



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 28, 2014  
**To:** Interested Person  
**From:** Rachel Whiteside, Land Use Services  
503-823-7605 / [Rachel.White@portlandoregon.gov](mailto:Rachel.White@portlandoregon.gov)

## **NOTICE OF A TYPE Ix 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 775 Summer St NE, Suite 330, Salem, OR 97301-1283. 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 13-167780 LDP**

#### **GENERAL INFORMATION**

**Applicant:** Rob Humphrey / Faster Permits  
14334 NW Eagleridge Lane / Portland, OR 97229

**Owner:** Mark Connelly,  
8014 NE Glisan St / Portland, OR 97213-7042

**Site Address:** 4934 NE 41ST AVE

**Legal Description:** TL 800 0.23 ACRES, SECTION 24 1N 1E  
**Tax Account No.:** R941240270  
**State ID No.:** 1N1E24AD 00800 **Quarter Section:** 2534  
**Neighborhood:** Concordia, contact Garlynn Woodsong at 510-913-5472.  
**Business District:** Forty-Second Avenue, contact Clarence Larkins at 503-736-8111.  
**District Coalition:** NE Coalition of Neighborhoods, Claire Adamsick at 503-388-9030.  
**Zoning:** R5ah – Single-Dwelling Residential with the Alternative Design Density and Aircraft Landing Overlay Zones

**Case Type:** LDP – Land Division (Partition)  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

#### **Proposal:**

The applicant proposes to divide the existing 9,900 square foot site into two lots for detached, single-family homes. The existing house will be demolished and new homes are proposed on lots that will be 5,060 and 4,840 square feet in size. There are no trees on the site subject to preservation.

There is an existing public water main and public sanitary sewer line in NE 41<sup>st</sup> Avenue. Individual connections to these lines are proposed. Stormwater from future development is proposed to be managed onsite with individual drywells.

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 (2 parcels). Therefore this land division is considered a partition.

This partition is reviewed through a Type Ix 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).

**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 generally flat, though the overall area slopes downward from south to north. There is no significant vegetation or trees on the site. The existing one-story home, detached garage, and shed are proposed to be removed. Surrounding homes are small to moderate in size, with older development being one to one and a half stories and newer development typically two stories. Across the street is Meek Protech High School. One block east along NE 42<sup>nd</sup> Avenue there is some storefront and neighborhood commercial. The Alberta main street business area is roughly half a mile to the west.

### Infrastructure:

- **Streets** – The site has approximately 90 feet of frontage on NE 41<sup>st</sup> Avenue. There is one driveway entering the site that serves the existing house on the site. At this location, NE 41<sup>st</sup> Avenue is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 100 feet from the site at 42<sup>nd</sup> Avenue via Bus #75.

NE 41<sup>st</sup> Avenue has a 33-foot paved roadway within a 55-foot right-of-way with parking on both sides, a curb-tight sidewalk on the west side, and a separated sidewalk on the east side with no curb.

- **Water Service** – There is an existing 6-inch CI water main in NE 41<sup>st</sup> Avenue. The existing house is served by a 5/8-inch metered service from this main.
- **Sanitary Service** - There is an existing 8-inch PVC public sanitary sewer line in NE 41<sup>st</sup> Avenue.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

**Zoning:** The R5 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. The Aircraft Landing (“h”) overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. On this site, however, the base zone (R5) height limit of 30 feet is more restrictive than the 'h' overlay and cannot be exceeded without a future adjustment review.

**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. Exhibits “E” contain the complete responses.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **December 13, 2013**. One written response has been received from a notified property owner in response to the proposal. The letter raised privacy concerns and questions about changes required to neighboring properties.

*Staff Response: The proposed lots meet the lot dimension and area requirements of the R5 zone, as discussed in the findings below. Therefore, there should be ample opportunity to maintain privacy for individual lots. In response to the question about changes to neighboring properties, the City can only require improvements when a lot comes in for redevelopment or significant changes to existing development. Therefore, the applicant will be required to make street frontage improvements, as discussed later in this report, but no changes to abutting properties is required.*

## 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	No significant trees or trees in excess of 6 inches in diameter are located fully on the site or outside of the environmental zone on the site.
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.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections 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. 610 contains the density and lot dimension requirements applicable in the RF through R5 zones. Maximum density in the R5 zone is one unit per 5,000 square feet and the minimum density is 80% of the maximum density. The site has a minimum required density of 1 unit and a maximum density of 2 units. The applicant is proposing 2 single family parcels. The density standards are therefore met.

The lot dimensions required and proposed 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)
<b>R5 Zone</b>	3,000	8,500	36	50	30
Parcel 1	5,060		46	110	46
Parcel 2	4,840		44	110	44

\* 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.

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. In addition, there are no trees required to be preserved on the site. This criterion is met.

***Land Suitability***

The applicant has proposed to remove the existing house, garage, and shed with the intention to redevelop the site. In order to ensure that the new lots are suitable for

development, a permit must be obtained and finalized for demolition of all structures on the site and sewer capping prior to final plat approval. Although the site is currently connected to the public sanitary sewer, there is an old septic system or cesspool on the site. The City has no record that this facility was ever decommissioned. Prior to final plat, the applicant must meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of this facility. With a condition requiring final inspection for a demolition and decommissioning permit, the new lots can be considered suitable for new development, and 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:

<b>33.651 Water Service standard</b> – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.
<b>33.652 Sanitary Sewer Disposal Service standards</b> – See Exhibit E.1 for detailed comments.
There is an existing 8-inch PVC sanitary sewer located in NE 41 <sup>st</sup> Avenue that ends in a terminal manhole approximately 5 feet south of the north property line of the site frontage. There is an existing later that serves the residence that will be removed; that later is available to serve future development on proposed Parcel 1. In order to serve Parcel 2, the applicant will be required to extend the 8-inch sanitary sewer south in 41 <sup>st</sup> Avenue through a Public Works Permit or Simplified Permit. Prior to final plat approval, the applicant must either a) submit engineering plans, a financial guarantee, and fees to the satisfaction of BES under a Public Works Permit; or b) construct and obtain BES inspection approval of the sewer extension through a Simplified Permit.
<b>33.653.020 &amp; .030 Stormwater Management criteria and standards</b> – See Exhibits E.1
No stormwater tract is proposed or required. Therefore, criterion A is not applicable.  The applicant has proposed the following stormwater management methods:  <b>Public Street Improvements:</b> As discussed elsewhere in this report, PBOT has granted an appeal to standard frontage improvements to allow a separated sidewalk. BES has indicated that constructing the sidewalk so that it slopes towards a vegetated area and/or planting street trees may be a viable alternative to constructing a stormwater management facility. The right-of-way contains adequate room for a stormwater facility, if necessary. Therefore, the final design will be reviewed with the Public Works Permit for the frontage improvements. If a swale is deemed necessary at that time, the applicant must provide engineered designs and financial guarantees of performance prior to final plat approval.  <b>Parcels 1 and 2:</b> Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells based upon the stormwater report provided by the applicant showing an infiltration rate of 8 inches/hour.
<b>33.654.110.B.1 Through streets and pedestrian connections</b>
Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The site is located approximately 115 feet north of the nearest east/west street. For this reason, this criterion is met.

**33.641 – Transportation Impacts – 33.641.020 and 33.641.030****33.654.120.B & C Width & elements of the right-of-way** – See Exhibit E.2 for bureau comment

The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. The Development Review Section of the Portland Bureau of Transportation has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services.

NE 41<sup>st</sup> Avenue has a 33-foot paved roadway within a 55-foot right-of-way with parking on both sides, a curb-tight sidewalk on the west side, and a separated sidewalk on the east side with no curb. 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 available evidence, PBOT estimates that the one additional residence will generate approximately 10 new daily vehicle trips, with one trip occurring during AM and PM peak hours.

In this case Portland Transportation has determined that sidewalk improvements must be made in order to ensure that safe pedestrian travel is possible within the proposed development (Exhibit E.2 contains the complete analysis). Per Public Works Appeal #13-162503, this may be a separated sidewalk consistent with existing conditions on the east side of NE 41<sup>st</sup> Avenue. With those improvements, one additional dwelling can be safely served by this existing street without having any significant impact on the level of service provided.

This criterion is met, with the condition that curb and sidewalk improvements are made. Prior to final plat approval, the applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements.

**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.

**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.

**Existing development that will remain after the land division.** The applicant is proposing to remove all of the existing structures on the site, 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 R5 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.

<b>Bureau</b>	<b>Code Authority and Topic</b>
Development Services/503-823-7300 <a href="http://www.portlandonline.com/bds">www.portlandonline.com/bds</a>	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 <a href="http://www.portlandonline.com/bes">www.portlandonline.com/bes</a>	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 <a href="http://www.portlandonline.com/fire">www.portlandonline.com/fire</a>	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 <a href="http://www.portlandonline.com/transportation">www.portlandonline.com/transportation</a>	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 <a href="http://www.portlandonline.com/parks">www.portlandonline.com/parks</a>	Title 20 – Street Trees and other Public Trees
Water Bureau/503-823-7404 <a href="http://www.portlandonline.com/water">www.portlandonline.com/water</a>	Title 21 – Water availability

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 addressing requirements; ensuring adequate residential hydrant spacing and flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; and aerial fire apparatus access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

## CONCLUSIONS

The applicant has proposed a 2-parcel partition, as shown on the attached preliminary plan (Exhibit C.3). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: sidewalk improvements, a sanitary sewer extension, demolition of existing structures and cesspool, and fire code requirements. 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 2 standard lots, as illustrated with Exhibit C.3, subject to the following conditions:

### A. 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 and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements.

#### Utilities

2. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in NE 41<sup>st</sup> Avenue. The public sewer extension requires a Public Works Permit or BES Simplified Permit. The applicant shall complete either a or b:
  - a) submit engineering plans, a financial guarantee, and fees to the satisfaction of BES under a Public Works Permit; or
  - b) construct and obtain BES inspection approval of the sewer extension through a Simplified Permit.

3. 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.
4. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate residential hydrant spacing. The applicant must provide verification to the Fire Bureau that Appendix C of the Fire Code is met or purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.
5. 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.

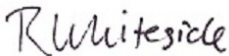
#### **Existing Development**

6. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. *Note that Title 24 requires a 35-day demolition delay period for most residential structures.*
7. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2. 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.
8. The applicant must remove the shed on Parcel 2. 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.

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

1. The applicant must meet the addressing requirements of the Fire Bureau. The location of the address sign must be shown on the building permit.
2. If determined necessary, the applicant will be required to meet any conditions imposed through a Fire Code Appeal. Please refer to the final plat approval report for details on whether or not this requirement applies.
3. 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.

**Staff Planner: Rachel Whiteside**

**Decision rendered by:** \_\_\_\_\_  \_\_\_\_\_ **on January 24, 2014**  
By authority of the Director of the Bureau of Development Services

**Decision mailed January 28, 2014.**



**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 June 13, 2013, and was determined to be complete on December 10, 2013.

*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 June 13, 2013.

*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 9, 2014.**

**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. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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](http://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,

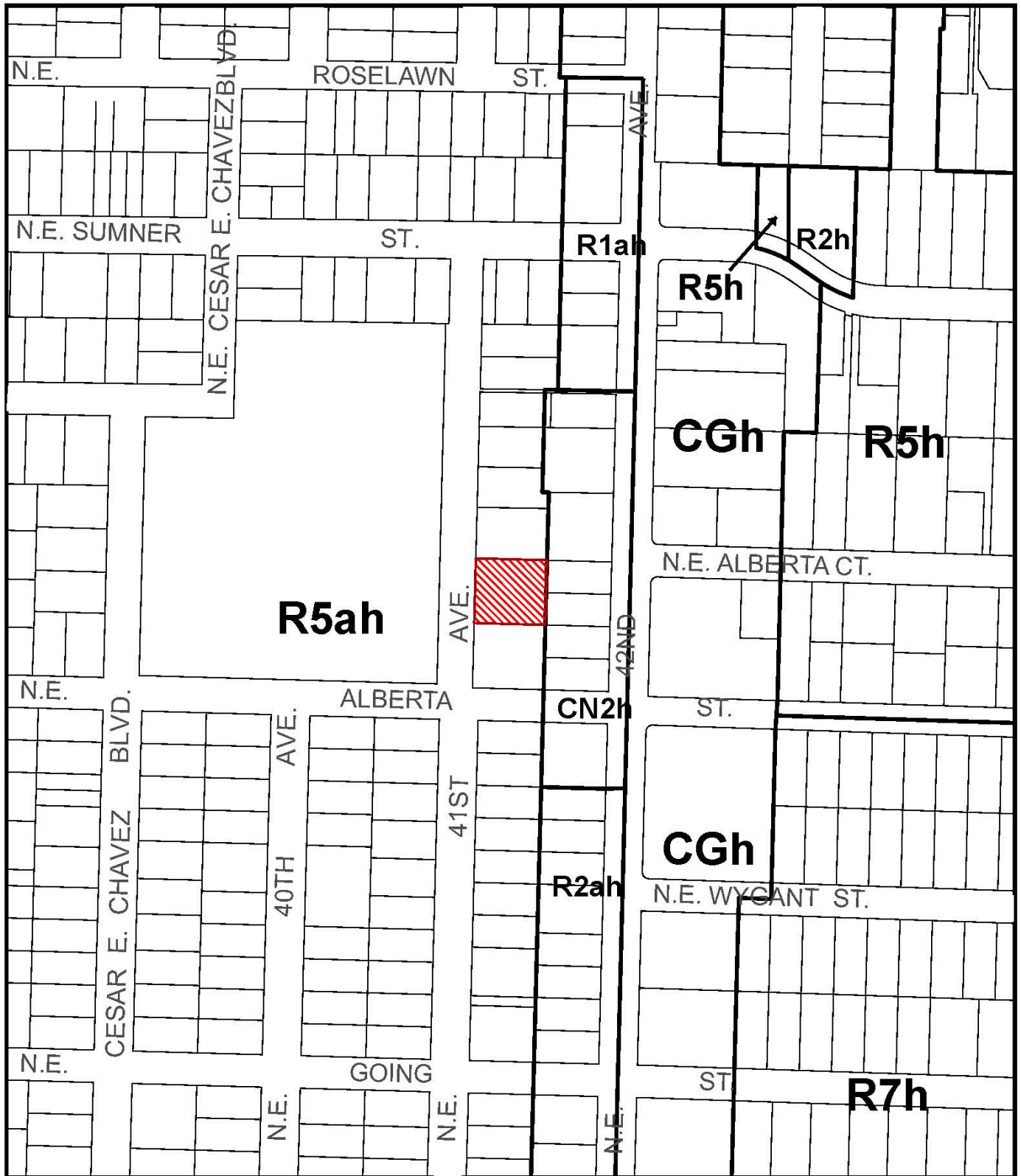
and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
  - 1. Original Narrative
  - 2. Arborist Report
  - 3. Response to Incomplete Letter
  - 4. Simplified Approach Stormwater Report
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Vicinity Map
  - 2. Existing Conditions Plan
  - 3. Preliminary Plat (attached)
  - 4. Preliminary Site & Utility Plan
  - 5. 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 Review Section of BDS
- F. Correspondence:
  - 1. Bob Walters, received January 10, 2014, letter raising concerns and questions
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter, sent July 9, 2013

**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



NORTH

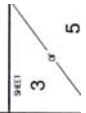
File No. LU 13-167780 LDP  
 1/4 Section 2534  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E24AD 800  
 Exhibit B (Jun 19,2013)

4934 NE 41ST AVENUE  
 TAX MAP T1N R1E 24AD  
 MULTNOMAH COUNTY, OREGON

PRELIMINARY PLAT

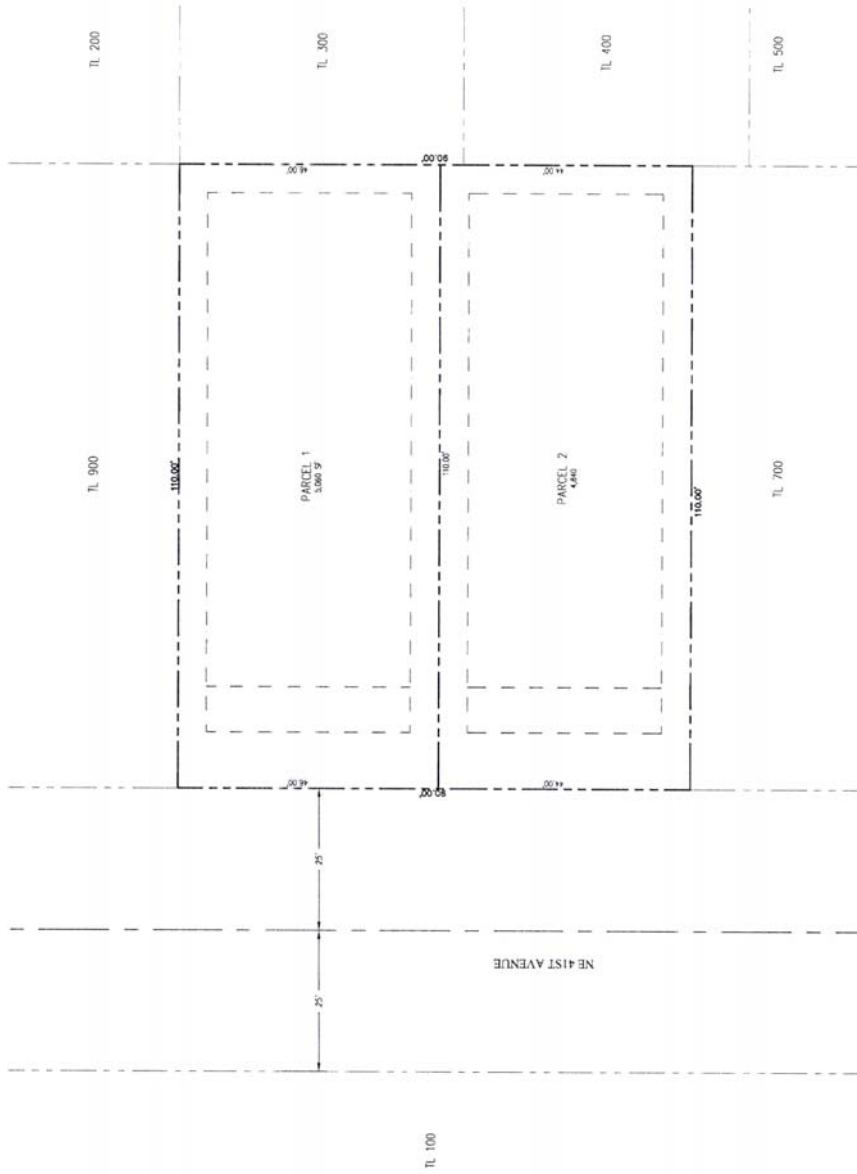
NO.	DATE	DESCRIPTION

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



PROPERTY LINE  
 ADJACENT/ALIGNED LOT LINE  
 CENTER LINE  
 SETBACK LINE

SETBACKS  
 FRONT: 20 FT.  
 GARAGE: 18 FT.  
 REAR: 10 FT.  
 SIDE: 10 FT.



CASE NO. LU 13-16770 LDP  
 SHEET C.3