

Early Assistance Intakes

From: 10/14/2013

Thru: 10/20/2013

Run Date: 10/21/2013 08:17:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-216838-000-00-EA <i>Early zoning check for new detached ADU</i>	328 N ALBERTA ST, 97217	EZSR - One and Two-Family Dwellings 1N1E22AC 16100 CENTRAL ALBINA ADD BLOCK 2 E 1/2 OF LOT 9&10 EXC PT VAC ALLEY	Pre-Permit Zoning Plan Check	10/15/13		Application
			Applicant: DEREK BURNS 328 N ALBERTA ST PORTLAND, OR 97217		Owner: DEREK BURNS 328 N ALBERTA ST PORTLAND, OR 97217	
					Owner: CHRISTINA DOERR 328 N ALBERTA ST PORTLAND, OR 97217	
Total # of EA EZSR - One and Two-Family Dwellings permit intakes: 1						
13-218185-000-00-EA <i>Required peapplication conference for new conditional use for waste-related facility.</i>	11618 N LOMBARD ST, 97203	PC - Required 2N1W35D 01600 SECTION 35 2N 1W TL 1600 0.64 ACRES	PC - PreApplication Conference	10/17/13		Application
			Applicant: MARX INVESTMENTS LLC PO BOX 83492 PORTLAND, OR 97283		Owner: MARX INVESTMENTS LLC PO BOX 83492 PORTLAND, OR 97283	
13-217225-000-00-EA <i>Pre-application conference for Type III Design Review</i>	1021 NE GRAND AVE, 97232	PC - Required 1N1E35BB 03800 HOLLADAYS ADD BLOCK 46 LOT 1-4 EXC PT IN ST LOT 5-8	PC - PreApplication Conference	10/16/13		Application
			Applicant: RACHEL BRAND HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: GRAND VENTURES HOTEL LLC 1021 NE GRAND AVE PORTLAND, OR 97232-2060	
13-216872-000-00-EA <i>Required Pre-application conference for a Type III New Conditional Use review</i>	4320 SE 136TH AVE, 97236	PC - Required 1S2E11DC 03100 SECTION 11 1S 2E TL 3100 0.93 ACRES	PC - PreApplication Conference	10/15/13		Application
			Applicant: Robert Price Planning and Development Services 3935 NE 72nd Ave Portland, OR 97213-5711		Owner: UYEN TO VUONG DUONG 4320 SE 136TH AVE PORTLAND, OR 97236	
					Owner: HUONG TO VUONG DUONG 4320 SE 136TH AVE PORTLAND, OR 97236	
Total # of EA PC - Required permit intakes: 3						
13-216524-000-00-EA	5405 SE WOODWARD ST, 97206	Planner & Infrastructure Bureaus 1S2E07AB 00200 SECTION 07 1S 2E TL 200 17.60 ACRES	Appointment - EA	10/15/13		Application
			Applicant: KARINA RUIZ DOWA 907 SW STARK ST PORTLAND, OR 97205		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	

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13-217651-000-00-EA	17200 NE MARINE DR, 97230	Planner & Infrastructure Bureaus 1N3E19B 01600	Appointment - EA Applicant: RYAN SCHERA GROUP MACKENZIE 1515 SE WATER AVENUE #100 PORTLAND OR 97214	10/16/13		Application Owner: ENTERCOM PORTLAND LLC 0700 SW BANCROFT ST PORTLAND, OR 97239
13-216673-000-00-EA	1505 SW 6TH AVE, 97201 <i>Early Assistance Appointment for renovation of University Station building.</i>	Planner & Infrastructure Bureaus 1S1E03BC 03900 PORTLAND BLOCK 187 LOT 1-8	Appointment - EA Applicant: STEVE MILEHAM LRS ARCHITECTS 720 NW DAVIS ST, STE 300 PORTLAND, OR 97209	10/15/13		Application Owner: ERIDANUS WARENHANDELSGESELLSCHAFT 7000 SW HAMPTON ST #130 TIGARD, OR 97223
13-217892-000-00-EA	, 97201 <i>Early Assistance Appointment, EN, regarding LU05-128719, previously approved 36 unit building.</i>	Planner & Infrastructure Bureaus 1S1E04DB 05400 SECTION 04 1S 1E TL 5400 0.72 ACRES	Appointment - EA Applicant: ROBERT HAYDEN DELTA STUDIOS ARCH & PLANNING 3344 NE 25TH AVE PORTLAND, OR 97212	10/17/13		Pending Owner: FRANK GAMWELL 1299 SW CARDINELL LLC 20929 VENTURA BLVD 47-347 WOODLAND HILLS CA 97364
13-216125-000-00-EA	2521 SW WATER AVE, 97201 <i>Early Assistance Appointment, P&Z, for proposed PGE Substation.</i>	Planner & Infrastructure Bureaus 1S1E10BA 05000 CARUTHERS ADD BLOCK 39&50 TL 5000 DEPT OF REVENUE	Appointment - EA Applicant: JENNIFER STEPHENS PORTLAND GENERAL ELECTRIC 121 SW SALMON ST 3WTCBR07 PORTLAND OR 97204	10/14/13		Pending Owner: PORTLAND GENERAL ELECTRIC CO 1WTC0401 121 SW SALMON ST PORTLAND, OR 97204-2901
13-218180-000-00-EA	6523 N PORTSMOUTH AVE, 97203 <i>Early Assistance Appointment with Planner and Service Bureaus for New Recreation & Wellness Center for the Univeristy of Portland</i>	Planner & Infrastructure Bureaus 1N1E18AB 02800 PORTSMOUTH BLOCK 33 INC PT VAC ALLEY LOT 1-21	Appointment - EA Applicant: ISAAC HARRIS SODERSTROM ARCHITECTURE 1200 NW NAITO PKWY #410 PORTLAND, OR 97209	10/17/13		Application Owner: UNIVERSITY OF PORTLAND 5000 N WILLAMETTE BLVD PORTLAND, OR 97203-5798

Total # of EA Planner & Infrastructure Bureaus permit intakes: 6

Total # of Early Assistance intakes: 10

Final Plat Intakes

From: 10/14/2013

Thru: 10/20/2013

Run Date: 10/21/2013 08:17:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-150855-000-00-FP	4310 SE 79TH AVE, 97206	FP - Final Plat Review		10/15/13		Application

Approval of a Preliminary Plan for a 2-parcel partition, that will result in two parcels that must each accommodate 2 units of density, one of which is a flag lot (Parcel 2) in conformance with the Alternative Design Density Overlay Zone provision that allows flag lots averaging 2,500 square feet (33.405.070.C), as illustrated with Exhibit C.1, subject to the following conditions:

1S2E08DD 10200
SECTION 08 1S 2E
TL 10200 0.20 ACRES

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

Owner:
IONEL HIJ
16933 SE FOSTER RD
GRESHAM, OR 97080-3228

*A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Fire Bureau 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;
"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;
"The fire access lane with a turning radius of 28 feet inside, 48 feet outside; and
"Any other information specifically noted in the conditions listed below.*

B. The final plat must show the following:

1. A Private Access Easement over the "flag pole" portion of Parcel 2 for the benefit of Parcel 1 shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for.

2. 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 Condition C.4 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."

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

1. 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.

2. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcel 2, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Parcel 2, if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.

3. The applicant must obtain final inspection approval for demolition of the house and meet the requirements of the Site Development Section of the Bureau of Development Services for decommissioning of the existing cesspool.

4. A Maintenance Agreement shall be executed for the Private Access

~~The maintenance agreement shall be executed for the Private Access~~
Easement described in Condition B.1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.

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

1. The minimum and maximum density for the lots in this land division are as follows.

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From: 10/14/2013

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Run Date: 10/21/2013 08:17:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-151014-000-00-FP	5150 NE SIMPSON ST, 97218	FP - Final Plat Review		10/17/13		Application

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

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval. This plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed locations of the following:

- "The required NE Simpson and NE Jarrett Street dedications*
- "All buildings and accessory structures on the site at the time of the final plat application*
- "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, driveways and stormwater facilities for each of the parcels*
- "The proposed locations for new sanitary sewer laterals and sewer connections for both parcels*
- "The location of the existing cesspool that must be decommissioned*
- "The location of any existing drywells on the site*
- "The required 5 feet of separation, or more, between driveways on Parcels 2 of LU 13-151014 and LU 13-151026*
- "Any other information specifically noted in the conditions listed below, such as required street dedications, etc.*

B. The final plat must show the following:

- 1. The applicant shall meet the street dedication requirements of the City Engineer for both NE Simpson and NE Jarrett.*

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

Utilities

- 1. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of the existing cesspool on the site, which includes obtaining a Sanitary Evaluation Permit and Final Inspection.*

- 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.*

Existing Development

- 3. The applicant shall meet the street dedication requirements of the City Engineer for both NE Simpson and NE Jarrett Streets.*
- 4. A new lateral to serve Parcel 2 must be constructed to the public main in NE Jarrett at the applicant/owner's expense.*

- 5. The existing garage must meet the requirements of Title 33 110 253 D*

1N2E18CD 02300
ZWAHLEN HOME SITES
BLOCK 5
W 1/2 OF LOT 5

Applicant:
ED CHRISTENSEN
WELKIN ENGINEERING PC
25260 SW PARKWAY AVE SUITE G
WILSONVILLE OR 97070

Owner:
BILL REINWAND
4329 NE SIMPSON CT
PORTLAND, OR 97218

Owner:
TRISH BRAZIL
4329 NE SIMPSON CT
PORTLAND, OR 97218

5. The existing garage must meet the requirements of Title 20.110.200.D., regarding size dimensions.

6. The applicant shall retrofit the stormwater management system of the existing structure on Parcel 1 in accordance with the Stormwater Management Manual (SWMM) requirements, with plumbing permits finalized, and to the satisfaction of the Bureau of Environmental Services.

7. If any drywells currently exist on the site, and if decommissioning is required, such decommissioning shall be subject to the DEQ's UIC requirements, and it is the applicant's responsibility to demonstrate compliance with those requirements prior to final plat approval.

8. The applicant shall meet the requirements of the Department of Environmental Quality (DEQ) for installing new drywells on proposed Parcels 1 and 2 and provide a copy of the DEQ approval letter for each installation with the Final Plat application.

9. All subsurface infiltration facilities must meet minimum setback requirements.

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

1. The applicant shall meet the requirements of the City Engineer for right-of-way improvements along the site's NE Jarrett Street frontage. The applicant must obtain an approved Right-of-Way permit from the Portland Bureau of Transportation to install the required sidewalk corridor. The applicant shall construct the sidewalk corridor along NE Jarrett Street to be consistent with the 10-foot wide corridor elements which include a 0.5-foot curb,

Total # of FP FP - Final Plat Review permit intakes: 2

Total # of Final Plat intakes: 2

Land Use Review Intakes

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Thru: 10/20/2013

Run Date: 10/21/2013 08:17:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-216527-000-00-LU	4731 N WILLAMETTE BLVD, 97203 <i>Adjusting parking pad location</i>	AD - Adjustment	Type 2 procedure	10/15/13		Application
		1N1E17BB 15500 COLLEGE CREST BLOCK 1 LOT 14	Applicant: FRED WINTER 1524 SE MALDEN ST PORTLAND, OREGON		Owner: PHK NM LLC PO BOX 10163 PORTLAND, OR 97296	
13-218202-000-00-LU	16921 SE MAIN ST, 97233 <i>Adjustment request to increase maximum building coverage from 2666 s.f. to 2,884 s.f. to construct 100 sf addition at rear of house</i>	AD - Adjustment	Type 2 procedure	10/17/13		Application
		1S3E06BD 05600 BRAECROFT BLOCK 10 LOT 2	Applicant: STEVE A MIHALTAN 16921 SE MAIN ST PORTLAND, OR 97233-4459		Owner: STEVE A MIHALTAN 16921 SE MAIN ST PORTLAND, OR 97233-4459 Owner: MIHAELA MIHALTAN 16921 SE MAIN ST PORTLAND, OR 97233-4459	
13-218633-000-00-LU	3305 NE 50TH AVE, 97213 <i>Adjustment to side setback to rebuild garage with living space above</i>	AD - Adjustment	Type 2 procedure	10/18/13		Pending
		1N2E30BA 04400 ROSE CITY PK BLOCK 154 LOT 8	Applicant: TERRY HELLEM PROJECTIVE BUILDING DESIGNS PO BOX 6542 BEAVERTON OR 97007		Owner: HAYLI H HAY 3305 NE 50TH AVE PORTLAND, OR 97213	
Total # of LU AD - Adjustment permit intakes: 3						
13-218059-000-00-LU	10305 SE WASHINGTON ST, 97216 <i>New sign in Gateway Plan District</i>	DZ - Design Review	Type 2 procedure	10/17/13		Application
		1S2E03BB 01400 EAST MT TABOR BLOCK 1 TL 1400	Applicant: WESLEY DAMERON G6 SPORTS PORTLAND LLC 10414 SE WASHINGTON ST PORTLAND OR 97216		Owner: FIRST INTERSTATE BANK OF OR PO BOX 2609 CARLSBAD, CA 92018-2609	
13-218447-000-00-LU	1234 SE M L KING BLVD, 97214 <i>DZ for 2 wall signs greater than 32 square feet</i>	DZ - Design Review	Type 2 procedure	10/18/13		Application
		1S1E02BC 03900 EAST PORTLAND BLOCK 94 LOT 3&4	Applicant: MELISSA HAYDEN SECURITY SIGNS INC 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: PJM BLDG I LLC 1501 SW TAYLOR ST #100 PORTLAND, OR 97205	
Total # of LU DZ - Design Review permit intakes: 2						

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Run Date: 10/21/2013 08:17:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-218746-000-00-LU	3538 SW BARBUR BLVD, 97201 <i>New egress window in the front of the property facing the street. Window is below grade.</i>	HR - Historic Resource Review	Type 1 procedure new	10/18/13		Application
	1S1E10CB 02600 CARUTHERS ADD BLOCK 147 W 55' OF LOT 5 EXC PT IN ST		Applicant: Robert Ward Custom Design & Construction 4275 SW 165TH STREET BEAVERTON OR		Owner: N S R LLC 5230 CROWN ST WEST LINN, OR 97068-3414	
13-216759-000-00-LU	2326 SW PARK PL, 97205 <i>New exterior spiral staircase</i>	HR - Historic Resource Review	Type 2 procedure	10/15/13		Application
	1N1E33CC 05200 ARDMORE BLOCK 1 LOT 17		Applicant: DAMON S OGDEN 2326 SW PARK PL PORTLAND, OR 97205 Applicant: KERRY L OGDEN 2326 SW PARK PL PORTLAND, OR 97205		Owner: DAMON S OGDEN 2326 SW PARK PL PORTLAND, OR 97205 Owner: KERRY L OGDEN 2326 SW PARK PL PORTLAND, OR 97205	
Total # of LU HR - Historic Resource Review permit intakes: 2						
13-216840-000-00-LU	4616 NE SKIDMORE ST, 97218 <i>Two parcel partition for 2 standard parcels</i>	LDP - Land Division Review (Partition)	Type 1x procedure	10/15/13		Application
	1N2E19CB 09700 FOREST GLEN LOT 18		Applicant: ROB HUMPHREY FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: ETHEL M BALDWIN 1259 INSEL RD WOODLAND, WA 98674	
13-218572-000-00-LU	2707 NE FLANDERS ST, 97232 <i>Land division to create 2 lots.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	10/18/13		Application
	1N1E36CB 12700 WYNKOOP VILLA BLOCK 1 LOT 10		Applicant: JINGZI ZHAO 2707 NE FLANDERS PORTLAND, OR 97232		Owner: CHRISTOPHER PERKINS 2707 NE FLANDERS ST PORTLAND, OR 97232 Owner: JINGZI ZHAO 2707 NE FLANDERS ST PORTLAND, OR 97232	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
13-216789-000-00-LU	, 97219 <i>8-lot subdivision with new private street in the potential landslide hazard area</i>	LDS - Land Division Review (Subdivision)	Type 3 procedure	10/15/13		Void/ Withdrawn
	1S1E20AA 07700 SECTION 20 1S 1E TL 7700 1.30 ACRES		Applicant: DAN MCNAUGHTON DANIEL MACNAUGHTON INC 3802 SW MARTINS LANE PORTLAND OR 97239		Owner: RAZ BROTHERS LLC PO BOX 19826 PORTLAND, OR 97280-0826	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						

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Thru: 10/20/2013

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-217745-000-00-LU		ZE - Zoning Map Correction	Type 2 procedure	10/16/13		Pending
<i>Zone Map Error Correction, Director Initiated per 33.855.070, to adjust a zone line to follow a topographical feature.</i>						
	1S1E06CB 01401		Applicant: SUSAN MCKINNEY CITY OF PORTLAND BUREAU OF DEVELOPMENT SERVICES LUS DIVISION 1900 SW 4TH AVE STE 5000 PORTLAND OR 97201		Owner: TED K GILBERT 1205 SW 18TH AVE PORTLAND, OR 97205	
	PARTITION PLAT 2000-61 LOT 1		Applicant: KIM TALLANT COP BDS LUS 1900 SW 4TH AVE SUITE 5000 PORTLAND OR 97201		Owner: CONNIE J GILBERT 1205 SW 18TH AVE PORTLAND, OR 97205	
Total # of LU ZE - Zoning Map Correction permit intakes: 1						
Total # of Land Use Review intakes: 11						