



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

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** March 6, 2013, 1:00 pm – 2:30 pm

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

**File Number:** EA 13-112983

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### Proposal and Property Information

**Location:** 3116 SE 129<sup>th</sup> Avenue / 3111 SE 131<sup>st</sup> Avenue

**Proposal:** Pre-Application Conference for a Type III Land Division to create 21-lots for single-dwelling development. The lots will range in size from 4,037 square feet to 5,677 square feet, with the exception of one lot of 11,577 square feet on which an existing house will remain. A public street (SE 130th Avenue) will be extended into the site, and a private street and two private alleys are proposed.

**Land Use Reviews Expected:** Type III Land Division

**Site Zoning:** R5a Johnson Creek Basin Plan District

**Tax Account Number(s):** R207804, R207805, R207814, R207816, R595353

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### Contacts

**Applicant:** Valerie Runyan, owner, 503-816-3635  
Keith Jones, Harper Hough Peterson Righellis, 503-221-1131

**Conference Coordinator:** Douglas Hardy, 503-823-7816

**Neighborhood Association:** Powellhurst-Gilbert, contact Mark White at 503-761-0222

**District Coalition:** East Portland Neighborhood Ofc, contact Richard Bixby at 503-823-4550

**Business District:** Midway, contact Bill Dayton at 503-252-2017

**Neighborhood within 1,000 feet:** None

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### 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?

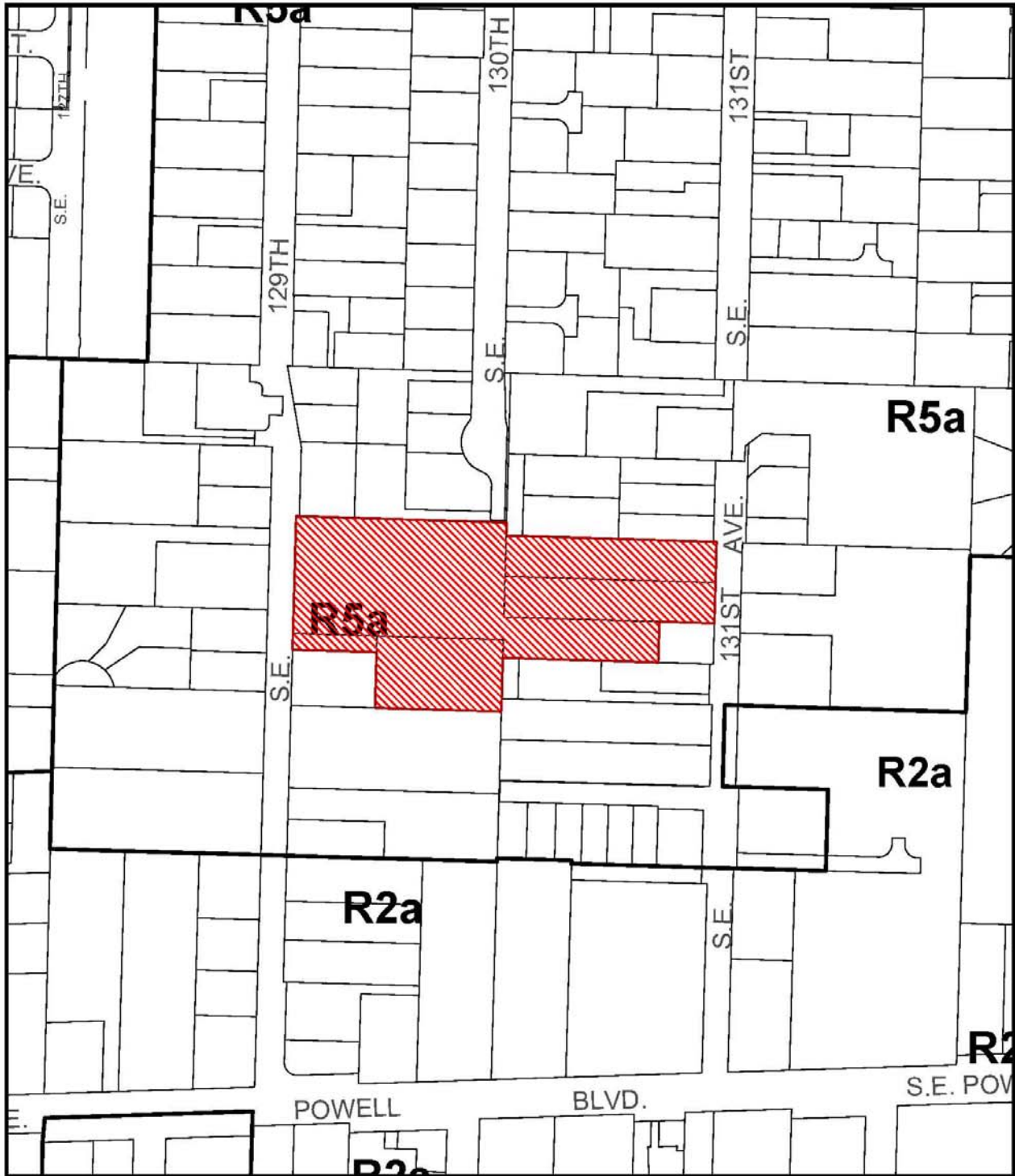
The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

#### 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).**

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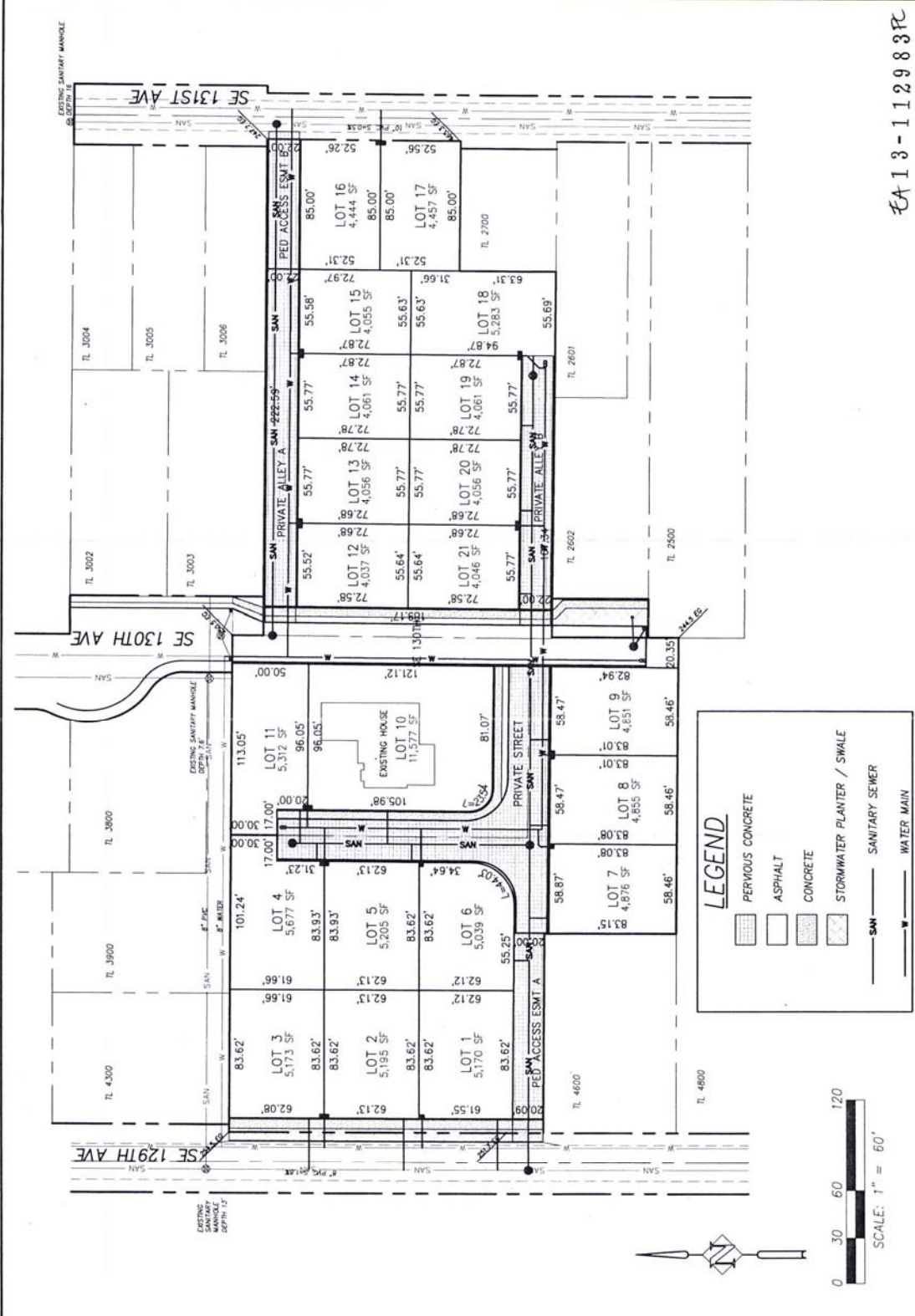
# ZONING

 Site



This site lies within the:  
JOHNSON CREEK BASIN PLAN DISTRICT

File No. EA 13-112983 PC  
 1/4 Section 3343  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E11BD 2900  
 Exhibit B (Feb 06, 2013)



EA 13-112983R

