards - See Exhibit E.1
The sanitary sewer standards of 33.652 have been verified and noted earlier in this decision. There is an existing public combination sewer main located in N Gantenbein Street that can serve the sanitary needs of the proposed lots. Parcel 1 has an existing sewer service from that main. This criterion is met.
33.653.020 & .030 Stormwater Management criteria and standards- See Exhibit E.1
The Bureau of Environmental Services (BES) has verified that the stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater. No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has proposed the following stormwater management methods:
<ul style="list-style-type: none"> • Lots 1 and 2: The applicant has proposed to manage stormwater via individual drywells. BES has reviewed the applicant's stormwater report (Exhibit A.3) that includes Simplified Approach infiltration test results of 3 and 4 inches per hour. BES has no objections to the proposed stormwater management approach for the purposes of land use review. The drywell for Parcel 1 has already been installed and inspected, with approval by BES, under 12-195475 RS. The location of the drywell is consistent with the provided plans.
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
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 is bounded by north-south through streets of N Gantenbein and N Vancouver Avenue, which are 205 feet apart, and east-west through streets of N Shaver and N Failing Street, which are 400 feet apart. Based on the existing block spacing, a through street or pedestrian connection is not warranted with this proposal. 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
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 generally do not require a formal transportation impact study, even though such a study will usually be required for larger projects (Title 17

includes technical standards describing when a more formal study is required). The Portland Bureau of Transportation/Development Review (PBOT) has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services. PBOT's Analysis (Exhibit E.2) is quoted, in part, as follows:

At this location, N Gantenbein is classified as a Local Service Street for all modes. It is improved with sidewalk corridors that meet City standards. No dedications or street improvements are required. The net increase in vehicle trips with one new single-family residence will be 10 daily vehicle trips with 1 trip occurring in each of the AM and PM Peak Hours. This negligible increase will have no impact on LOS or street capacity. On-site parking is proposed off the adjacent public alley. Because the alley is only 16-ft wide, the proposed on-site parking spaces should be lengthened to 22-ft from the 18-ft shown to allow 20-ft of adequate back up distance. Impacts to on-street parking supplies should also be negligible. Transit is available via Tri-Met bus line #4 approximately 0.2 miles south at N Freemont and N Gantenbein. Impacts to bicycle and pedestrian movements will be minimal and with parking off of the alley, potential vehicle/pedestrian conflict at driveways will be reduced. PBOT finds the transportation system can safely support the proposal in addition to existing uses in the area.

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. Based on the preceding analysis, Portland Transportation has determined that the proposed parking pads that will be accessible from the abutting alley must be 22-feet deep. Subject to this condition, one additional dwelling can be safely served by this existing street and alley without having any significant impact on the level of service provided. Therefore, 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 1.5 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
- 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_Detached dwelling units are not permitted on lots that are less than 25 feet in width.

Existing development that will remain after the land division. The site is currently vacant, so the division of the property will not cause the structures to move out of

conformance or further out of conformance with any development standard applicable in the R2.5 zone. Therefore, 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 ensuring adequate hydrant flow from the nearest fire hydrant, fire hydrant spacing and aerial Fire Department access roads. These requirements are based on the technical standards of Title 31 and Oregon Fire Code (Exhibit E.4).

CONCLUSIONS

The applicant has proposed a 2-parcel partition, as shown on the attached preliminary plans (Exhibits C.1-C.4). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issue identified with this proposal is: the creation of narrow lots.

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 two narrow lots as illustrated with Exhibits C.1-C.4, subject to the following conditions:

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

- 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.

2. Vehicular access to Parcels 1 and 2 must be from the abutting public alley. Curb cuts are not permitted from N Gantenbein Street.
3. The proposed parking pads on Parcels 1 and 2, accessible from the abutting alley, shall have a minimum depth of 22-feet.

Staff Planner: Sean Williams

Decision rendered by:  **on February 6, 2013**

By authority of the Director of the Bureau of Development Services

Decision mailed: February 8, 2013

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 November 15, 2012, and was determined to be complete on **December 18, 2012**.

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 November 15, 2012.

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: April 17, 2013.**

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.

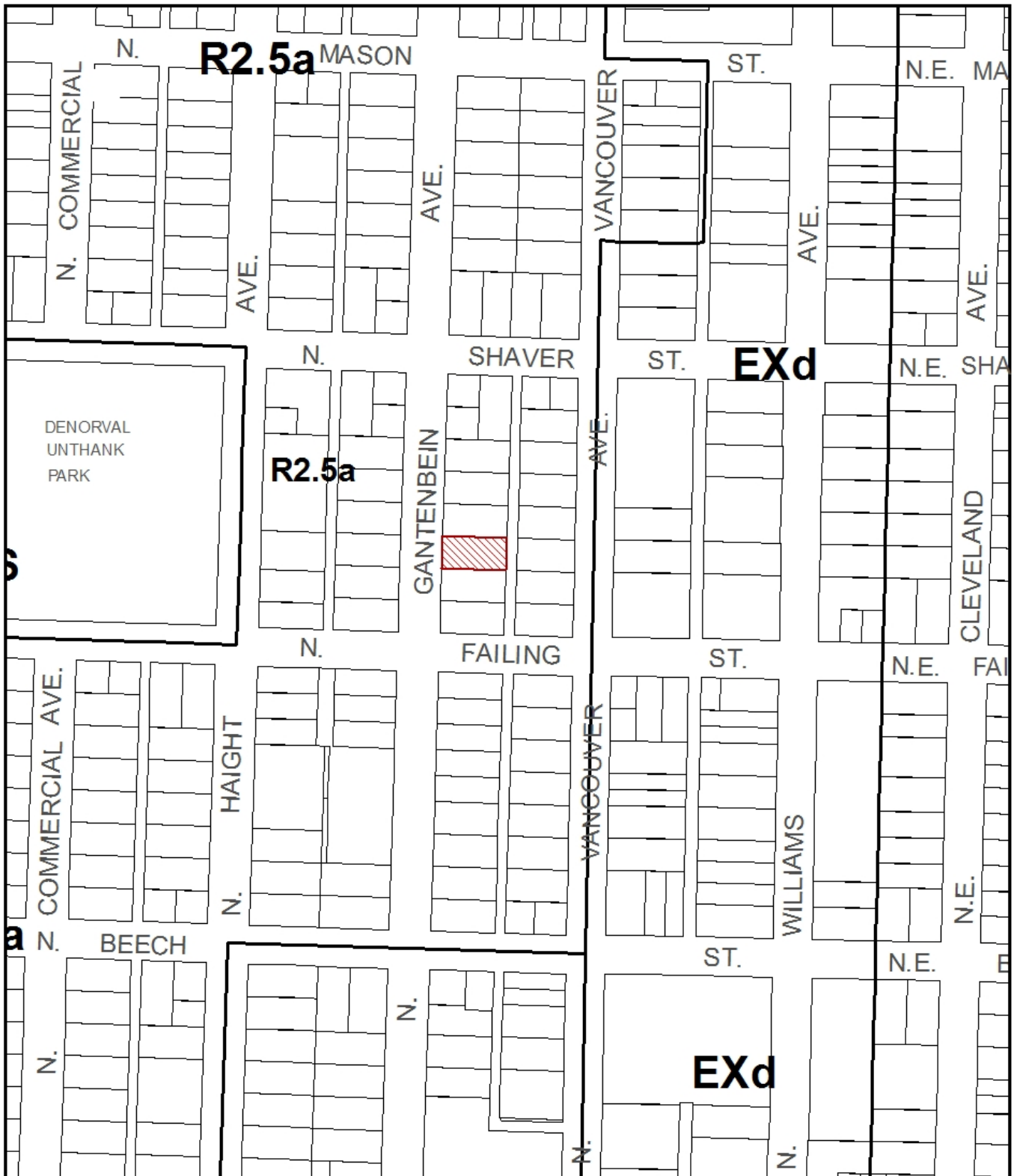
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Arborist report
 - 3. Simplified Approach stormwater report
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Existing Conditions Map
 - 2. Preliminary Plat (attached)
 - 3. Preliminary Site/Utility Plan (attached)
 - 4. Preliminary Grading Plan
- 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. Bureau of Parks, Forestry Division
 - 7. Life Safety Plans Examiner
- F. Correspondence: NONE
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter w/ RFC Responses

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).




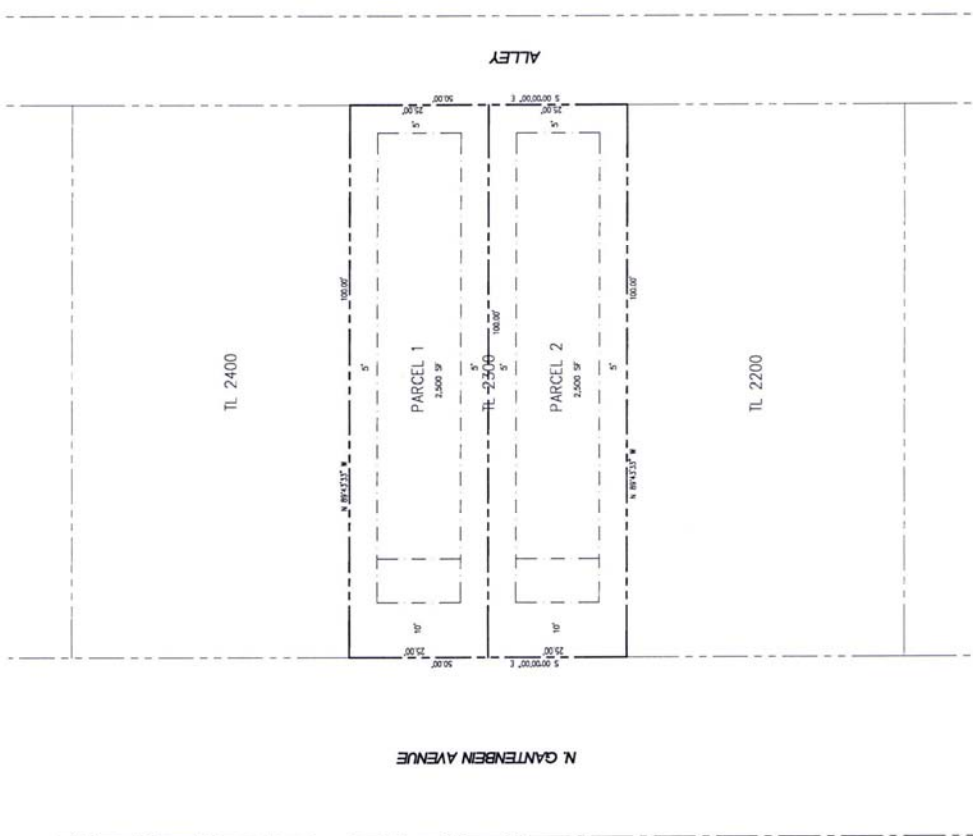
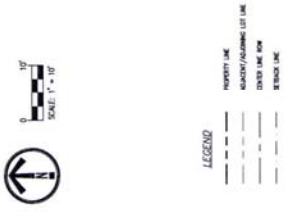
ZONING

 Site



File No. LU 12-205754 LDP
 1/4 Section 2630
 Scale 1 inch = 200 feet
 State_Id 1N1E22DC 2300
 Exhibit B (Nov 16, 2012)

3926 N. GANTENBEIN AVENUE TAX MAP T1N R1E 22DC TAX LOT 2300 MULTNOMAH COUNTY, OREGON	PRELIMINARY PLAT	REVISIONS NO. DATE DESCRIPTION		 EMERIO 6107 SW HURRAY BLVD. SUITE 147 BEAVERTON, OREGON 97008 PH: (503) 515-5528	SHEET 3 OF 5
		DESIGN STATE: PHASED NEW 14, 2012 - 4/15/11, P:\124-085 2828 SE Gantenbein Ave\p05\Plan\24-085-085-001.rvt			



CASE NO. 12-205754
 EXHIBIT C.2

3926 N. GANTENBEIN AVENUE
 TAX MAP T1N R1E 22DC
 TAX LOT 2300
 MULTNOMAH COUNTY, OREGON

PRELIMINARY SITE/
 UTILITY PLAN

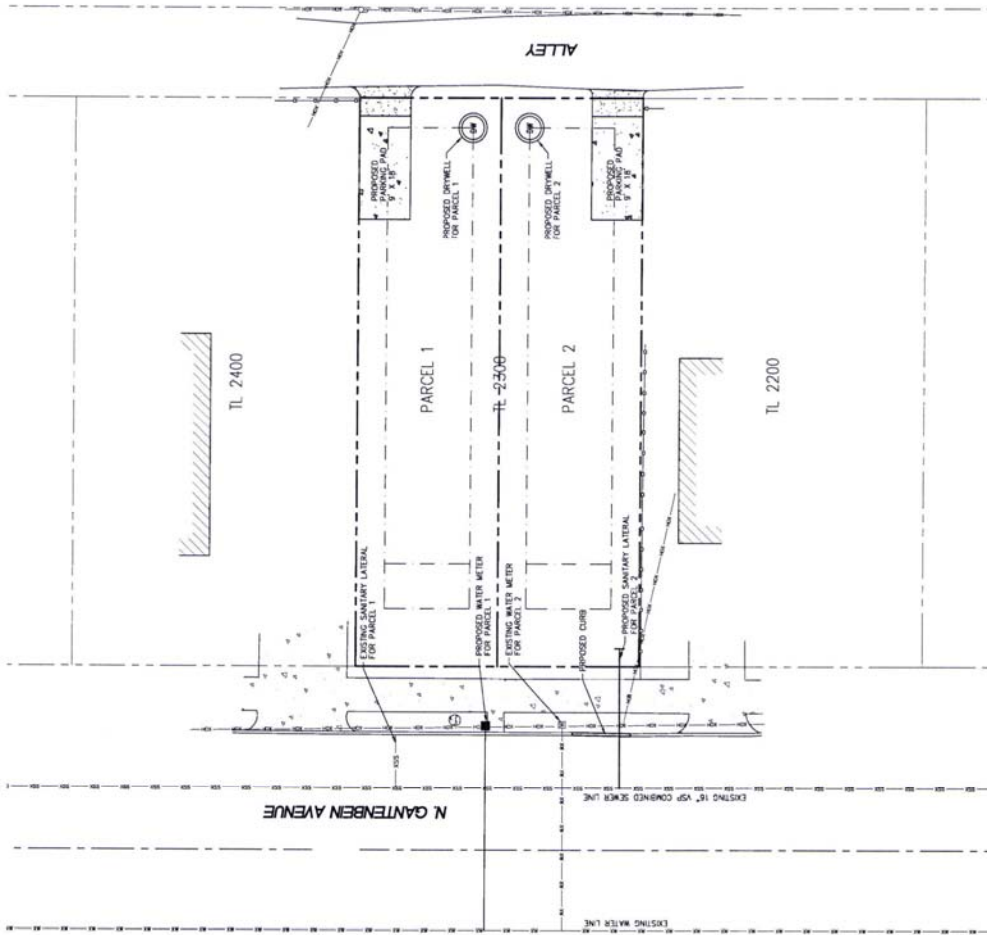
NO.	DATE	DESCRIPTION

EMERIO
Engineering
 6107 SW MURRAY BLVD. SUITE 147
 BEAVERTON, OREGON 97008
 PH: (503) 515-5528

SHEET
 4 5



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT/ADJOINING LOT LINE
 - - - CENTER LINE ROW
 - EXISTING STORM SEWER MANHOLE
 - EXISTING SANITARY SEWER CLEANOUT
 - EXISTING CATCH BASIN
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING GAS LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING WATER LINE
 - PROPOSED DRYWELL
 - PROPOSED SANITARY LATERAL
 - PROPOSED WATER METER



FIRE HYDRANT LOCATED AT SW CORNER
 OF INTERSECTION OF N. GANTENBEIN
 AVENUE AND N. SHAW STREET
 (APPROX. 300' FROM PROP. CORNER)

FIRE HYDRANT LOCATED AT SW CORNER
 OF INTERSECTION OF N. GANTENBEIN
 AVENUE AND N. SHAW STREET
 (APPROX. 300' FROM PROP. CORNER)

CASE NO. 12-205754
 EXHIBIT C-3