

Early Assistance Intakes

From: 2/17/2014

Thru: 2/23/2014

Run Date: 2/24/2014 09:46:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-117514-000-00-EA	, 97209 <i>Pre-Application Conference request for a 6-story HQ building for MultCo Health.</i>	PC - Required	PC - PreApplication Conference	2/18/14		Pending
		1N1E34BD 02400 COUCHS ADD BLOCK U LOT 8 TL 2400	Applicant: PETER VAN DER MEULEN ZGF ARCHITECTS 1223 SW WASHINGTON ST, SUITE 200 PORTLAND, OR 97205			
14-119569-000-00-EA	435 N KILLINGSWORTH ST, 97217 <i>Type III Historic Review for structural and ADA renovations.</i>	PC - Required	PC - PreApplication Conference	2/21/14		Application
		1N1E15DC 17700 PIEDMONT BLOCK 9 LOT 14 EXC S 68' OF W 38'	Applicant: Stephanie Fitzhugh Diloreto Architecture 200 NE 20TH AVENUE, STE. 200 PORTLAND OR		Owner: CLARENCE J F WALKER PO BOX 872641 VANCOUVER, WA 98687-2641	
14-118276-000-00-EA	6325 SE DIVISION ST, 97215 <i>Early Assistance Pre Application for proposed infrastructure work at Mt. Tabor Reservoirs.</i>	PC - Required	PC - PreApplication Conference	2/19/14		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: TERESA ELLIOTT PORTLAND WATER BUREAU 1120 SW 5TH AVE ROOM 500 PORTLAND, OR 97204	
Total # of EA PC - Required permit intakes: 3						
14-118696-000-00-EA	<i>Early Assistance, Planner Only, for proposed alterations to approved landscaping, tree replacement at The Strand Condominiums.</i>	Planner	Appointment - EA	2/20/14		Pending
		1S1E03CD 90000 STRAND CONDOMINIUMS GENERAL COMMON ELEMENTS	Applicant: DEB COLYER THE STRAND CONDOMINIUMS C/O MULTI SERVICES 1500 NE IRVING STREET SUITE 41 PORTLAND OR 97232		Owner: STRAND CONDOMINIUMS OWNERS' & ASSOCIATION 1100 NW GLISAN ST #300 PORTLAND, OR 97209	
Total # of EA Planner permit intakes: 1						
14-117996-000-00-EA	80 SE MADISON ST, 97214 <i>Early Assistance Appointment (P&Z w/SB's) for proposed change of occupancy from warehouse to office, retail and storage.</i>	Planner & Infrastructure Bureaus	Appointment - EA	2/18/14		Pending
		1S1E03AD 06400 EAST PORTLAND BLOCK 12 N 30' OF LOT 7 LOT 8	Applicant: DAVID HYMAN DECA ARCHITECTURE 935 SE ALDER ST PORTLAND OR 97214		Owner: JEFFREY WEITZ NORTH RIM DEVELOPMENT 819 SE MMORRISON ST #100 PORTLAND OR 97214	
			Applicant: SHEM HARDING DECA ARCHITECTURE, INC 935 SE ALDER PORTLAND OR 97214		Owner: 80 SE MADISON LLC 819 SE MORRISON ST #110 PORTLAND, OR 97214-6308	

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14-117919-000-00-EA	6049 N INTERSTATE AVE, 97217 <i>Early Assistance Appointment (DZ Team w/SB's) for proposed development of a 144,557 square foot, five story, mixed use building.</i>	Planner & Infrastructure Bureaus 1N1E16DA 13100 SECTION 16 1N 1E TL 13100 1.03 ACRES	Appointment - EA	2/18/14		Pending
			Applicant: GEORGE AKEL NORMAN DEVELOPMENT GROUP 2255 VAN NESS AVE SUITE 102 SAN FRANCISCO CA 94109		Owner: INTERSTATE LANES INC 6049 N INTERSTATE AVE PORTLAND, OR 97217-4713	
14-119023-000-00-EA	7040 NE SANDY BLVD, 97213 <i>Split-zoned site. Looking at future commercial development and land division.</i>	Planner & Infrastructure Bureaus 1N2E29BA 10700 CREST VIEW BLOCK 2 LOT 1-13	Appointment - EA	2/20/14		Application
			Applicant: MICHAEL CERBONE CARDNO 5415 SW WESTGATE DR, STE 100 PORTLAND OR 97206		Owner: ROSE CITY CHURCH OF THE NAZARENE 7016 NE SANDY BLVD PORTLAND, OR 97213-5278	
14-119227-000-00-EA	, 97219	Planner & Infrastructure Bureaus 1S1E34 00500 SECTION 34 1S 1E TL 500 19.35 ACRES SPLIT LEVY R331658 (R991340070)	Appointment - EA	2/20/14		Application
			Applicant: ROB AMSBURY CITY OF LAKE OSWEGO 380 A AVENUE LAKE OSWEGO OR 97034		Owner: OREGON STATE OF 525 TRADE ST SE SALEM, OR 97310	

Total # of EA Planner & Infrastructure Bureaus permit intakes: 4

Total # of Early Assistance intakes: 8

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-218572-000-00-FP	2707 NE FLANDERS ST, 97232	FP - Final Plat Review		2/21/14		Application

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

1N1E36CB 12700

Applicant:
JINGZI ZHAO
2707 NE FLANDERS
PORTLAND, OR 97232

Owner:
JINGZI ZHAO
2707 NE FLANDERS ST
PORTLAND, OR 97232

WYNKOOP VILLA
BLOCK 1
LOT 10

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 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;

"If applicable, the reduced side setbacks allowed under 33.120.270.D;

"The proposed general location of future building footprints and stormwater facilities

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

" Documentation of the location of the stormwater disposal system for the existing house as noted in Condition C.5 below

B. The final plat must show the following:

1. 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 Conditions C.7 and C.8 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:

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 sanitary sewer system on the site.

2. The applicant shall provide information to the satisfaction of the Fire Bureau that Fire Hydrant spacing is adequate. If necessary, the applicant shall meet the requirements of the Fire Bureau for installing a new fire hydrant. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must 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.

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.

Existing Development

Existing Development

4. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 1. Prior to removal of these structures, tree protection must be installed in accordance with the approved Tree Preservation Plan, per Condition D.1. In addition, a sanitary connection located on Parcel 1 from the existing garage to a sewer pump in the house is required to be decommissioned when the garage is demolished.

5. Documentation of the location of the stormwater disposal system for the existing house shall be submitted to the Bureau of Environmental Services. The location of any existing or required stormwater systems serving the existing home must be shown on the Supplemental Plan. If, as a result of final plat approval, the stormwater system for the existing home will extend beyond the boundaries of Parcel 2 (the lot with the existing home), then the applicant must meet one of the following:

"Provide finalized plumbing permits for modifications to the stormwater system that result in a system that meets City requirements.

6. The applicant must plant Two street tree(s) in the planter strip on NE Flanders

Total # of FP FP - Final Plat Review permit intakes: 1

Total # of Final Plat intakes: 1

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-119699-000-00-LU	4907 NE AINSWORTH ST, 97218 <i>Adjustment review to reduce street side setback</i>	AD - Adjustment	Type 2 procedure	2/21/14		Application
		1N2E18CA 05900 ENGLEWOOD PK BLOCK 6 E 1/2 OF LOT 8 EXC N 18.74'	Applicant: YIANNI DOULIS YIANNI DOULIS ARCHITECTURE STUDIO 723 NW 18TH PORTLAND, OR 97209		Owner: NOAH LIEBERMAN 4907 NE AINSWORTH ST PORTLAND, OR 97218 Owner: DENA LIEBERMAN 4907 NE AINSWORTH ST PORTLAND, OR 97218	
14-118556-000-00-LU	2982 NW SANTANITA TER <i>Adjustment to increase the allowed height, as measured on a steeply sloping lot, from 23' above the adjacent street grade, to 27'-2" above the street grade.</i>	AD - Adjustment	Type 2 procedure	2/19/14		Application
		1N1E32DB 14401 KINGS HTS & RPLT BLOCK 2 LOT 3	Applicant: ERIC RYSTADT MAIN STREET DEVELOPMENT INC PMB# 208 5331 SW MACADAM AVE SUITE 258 PORTLAND, OR 97239		Owner: ROBERT M LAW 12655 SW NORTH DAKOTA ST TIGARD, OR 97223-0801	
14-117783-000-00-LU	1803 SE 33RD AVE, 97214 <i>AD to front setback for conversion of existing accessory structure to ADU</i>	AD - Adjustment	Type 2 procedure	2/18/14		Application
		1S1E01CA 18300	Applicant: KEVIN J KANE 3838 SE FRANKLIN ST PORTLAND, OR 97202-1737			
14-118181-000-00-LU	2438 N BLANDENA ST, 97217 <i>Adjustment</i>	AD - Adjustment	Type 2 procedure	2/19/14		Pending
		1N1E21AC 14000 GAY TRACT BLOCK 7 LOT 11&12	Applicant: MIKE ANDERSON CREATIVE DESIGN & CONSTRUCTION LLC 4504 SE RIVER DR MILWAUKIE, OR 97267		Owner: DOMINIC STELTER 5858 SW RIVERIDGE LN #1 PORTLAND, OR 97238	
14-119025-000-00-LU	2215 SE CESAR E CHAVEZ BLVD, 97214 <i>Side setback adjustment for new ADU along north property line</i>	AD - Adjustment	Type 2 procedure	2/20/14		Application
		1S1E01DD 26200 FIELDS ADD BLOCK 4 LOT 9	Applicant: Asmund Tweto NWC- Nick Weitzer Co. 2038 SE Cesar Chavez blvd portland, OR 97214		Owner: DAVID JENCKS 2215 SE CESAR E CHAVEZ BLVD PORTLAND, OR 97214 Owner: JILL FEDLSTEIN 2215 SE CESAR E CHAVEZ BLVD PORTLAND, OR 97214	

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14-119424-000-00-LU	3100 NW INDUSTRIAL ST, 97210	AD - Adjustment	Type 2 procedure	2/21/14		Application
<i>Requesting the following two adjustments 1) 33.266.110.B.1 - To reduce the minimum number of parking spaces for an Industrial Service Use from 143 to 63 spaces and 2) 33.266.130.G.to reduce the amount of required interior parking lot landscaping</i>						
	1N1E29CA 00600 GUILDS ADD BLOCK 1 LOT 4-7 TL 600		Applicant: JENNIFER KIMURA VLMK CONSULTING ENGINEERS 3933 SW KELLY AVENUE PORTLAND, OR 97239		Owner: PORTLAND GENERAL ELECTRIC & COMPANY 121 SW SALMON ST 3WTCBR07 PORTLAND, OR 97204-2901	
Total # of LU AD - Adjustment permit intakes: 6						
14-119074-000-00-LU	2011 SE MAIN ST, 97214	CU - Conditional Use	Type 2 procedure	2/20/14		Application
<i>Bed and breakfast review</i>						
	1S1E02AD 12100 KENWORTHYS ADD BLOCK 1 S 10' OF LOT 3 LOT 4		Applicant: EVAN CAEL 2011 SE MAIN ST PORTLAND, OR 97214		Owner: ROBERT P CAEL 2011 SE MAIN ST PORTLAND, OR 97214-3837	
14-118749-000-00-LU	708 NW 19TH AVE, 97209	CU - Conditional Use	Type 2 procedure	2/20/14		Application
<i>modify (e) RF facility</i>						
	1N1E33AC 06500 COUCHS ADD BLOCK 176 LOT 2&3		Applicant: STEVEN TOPP BLACK ROCK CONSULTING AND DEVELOPMENT LLC 12566 SW BRIDGEVIEW CT TIGARD OR 97223		Owner: WORTHINGTON LIMITED PARTNERSHIP 3662 SW TUNNELWOOD ST PORTLAND, OR 97221-4147	
Total # of LU CU - Conditional Use permit intakes: 2						
14-118512-000-00-LU	4318 SE 79TH AVE - Unit A	DZ - Design Review	Type 2 procedure	2/19/14		Application
	1S2E08DD 10202 PARTITION PLAT 2014-6 LOT 2		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: IONEL HIJ 16933 SE FOSTER RD GRESHAM, OR 97080-3228	
Total # of LU DZ - Design Review permit intakes: 1						
14-117855-000-00-LU	6420 SW MACADAM AVE, 97201	DZM - Design Review w/ Modifications	Type 2 procedure	2/18/14		Pending
<i>Design Review with Modification for proposed replacement and upgrade of Radio Frequency communications facility located within the Macadam Design District.</i>						
	1S1E15CD 19500 SOUTHERN PORTLAND BLOCK 7 LOT 1-10 TL 19500		Applicant: JOE AHSING VERIZON WIRELESS LLC 5430 NE 122ND AVE PORTLAND OR 97230		Owner: WESTON INVESTMENT CO LLC 2154 NE BROADWAY RM 200 PORTLAND, OR 97232-1590	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-117884-000-00-LU	3700 SW RIVER PKY <i>Design Review with modifications for proposed 5 story, 278 unit apartment building with 226 below grade parking spaces and mixed use at ground level.</i>	DZM - Design Review w/ Modifications	Type 3 procedure	2/18/14		Pending
	1S1E10DB 00206 WATERFRONT SOUTH NO 2 LOT 12		Applicant: RUSSELL HALE GBD ARCHITECTS 1120 NW COUCH, SUITE 300 PORTLAND OR 97204 Applicant: KATHERINE SCHULTZ GBD ARCHITECTS 1120 NW COUCH ST STE 300 PORTLAND OR 97209		Owner: MUI 37 HOLDINGS LLC 1411 4TH AVE STE 500 SEATTLE, WA 98101	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 2						
14-119459-000-00-LU	<i>Restoration Plan</i>	GW - Greenway	Type 2 procedure	2/21/14		Application
			Applicant: Peter Fry 2153 SW MAIN #105 PORTLAND OR 97205		Owner: OREGON YACHT CLUB LTD 6901 SE OAKS PARK WAY PORTLAND, OR 97202	
Total # of LU GW - Greenway permit intakes: 1						
14-119694-000-00-LU	1518 SE HICKORY ST, 97214 <i>Historic resource review to convert existing detached garage to accessory dwelling unit.</i>	HR - Historic Resource Review	Type 2 procedure	2/21/14		Application
	1S1E02DC 13500 LADDS ADD BLOCK 3 LOT 10		Applicant: BOB SCHATZ ALLUSA ARCHITECTURE 2118 SE DIVISION PORTLAND, OR 97202		Owner: MIA MEYER 1518 SE HICKORY ST PORTLAND, OR 97214-5347	
Total # of LU HR - Historic Resource Review permit intakes: 1						
14-119342-000-00-LU	2817 SE 115TH AVE - Unit A, 97266 <i>8-lot land division with private street. Two existing houses to remain</i>	LDS - Land Division Review (Subdivision)	Type 2x procedure	2/21/14		Application
	1S2E10AB 05200 MCGREWS TR BLOCK 2 LOT 14		Applicant: RICHARD A PAYNE 022 SW MEADE ST PORTLAND, OR 97201		Owner: RICHARD A PAYNE 022 SW MEADE ST PORTLAND, OR 97201	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
Total # of Land Use Review intakes: 14						