

Early Assistance Intakes

From: 11/25/2013

Thru: 12/1/2013

Run Date: 12/2/2013 13:44:2

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-232583-000-00-EA <i>Remodel Red Lion Hotel</i>	1021 NE GRAND AVE, 97232	Other	DA - Design Advice Request	11/26/13		Application
		1N1E35BB 03800 HOLLADAYS ADD BLOCK 46 LOT 1-4 EXC PT IN ST LOT 5-8	Applicant: KEVIN VALK HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND OR 97214		Owner: GRAND VENTURES HOTEL LLC 1021 NE GRAND AVE PORTLAND, OR 97232-2060	
Total # of EA Other permit intakes: 1						
13-232541-000-00-EA <i>New Fred Meyer fueling center. Existing developmen to be demolished.</i>	8420 SW 24TH AVE, 97219	Planner & Infrastructure Bureaus	Appointment - EA	11/26/13		Application
		1S1E21CC 02900 ALDER SPRINGS BLOCK 7 LOT 1&2 EXC PT IN ST INC PT VAC ST LOT 5 LOT 18-21 EXC PT IN ST; LOT 22 EXC PT IN STS	Applicant: Jake Tate 2010 North Redwood Road Salt Lake City, UT 84116		Owner: STANLEY R HERMAN 2325 N CLARK ST PORTLAND, OR 97227 Owner: VICKI L HERMAN 2325 N CLARK ST PORTLAND, OR 97227	
13-232204-000-00-EA <i>Early Assistance Appointment (P&Z w/SB's) for proposed remodel of two existing buildings.</i>	4841 SW MACADAM AVE, 97201	Planner & Infrastructure Bureaus	Appointment - EA	11/26/13		Pending
		1S1E15BA 02300 TERWILLIGER HMSTD BLOCK 3 LOT 5&6 EXC W 16'	Applicant: TERRY AMUNDSON WATERLEAF ARCHITECTURE 419 SW 11TH AVE SUITE 200 PORTLAND OR 97205		Owner: MYERS FAMILY PROPERTIES LLC 490 COOK ST DENVER, CO 80206 Owner: ERIC FREEMAN FREEMAN MOTOR CO INC 7524 SW MACADAM AVE PORTLAND OR 97239	
Total # of EA Planner & Infrastructure Bureaus permit intakes: 2						
Total # of Early Assistance intakes: 3						

Final Plat Intakes

From: 11/25/2013

Thru: 12/1/2013

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-155144-000-00-FP	610 NW 17TH AVE, 97209	FP - Final Plat Review		11/26/13		Application

Approval of a Preliminary Plan for a 2-parcel partition that will result in 2 parcels, as illustrated with Exhibit C.1, subject to the following conditions:

1N1E33AC 02200

Applicant:
RICH GRIMES
WDC PROPERTIES
1335 NW 13TH AVE
PORTLAND OR 97209

Owner:
HOYT 17 LLC
1355 NW 13TH AVE
PORTLAND, OR 97209-3284

A. Supplemental Plan. Five copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, Life Safety, BES, and Fire 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, off-street vehicle parking or loading areas, and any associated landscaping on the site at the time of the final plat application;

"Any other information specifically noted in the conditions listed below.

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

Utilities

1. The applicant must complete the work to separate the sanitary sewer and stormwater plumbing into two individual connections to the public sewer main, within each lot's frontage, and have all applicable permits finalized for such work, to the satisfaction of the Bureau of Environmental Services (BES). BES will also require a Supplemental Plan showing as-built locations of the permitted utility improvements.

Existing Development

2. The applicant must obtain finalized permits to demonstrate the existing structures that will remain on Parcel 1 and Parcel 2 will be separate buildings, with independent utilities, and will comply with the applicable Zoning Code, Building Code, and Fire Code standards relative to the proposed new lot lines to the satisfaction of Land Use Services, Life Safety, and the Fire Bureau. In the event any appeals or adjustments are granted to allow exceptions to the standards, the permits must demonstrate compliance with any approved alternative methods. The as-built locations of any permitted alterations or utility improvements must be identified on the Supplemental Plan.

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
12-195734-000-00-FP	12461 SW LESSER RD, 97219	FP - Final Plat Review		11/27/13		Application

Approval of an Adjustment to the side setback standard in the R10 zone (33.110.220) from 10 to 7 feet for a proposed house in relation to an existing property line; and

1S1E31CC 04400

Applicant:
Bernard Smith
Westlake Consultants, Inc
15115 SW Sequoia Pkwy
Tigard, OR 97224

Owner:
PAHLISCH HOMES INC
63088 NE 18TH ST #100
BEND, OR 97701-7102

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

SECTION 31 1S 1E
TL 4400 0.47 ACRES

Owner:
DENNIS PAHLISCH
PAHLISCH HOMES
63088 NE 18TH ST, SUITE 100
BEND OR 97701

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use 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 location of the following:

"The arborist-proposed drip lines around trees to be preserved and any other root protection zones of trees to be preserved, the conceptual building footprints with driveways, utilities, stormwater facilities and underground utility lines and any other requested information.

B. The final plat must show the following:

- 1. The existing 15-foot wide City of Portland sanitary sewer easement that runs across the rear of Parcels 1 and 2 must be shown on the final plat.*
- 2. The existing sewer easement over the western corner of Parcel 2 must be shown on the final plat.*

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

Streets

- 1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage. The applicant shall submit an application for a Public Works Permit to widen the existing paving by 4 feet, and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation for required right of way improvements.*

Utilities

- 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. A final inspection of a decommissioning permit for the existing sanitary sewer is required.*
- 4. A finalized permit for demolition of the existing residence on the site must be obtained.*
- 5. The existing sanitary sewer connection must be capped. (Note that Title 24 requires a 35-day demolition delay period for most residential structures.)*

requires a 30-day demolition delay period for most residential structures.)

Required Legal Documents

4. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that notes tree preservation requirements that apply to Parcels 1 and 2. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be recorded with Multnomah County and referenced on the final plat.

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

1. Prior to initiating any grading, clearing or grubbing activities on the site, including demolition of the house, the applicant shall install both tree protection fencing and erosion control devices.

2. Development on Parcels 1 and 2 shall be developed in conformance with the Tree Preservation Plan (Exhibit C.6) and the applicant's arborist report (Exhibit A-4). Specifically, trees numbered 3004 (10' RPZ), 3305 (15' RPZ), 3013 (22' RPZ), 97 (16' RPZ) and 3014 (16' RPZ) are required to be preserved, with the root protection zones indicated on Exhibit C-2. Tree protection fencing is required along the root protection zone of each tree to be preserved.

3. Tree protection fencing must be 6-foot, chain link and installed to the requirements listed in the Arborist Report.

4. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report from a certified arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision.

5. Any work th

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-190639-000-00-FP	1605 SE CLINTON ST, 97202	FP - Final Plat Review		11/26/13		Application

Approval of a Preliminary Plan for a 2-parcel partition, that will result in one standard lot and one flag lot, as illustrated with Exhibit C.1, and 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. 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, accessory structures and fences on the site at the time of the final plat application;

"The location of the existing 34-inch Douglas fir tree;

"The proposed general location of future building footprints and stormwater facilities for Parcel 2;

"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 an acknowledgement of tree preservation requirements as required by Condition C.7, below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Tree Preservation Requirements" has been recorded as Document No. _____, Multnomah County Deed Records."

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

Streets

1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontages. The applicant must obtain an approved Right of Way permit from the Portland Bureau of Transportation to reconstruct the required sidewalk corridors. The improvements along the frontage of Parcel 1, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of the undeveloped lot may be constructed with development on the lot as per the City Engineer's discretion.

2. A financial guarantee shall be provided to the satisfaction of the City Engineer to ensure that sidewalk improvements are constructed along Parcel 1, the proposed lot with the existing house; subject to any requirements of a public works appeal of this condition.

3. If sidewalk reconstruction conditions are successfully appealed, a copy of the approved public works appeal must be submitted with the final plat application.

Utilities

4. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of the existing sanitary sewer system on the site.

5. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow and hydrant spacing.

1S1E11AB 05000

MADELINE
BLOCK 1
LOT 1

Applicant:
TEEG MACKAI
WB WELLS & ASSOCIATES
4230 NE Fremont St.
Portland, OR 97213

Owner:
SANDRA AUNG
1605 SE CLINTON ST
PORTLAND, OR 97202-1131

Owner:
CHRISTOPHER TWITTY
1605 SE CLINTON ST
PORTLAND, OR 97202-1131

Existing Development

6. The applicant must plant street tree(s) along all public street frontages adjacent to Parcels 1 and 2. Street trees will be selected from the City's approved street tree list. Tree size requirements for residential sites are to be 2-inch caliper. The applicant shall contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees during building permit review and approval.

*7. Demolition of the existing garage is required. The applicant must provide documentation prior to final plat approval that all required demolition permits have received final inspection.
Required Legal Documents*

8. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that notes tree preservation requirements that apply to Parcel 1. A copy of the approved Tree Preservation Plan must be included as an exhibit to the acknowledgement. The acknowledgment shall be recorded with Multnomah County and referenced on the final plat.

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

1. Any development or future redevelopment on Parcel 1 shall be in confor

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
12-200604-000-00-FP	5732 SE OGDEN ST, 97206	FP - Final Plat Review		11/26/13		Application

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

1S2E19AD 09700

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

Owner:
ROSE STREET PROPERTIES LLC
7175 SW BEVELAND RD #210
TIGARD, OR 97223-8665

ORAVILLE
LOT 13&14 TL 9700

A. Supplemental Plan. Three 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:

- "Proposed permitted development not yet constructed on Parcel 1;*
- "Trees on Parcel 1;*
- "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;*
- "Any other information specifically noted in the conditions listed below.*

B. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for SE Ogden Street. The required right-of-way dedication must be shown on the final plat. At the time of the final review for the frontage improvements, per Condition C.1, below, it may be determined that a dedication is not required.

2. A recording block for each of the legal documents, such as the acknowledgement of special land use conditions, as required by Condition C.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Tree Preservation Requirements has been recorded as document no. _____, Multnomah County Deed Records."

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

Streets

1. The applicant shall meet the requirements of the City Engineer for right-of-way improvements along the site's street frontage. The applicant shall submit an approvable engineered design for the public drainage improvements (as determined by BES engineering staff), financial guarantee (bond), and engineering fees to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for the required street frontage improvements.

Utilities

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 must remove the garage and 3 detached accessory structures on Parcel 1. To document the removal of these structures, the applicant must submit before and after photos of the removal (with the same perspective). Alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval.

Required Legal Documents

4. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that notes 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 shall be recorded with Multnomah County and referenced on the final plat.

Other requirements

5. The applicant must demonstrate that Parcel 1 is in conformance with the required T1 standards (Zoning Code Section 33.248.020.H) by completing one of the following: (1) revise the permit for the new house on Parcel 1 (13-136201 RS); or (2) obtain and final a Zoning Permit to provide the required tree(s).

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

1. Development on Parcel 2 shall be in conformance with the Tree Preservation Plan. S

Total # of FP FP - Final Plat Review permit intakes: 4

Total # of Final Plat intakes: 4

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-232037-000-00-LU	1215 SE 34TH AVE, 97214 <i>CONVERT TUFF SHED TO HABITABLE MUSIC STUDIO.</i>	AD - Adjustment	Type 2 procedure	11/25/13		Pending
		1S1E01AC 19400 SUNNYSIDE & PLAT 2 & 3 BLOCK 45 E 80' OF LOT 9	Applicant: FIONA-RHEA RICKFORD 1215 SE 34TH AVE PORTLAND, OR 97214-4221		Owner: FIONA-RHEA RICKFORD 1215 SE 34TH AVE PORTLAND, OR 97214-4221	
13-233013-000-00-LU	2875 SE POWELL BLVD, 97202 <i>Demo existing McDonalds, construct new McDonalds. Need Adjustment to 33.130.240.B.1.a(2) Pedestrian Standards to allow the use of current public sidewalk network to satisfy additional street frontages</i>	AD - Adjustment	Type 2 procedure	11/27/13		Application
		1S1E12BC 07000 WAVERLEIGH HTS BLOCK 10 LOT 6&7 EXC PT IN ST LOT 8&9	Applicant: Allison Hazen Core States Group 150 Lake Street South, Suite 212 Kirkland, WA 98033		Owner: JEMA PROPERTIES LLC P O BOX 90608 PORTLAND, OR 97290	
Total # of LU AD - Adjustment permit intakes: 2						
13-232914-000-00-LU	33 N BEECH ST, 97227 <i>Design Review for new solar system</i>	DZ - Design Review	Type 2 procedure	11/27/13		Application
		1N1E22DC 12800 ALBINA HMSTD BLOCK 29 LOT 8 EXC PT IN ST	Applicant: Vincent Weatherill 1535 NW 136th Ave. Portland, OR 97229		Owner: PAYNE APARTMENTS LLC 851 SW 6TH AVE #1500 PORTLAND, OR 97204	
13-233068-000-00-LU	3138 N VANCOUVER AVE, 97227	DZ - Design Review	Type 2 procedure	11/27/13		Application
		1N1E27AB 11800 WILLIAMS AVE ADD BLOCK 2 LOT 7 N 60' OF LOT 10&11	Applicant: VANCOUVER AVENUE FIRST BAPTIST CHURCH 3132 N VANCOUVER AVE PORTLAND, OR 97227-1544		Owner: VANCOUVER AVENUE FIRST BAPTIST CHURCH 3132 N VANCOUVER AVE PORTLAND, OR 97227-1544	
13-232176-000-00-LU	824 NW GLISAN ST, 97209 <i>Storefront renovations in design zone</i>	DZ - Design Review	Type 2 procedure	11/26/13		Application
		1N1E34CB 01700 COUCHS ADD BLOCK 60 LOT 7	Applicant: SCOTT MILLER LEVER ARCHITECTURE 239 NW 13TH AVE STE 303 PORTLAND OR 97209		Owner: ROBERT P FOSTER 175 N LOTUS BEACH DR PORTLAND, OR 97217-8021	
Total # of LU DZ - Design Review permit intakes: 3						

Land Use Review Intakes

From: 11/25/2013

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-233011-000-00-LU	1301 NW 12TH AVE, 97209 <i>Residential apartment tower having ground floor retail, 2 levels of below ground parking, 26 floors overall.</i>	DZM - Design Review w/ Modifications	Type 3 procedure	11/27/13		Application
		1N1E33AA 01600 COUCHS ADD BLOCK 227 LOT 1	Applicant: JULIE CURRIER UNICO PROPERTIES 1215 FOURTH AVE SUITE 600 SEATTLE WA 98161		Owner: OVERTON 12 LLC 1215 FOURTH AVE #600 SEATTLE, WA 98161	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
13-233018-000-00-LU	2935 NE 15TH AVE, 97212 <i>An alteration project to replace existing retaining wall which is cracked.</i>	HR - Historic Resource Review	Type 1 procedure new	11/27/13		Application
		1N1E26AC 05100 IRVINGTON BLOCK 68 LOT 7	Applicant: NICHOLAS MIRA PROPEL STUDIO ARCHITECTURE 422 NE 79TH AVE PORTLAND, OR 97213		Owner: SHINE THOMAS 2935 NE 15TH AVE PORTLAND, OR 97212-3342 Owner: A P SIMON 2935 NE 15TH AVE PORTLAND, OR 97212-3342	
13-232226-000-00-LU	1817 NW IRVING ST, 97209 <i>Storefront restoration</i>	HR - Historic Resource Review	Type 2 procedure	11/26/13		Application
		1N1E33AC 06600 COUCHS ADD BLOCK 176 LOT 1&4	Applicant: BRIAN JACKSON BRIAN JACKSON, ARCHITECT LLC 13640 NW LAIDLAW RD PORTLAND OR		Owner: 1801 SHOP LLC 1801 NW UPSHUR ST PORTLAND, OR 97210	
13-232402-000-00-LU	2234 NW JOHNSON ST, 97210 <i>Exterior alterations to existing building- new windows, enclosure of existing side porch.</i>	HR - Historic Resource Review	Type 2 procedure	11/26/13		Application
		1N1E33BD 15400 KINGS 2ND ADD BLOCK 8 LOT 7	Applicant: RICHARD K SPIES 2234 NW JOHNSON ST PORTLAND, OR 97210-3230		Owner: RICHARD K SPIES 2234 NW JOHNSON ST PORTLAND, OR 97210-3230 Owner: INGRID A SPIES 2234 NW JOHNSON ST PORTLAND, OR 97210-3230	
Total # of LU HR - Historic Resource Review permit intakes: 3						
Total # of Land Use Review intakes: 9						