

Early Assistance Intakes

From: 12/16/2013

Thru: 12/22/2013

Run Date: 12/23/2013 11:48:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-240525-000-00-EA	, 97209	Other	DA - Design Advice Request	12/20/13		Application
<i>Desing Commision Advise Request for New 9-Sotry Commercial Building with below grade parking</i>						
		1N1E33AD 02200		Applicant: PHILLIP BEYL GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: 14TH & IRVING LLC 101 SW MAIN ST #1100 PORTLAND, OR 97204-3219
		COUCHS ADD BLOCK 123 INC PT OF VAC ST LOT 2 LOT 3		Applicant: CHARLES DORN THA ARCHITECTURE 733 SW OAK ST PORTLAND OR 97205		
Total # of EA Other permit intakes: 1						
13-240521-000-00-EA	, 97209	PC - Required	PC - PreApplication Conference	12/20/13		Application
<i>Pre-Application Conference for new 9 story-commercial Mixed Use Commercial Building (Office & Retail) with Parking below grade</i>						
		1N1E33AD 02200		Applicant: PHILLIP BEYL GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: 14TH & IRVING LLC 101 SW MAIN ST #1100 PORTLAND, OR 97204-3219
		COUCHS ADD BLOCK 123 INC PT OF VAC ST LOT 2 LOT 3		Applicant: CHARLES DORN THA ARCHITECTURE 733 SW OAK ST PORTLAND OR 97205		
Total # of EA PC - Required permit intakes: 1						
13-239717-000-00-EA	, 97201	Planner & Infrastructure Bureaus	Appointment - EA	12/18/13		Pending
<i>Early Assistance Appointment (P&Z Team, with SB's) for proposed determination of legal lot / lot confirmation and/or land division for proposed SFR.</i>						
		1S1E08AC 00200		Applicant: NEIL FERNANDO EMERIO DESIGN LLC 6107 SW MURRAY BLVD SUITE 147 BEAVERTON OR 97008		Owner: BETTY TRUEBLOOD-WALDO 715 NW 3RD ST GRANTS PASS, OR 97526-1514
		SECTION 08 1S 1E TL 200 0.22 ACRES				
13-240725-000-00-EA	8041 SE 162ND AVE, 97236	Planner & Infrastructure Bureaus	Appointment - EA	12/20/13		Pending
<i>Early Assistance Appointment (LD/EN Team with SB's) for review of process and requirements for approved Peach Tree Meadows subdivision (06-143592)</i>						
		1S2E24DD 00300		Applicant: ROB HUMPHREY FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: MARK BORING PEACH TREE MEADOWS LLC C/P THE CONIFER GROUP 3140 SE HAWTHORNE BLVD PORTLAND OR 97214
		SECTION 24 1S 2E TL 300 0.49 ACRES POTENTIAL ADDITIONAL TAX \$4 657.64				

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-239690-000-00-EA	5722 SW GARDEN HOME RD, 97219 <i>Early Assistance Appointment (LD/EN Team with SB's) for proposed 3 parcel land division with existing SFR, no new street.</i>	Planner & Infrastructure Bureaus 1S1E19CD 05400 SECTION 19 1S 1E TL 5400 0.80 ACRES	Appointment - EA Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229	12/18/13		Pending Owner: DEAN C GATEWOOD 5711 SW MULTNOMAH BLVD #228 PORTLAND, OR 97219-3145 Owner: ARLENE D GATEWOOD 5711 SW MULTNOMAH BLVD #228 PORTLAND, OR 97219-3145

Total # of EA Planner & Infrastructure Bureaus permit intakes: 3

Total # of Early Assistance intakes: 5

Final Plat Intakes

From: 12/16/2013

Thru: 12/22/2013

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-145665-000-00-FP	2808 SE BELMONT ST, 97214	FP - Final Plat Review		12/20/13		Application

Final Plat Application for Approval of a Preliminary Plan for a 4-lot subdivision that will result in 4 lots to be developed with attached or detached houses, duplexes, or accessory dwelling units, as illustrated with Exhibit C.1, and subject to the following conditions:

1S1E01BB 13200
HANSONS ADD & 2ND
BLOCK 21
LOT 1&2

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

Owner:
EDEN ENTERPRISES LLC
5505 SW DELKER RD
TUALATIN, OR 97062-9710

*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 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;
"Reduced side setbacks if taking advantage of Section 33.120.270.D;
"The proposed general location of future building footprints;
"Proposed stormwater management facilities that demonstrate compliance with required setbacks;
"The locations for the four required 2-inch diameter mitigation trees with their species and sizes shown, as modified by any conditions listed in this report;
"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 Belmont. The required right-of-way dedication must be shown on the final plat.

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

The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's SE Belmont Street frontage. The applicant shall obtain applicable permits from the Portland Bureau of Transportation to install the required sidewalk corridor, and provide plans and financial assurances to the satisfaction of Portland Transportation for required street frontage improvements.

The frontage improvements require a separate public works permit to City standards per the requirements of the City Engineer.

The applicant shall obtain a finalized demolition permit for removing the existing house.

The applicant must meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant to the satisfaction of the Fire Bureau.

The applicant shall pay into the City's Tree Fund the required amount to mitigate the removal of 22 inches of tree diameter and shall provide a copy of the receipt prior to final plat approval.

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

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

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

<i>Lot</i>	<i>Minimum Density</i>	<i>Maximum Density</i>
<i>1</i>	<i>1</i>	<i>2</i>
<i>2</i>	<i>1</i>	<i>2</i>
<i>3</i>	<i>1</i>	<i>2</i>
<i>4</i>	<i>1</i>	<i>2</i>

Prior to approval of building permit review, if retaining walls are proposed near any street-facing property lines, a site distance study for each driveway design shall be required.

Four 2-inch diameter trees shall be installed in the rear yards of proposed Lots 1 and 4, per the applicant's Revised Arborist Report and site plan, as modified by staff on Site Plan C.1, at the time of final building permit review.

The applicant shall apply for and receive approval of a written permit from the City Forester to remove the 24-inch Ash tree that is within the right of way of SE 28th Street.

The applicant shall plant street tree(s) along all public frontages as required and approved by the City Forester prior to final building permit approval.

The applicant must meet the addressing and aerial fire department access road requirements of the Fire Bureau.

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-181911-000-00-FP	4625 NE 72ND AVE, 97218	FP - Final Plat Review		12/17/13		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition, that will result in 3 narrow lots, as illustrated with Exhibit C.1, subject to the following conditions:</i></p> <p><i>A. The following must occur prior to Final Plat approval:</i></p> <p><i>Streets</i></p> <p><i>1. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.</i></p> <p><i>Utilities</i></p> <p><i>2. The applicant shall meet the requirements of the Fire Bureau for residential hydrant spacing. The applicant must provide verification to the Fire Bureau that Appendix C of the Fire Code is met or provide an approved Fire Code Appeal prior final plat approval.</i></p> <p><i>3. 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.</i></p> <p><i>4. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for all parcels, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house, 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.</i></p> <p><i>Existing Development</i></p> <p><i>5. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection.</i></p> <p><i>Required Legal Documents</i></p> <p><i>6. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that notes tree preservation requirements that apply to Parcels 1-3. 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.</i></p> <p><i>B. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. Development on Parcels 1-3 shall be in conformance with the Tree Preservation Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.2). Specifically, trees numbered 507, 508, 510, and 512 are required to be preserved, with the root protection zones indicated on Exhibit A.2. Tree protection fencing is required along the root protection zone of each tree to be preserved. The fence</i></p>		1N2E20BD 03300		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213	Owner: PORTLAND REDEVELOPMENT LLC PO BOX 11778 PORTLAND, OR 97211-0778	

required along the root protection zone of each tree to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision.

2. The applicant must meet the addressing requirements of the Fire Bureau for Parcels 1-3.

3. If required as a result of conditions above, the applicant must meet any

13-169692-000-00-FP	713 N HUMBOLDT ST, 97217	FP - Final Plat Review	12/20/13	Application
<i>Planned development review with concurrent 2 lot partition.</i>				
	1N1E22BD 19400	Applicant: PETER KUSYK	Owner: FIRENZE DEVELOPMENT INC	
	M PATTONS & SUB	FIRENZE DEVELOPMENT INC	7110 SW OLD WILSONVILLE RD	
	BLOCK E 1/2 N	7110 SW OLD WILSONVILLE RD	WILSONVILLE, OR 97070-7857	
	LOT 5	WILSONVILLE OR 97070		

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

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Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-238952-000-00-LU		AD - Adjustment	Type 2 procedure	12/17/13		Pending
<i>Adjustment for proposed new SFR, to allow for greater lot coverage.</i>						
		1S3E06DC 06302	Applicant: EDWARD RADULESCU EPR DESIGN, LLC 825 NE 20TH AVE STE 202 PORTLAND, OR 97232		Owner: RIVERA PROPERTIES LLC 3701 SE 174TH AVE PORTLAND, OR 97236-1253	
		PARTITION PLAT 2013-59 LOT 2 INC UND INT TRACT A				
13-238870-000-00-LU		AD - Adjustment	Type 2 procedure	12/17/13		Pending
<i>ADDITION TO WEST SIDE OF EXISTING HOME OF 219 SF. ADDITION TO EAST SIDE OF EXISTING HOME OF 2219 SF. PROPOSED LOT COVERAGE ADJUSTMENT IS REQUESTED TO ALLOW FOR AN ADDITIONAL 1783 SF OF LOT COVERAGE FOR A TOTAL OF 4965 SF OF LOT COVERAGE.</i>						
		1S3E06DC 06301	Applicant: EDWARD RADULESCU EPR DESIGN, LLC 825 NE 20TH AVE STE 202 PORTLAND, OR 97232		Owner: RIVERA PROPERTIES LLC 3701 SE 174TH AVE PORTLAND, OR 97236-1253	
		PARTITION PLAT 2013-59 LOT 1 INC UND INT TRACT A				
13-239081-000-00-LU	3284 SW FAIRMOUNT BLVD, 97201	AD - Adjustment	Type 2 procedure	12/17/13		Pending
<i>Two Adjustments: 1) to reduce front setback to 2' and; 2) to reduce the side setback to 1.5-2.5'.</i>						
		1S1E08DA 08500	Applicant: SEAN GREEN PRITIKIN GROUP 1002 WESTWOOD CT PORTLAND OR 97239		Owner: 3284 FAIRMOUNT LLC 1002 SW WESTWOOD CT PORTLAND, OR 97239	
		COUNCIL CREST PK BLOCK 28 LOT 8			Owner: WILL PRITIKIN PRITIKIN GROUP 1002 SW WESTWOOD CT PORTLAND OR 97239	
Total # of LU AD - Adjustment permit intakes: 3						
13-240710-000-00-LU	1015 NW 22ND AVE, 97210	CU - Conditional Use	Type 2 procedure	12/20/13		Application
<i>CU for RF with DZ</i>						
		1N1E33BA 07800	Applicant: NOAH GRODZIN CASCADIA PM 5501 NE 109TH CT SUITE A2 VANCOUVER WA 98662		Owner: GOOD SAMARITAN HOSPITAL 1919 NW LOVEJOY ST PORTLAND, OR 97209	
		COUCHS ADD TL 7800 BLOCK 304				
13-240702-000-00-LU	915 SE 35TH AVE - Unit 207	CU - Conditional Use	Type 2 procedure	12/20/13		Application
<i>CU for RF</i>						
		1S1E01AB 90008	Applicant: NOAH GRODZIN CASCADIA PM 5501 NE 109TH CT SUITE A2 VANCOUVER WA 98662		Owner: ALLISON ROSS BLAZO 4050 NE MORNING ST CORVALLIS, OR 97330-9215	
		BELMONT STREET LOFTS CONDOMINIUM LOT 207			Owner: SPECIAL NEEDS TRUST 4050 NE MORNING ST CORVALLIS, OR 97330-9215	

Total # of LU CU - Conditional Use permit intakes: 2

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-239517-000-00-LU	, 97203 <i>Design Review for proposed mixed use project.</i>	DZ - Design Review	Type 2 procedure	12/18/13		Pending
		1N1W12BA 07600 DEPOT ADD LOT 8 TL 7600	Applicant: BRETT SCHULZ BRETT SCHULZ ARCHITECT 111 E BURNSIDE ST SUITE 303 PORTLAND OR 97214		Owner: KEVIN CAVENAUGH GUERRILA DEVELOPMENT 111 E BURNSIDE ST SUITE 300 PORTLAND OR 97214	
					Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	
13-240623-000-00-LU	1 N FREMONT ST, 97227 <i>DZ for two new 4 and 5 story office/retail buildings.</i>	DZ - Design Review	Type 2 procedure	12/20/13		Application
		1N1E22DC 14100 ALBINA HMSTD BLOCK 30 LOT 6-8 EXC PT IN ST	Applicant: CASSIDY BOLGER HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: KARUNA PROPERTIES II LLC 3013 NE 9TH AVE PORTLAND, OR 97212	
13-240825-000-00-LU	2000 SW 1ST AVE, 97201 <i>The applicant is requesting design review approval per section 33.580.130 for the removal and replacement of trees within South Auditorium Plan District</i>	DZ - Design Review	Type 2 procedure	12/20/13		Application
		1S1E03CB 00300 SOUTH AUDITORIUM ADD BLOCK H LOT 2 TL 300	Applicant: Andy James Wyse Investment Services Co 1501 SW Taylor St Suite 100 Portland, OR 97205-1941		Owner: AMCO-PORTLAND INC 1500 SW TAYLOR ST #100 PORTLAND, OR 97205	
			Applicant: RYAN SCHERA GROUP MACKENZIE 1515 SE WATER AVENUE SUITE 100 PORTLAND OR 97214			
Total # of LU DZ - Design Review permit intakes: 3						
13-240530-000-00-LU	6325 SE DIVISION ST, 97215 <i>Environmental Review for infrastructure work at Mt. Tabor Reservoirs. See Related LU 13-236972 HR.</i>	EN - Environmental Review	Type 2 procedure	12/20/13		Pending
		1S2E05 00100 SECTION 05 1S 2E TL 100 190.28 ACRES	Applicant: TOM CARTER PORTLAND WATER BUREAU 1120 SW 5TH AVE SUITE 600 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #609 PORTLAND, OR 97204-1912	
Total # of LU EN - Environmental Review permit intakes: 1						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-240781-000-00-LU <i>Replace existing non-original windows (146 sf) with same size fiberglass clad wood windows.</i>	3326 NE 11TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	12/20/13		Application
	1N1E26BA 05300 IRVINGTON BLOCK 85 LOT 13		Applicant: ALEXIS PETERKA 3326 NE 11TH AVE PORTLAND, OR 97212		Owner: ALEXIS PETERKA 3326 NE 11TH AVE PORTLAND, OR 97212	
13-240481-000-00-LU <i>Alteration to the exterior of a structure > 150 square feet.</i>	2226 SW MAIN ST, 97205	HR - Historic Resource Review	Type 1 procedure new	12/20/13		Pending
	1N1E33CD 06200 JOHNSONS ADD BLOCK 2 W 37.5' OF LOT 10		Applicant: CLINT PRESTON 1485 NW BERGERON CT GRESHAM, OR 97030-5331		Owner: SEAN M BRUICH 2226 SW MAIN ST PORTLAND, OR 97205-1150 Owner: LAURENCE N MOORE 2226 SW MAIN ST PORTLAND, OR 97205-1150	
13-239327-000-00-LU <i>HRR for an 80 sq. ft. sign.</i>	1108 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 1x procedure	12/17/13		Pending
	1S1E02BC 01900 HAWTHORNE PK BLOCK 128 LOT 1&2 EXC PT IN ST LOT 5-8		Applicant: Geoff Smoke 2550 new nicolai portland, OR 97210		Owner: NEUSTADER BUILDING LLC 35393 HWY 19 KIMBERLY, OR 97848-6217	
13-239233-000-00-LU <i>HRR for a 27 sq. ft. sign.</i>	202 NW 21ST AVE, 97209	HR - Historic Resource Review	Type 1x procedure	12/17/13		Pending
	1N1E33CA 13000		Applicant: YEN PHAM 6606 SE 93RD AVE PORTLAND, OR 97266		Owner: PORTLAND DESIGN CENTER LLC 16350 PHANTOM BLUFF CT LAKE OSWEGO, OR 97034-5748	
13-240339-000-00-LU <i>Exterior alterations to house in historic district.</i>	2521 NE 19TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	12/19/13		Application
	1N1E26DB 00100 IRVINGTON BLOCK 38 LOT 8 N 1/2 OF LOT 9		Applicant: KATHLEEN MACNAUGHTON 2521 NE 19TH AVE PORTLAND, OR 97212		Owner: KATHLEEN MACNAUGHTON 2521 NE 19TH AVE PORTLAND, OR 97212 Owner: MARTHA L MCCLURE 2521 NE 19TH AVE PORTLAND, OR 97212	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-239048-000-00-LU	2199 NW EVERETT ST, 97210 <i>Historic Resource Review for removing (6) flush-mounted antennas for ATT and relocating new antennas on the rooftop, screened with a shroud.</i>	HR - Historic Resource Review	Type 2 procedure	12/17/13		Pending
	1N1E33CA 08500 KINGS 2ND ADD BLOCK 36 TL 8500		Applicant: GEORGE PIERCE RYKA CONSULTING 918 SOUTH HORTON ST, SUITE 1002 SEATTLE WA 98134 Applicant: ROY WILY ATT MOBILITY CORPORATION 19801 SW 72ND AVE TUALATIN OR 97062		Owner: RISING INVESTMENTS LLC 824 NW ALBEMARLE TER PORTLAND, OR 97210 Owner: RICHARD SINGER RISING INVESTMENTS LLC 824 NW ALBEMARLE TER PORTLAND OR 97210	
Total # of LU HR - Historic Resource Review permit intakes: 6						
13-240609-000-00-LU	3905 SE 28TH AVE, 97202 <i>Two lot land division for detached single family residences</i>	LDP - Land Division Review (Partition)	Type 1x procedure	12/20/13		Application
	1S1E12CB 04200 KENILWORTH BLOCK 2 LOT 18		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: ROYAL CUSTOM HOMES INC PO BOX 3091 CLACKAMAS, OR 97015-3091	
13-240067-000-00-LU	203 NE GRAHAM ST, 97212 <i>Divide property using "a" overlay flag lot provisions. Existing building to remain.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	12/19/13		Application
	1N1E27AD 10300 ALBINA BLOCK 15 LOT 22		Applicant: Garner Moody LLOYD DEVELOPMENT LLC PO BOX 11560 PORTLAND OR 97211		Owner: STUMPTOWN EQUITY SOLUTIONS LLC PO BOX 13121 PORTLAND, OR 97213-0121	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
13-239888-000-00-LU	, 97218 <i>Nonconforming Situation Review to add additional equipment (RRU's and replacement of antennas and remove three equipment cabinets and replace with two equipment cabinets) to the Existing Monopole within the buffer overlay</i>	NU - Nonconforming Situations Review	Type 2 procedure	12/18/13		Pending
	1N2E18AA 00300 SECTION 18 1N 2E TL 300 1.01 ACRES		Applicant: PAUL SLOTEMAKER SMARTLINK LLC 621 SW ALDER ST, STE 660 PORTLAND, OR 97205		Owner: RONALD W HARRIMAN P O BOX 461 TROUTDALE, OR 97060	
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						
Total # of Land Use Review intakes: 18						