

Early Assistance Intakes

From: 3/24/2014

Thru: 3/30/2014

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-130433-000-00-EA	2140 NW KEARNEY ST, 97210		EA-Zoning & Inf. Bur.- w/mtg	3/25/14		Pending
<i>EA for remodel of existing building WITHIN THE ALPHABET HISTORIC DISTRICT</i>						
		1N1E33BD 11800				
		KINGS 2ND ADD BLOCK 1 TL 11800	Applicant: JULIE LIVINGSTON HAP 135 SW ASH STREET, 5TH FLOOR PORTLAND, OR 97204		Owner: HOME FORWARD DEVELOPMENT 135 SW ASH ST 5TH FLOOR PORTLAND, OR 97204-3540	
14-130442-000-00-EA	335 NW 19TH AVE, 97209		EA-Zoning & Inf. Bur.- w/mtg	3/25/14		Pending
<i>EA for remodel of existing building WITHIN THE ALPHABET HISTORIC DISTRICT</i>						
		1N1E33DB 02700				
		COUCHS ADD BLOCK 275 LOT 1-8 E 1/2 OF LOT 9&10	Applicant: JULIE LIVINGSTON HAP 135 SW ASH STREET, 5TH FLOOR PORTLAND, OR 97204		Owner: HOME FORWARD DEVELOPMENT 135 SW ASH ST 5TH FLOOR PORTLAND, OR 97204-3540	
14-132646-000-00-EA	7352 SW MILES PL, 97219		EA-Zoning & Inf. Bur.- w/mtg	3/28/14		Application
<i>Early assistance for the development of property</i>						
		1S1E22AC 00900				
		WILLAMETTE OAKS PK LOT 26	Applicant: ANTHONY M SOTER PO BOX 430 CARLTON, OR 97111		Owner: ANTHONY M SOTER PO BOX 430 CARLTON, OR 97111	
					Owner: MICHELLE D SOTER PO BOX 430 CARLTON, OR 97111	
14-131559-000-00-EA	511 NE LOMBARD ST, 97211		EA-Zoning & Inf. Bur.- w/mtg	3/26/14		Pending
		1N1E11CC 01600				
		EL TOVAR BLOCK 14 LOT 12-20	Applicant: JOE RECKER TRIMET 710 NE HOLLADAY ST PORTLAND, OR 97232		Owner: CHAMPION PARKING LOT PO BOX 12062 PORTLAND, OR 97212-0062	
14-131292-000-00-EA	2235 SW STEPHENSON ST, 97219		EA-Zoning & Inf. Bur.- w/mtg	3/26/14		Pending
<i>Divide parcel into two lots</i>						
		1S1E33BC 08400				
		SECTION 33 1S 1E TL 8400 1.43 ACRES			Owner: MARK V HART 2235 SW STEPHENSON ST PORTLAND, OR 97219-8281	
					Owner: CAROL D HART 2235 SW STEPHENSON ST PORTLAND, OR 97219-8281	

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14-132526-000-00-EA	9509 SW 46TH AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	3/28/14		Application
<i>Early Assistance with Service Bureaus & EN Planner and P & Z Planner for Lot Confirmation</i>						
		1S1E30AD 05600 WEST PORTLAND BLOCK 28 LOT 5&6&17&18	Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: ROLLIE E SEIBERT 31700 SW VILLAGE CREST CT WILSONVILLE, OR 97070-6453	
14-130450-000-00-EA	1724 SE TENINO ST, 97202		EA-Zoning & Inf. Bur.- w/mtg	3/25/14		Pending
<i>EA for remodel of existing building</i>						
		1S1E23DC 01600 SELLWOOD BLOCK 88 N 1/2 OF LOT 9 LOT 11-16	Applicant: JULIE LIVINGSTON HOME FORWARD 135 SW ASH ST 5TH FLR PORTLAND OR 97204		Owner: HOME FORWARD DEVELOPMENT 135 SW ASH ST 5TH FLOOR PORTLAND, OR 97204-3540	
14-130444-000-00-EA	4400 NE BROADWAY, 97213		EA-Zoning & Inf. Bur.- w/mtg	3/25/14		Pending
<i>EA for remodel of existing building</i>						
		1N2E30CC 12100 SECTION 30 1N 2E TL 12100 2.05 ACRES	Applicant: KEVIN SAXTON KASA ARCHITECTS 4119 NE CESAR E CHAVEZ BLVD PORTLAND, OR 97211		Owner: HOME FORWARD DEVELOPMENT 135 SW ASH ST 5TH FLOOR PORTLAND, OR 97204-3540	
			Applicant: LESLIE CREHAN HOME FORWARD 135 SW ASH ST PORTLAND OR 97204			
14-131164-000-00-EA	1434 SW MORRISON ST, 97205		EA-Zoning Only - w/mtg	3/27/14		Pending
<i>51 UNIT APARTMENT BUILDING - REHAB INTERIOR AND EXTERIOR</i>						
		1N1E33DD 07300 PORTLAND BLOCK 310 LOT 7&8 POTENTIAL ADDITIONAL TAX	Applicant: KAREN STEGEMILLER CARELTON HART ARCHITECTURE 322 NW 8TH AVE PORTLAND, OR. 97209		Owner: REACH BRONAUGH LLC 4150 SW MOODY AVE PORTLAND, OR 97239-4417	
					Owner: JESSICA WOODRUFF REACH COMMUNITY DEVELOPMENT CORPORATION 4150 MODY AVE PORTLAND, OR. 97239	
14-130633-000-00-EA	6400 SW CANYON CT, 97221		EA-Zoning Only - w/mtg	3/25/14		Pending
<i>WOULD LIKE TO DISCUSS - ZONING, DENSITY SITE COVERAGE, HEIGHT & NATURAL RESOURCE ISSUES</i>						
		1S1E06CB 01600 SECTION 06 1S 1E TL 1600 3.46 ACRES	Applicant: THOMAS V CLAREY 1200 SW 66TH AVE #300 PORTLAND, OR 97225-6004		Owner: SYLVAN PARK LLC 3939 NW ST HELENS RD PORTLAND, OR 97210	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-131537-000-00-EA	5405 SE WOODWARD ST, 97206		PC - PreApplication Conference	3/26/14		Pending
	<i>MODERNIZATION OF FRANKLYN HIGH SCHOOL. INTERIOR RENOVATION; REDEVELOPMENT OF TRACH & FEILD; NEW GRAND STAND. ADDITIONAL IMPROVMENTS.</i>	1S2E07AB 00200 SECTION 07 1S 2E TL 200 17.60 ACRES	Applicant: KARINA RUIZ DOWA IBI GROUP 907 SW STARK ST PORTLAND, OR 97205		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
			Applicant: PAUL CATHCART PORTLAND PUBLIC SCHOOLS 501 N DIXON, PO BOX 3107 PORTLAND OR 97208-3107			
			Applicant: DEBBIE PEARSON PORTLAND PUBLIC SCHOOLS 501 N. DIZON AVE. PORTLAND OR 97227			
14-132198-000-00-EA	, 97210		Public Works Inquiry	3/27/14		Pending
	<i>Public Works Inquiry - Basic Guidance. Proposed construction of new SFR. Questions on sewer / stormwater management, improvement requirements & dedications.</i>	1N1E29BC 01804 BLYTHSWOOD LOT 86	Applicant: KLARA JOLESZ 601 SE 20TH AVE PORTLAND, OR 97214		Owner: RICHARD L II NEVIS 1194 HIGHBLUFF AVE SAN MARCOS, CA 92078	
					Owner: CHERYL F NEVIS 1194 HIGHBLUFF AVE SAN MARCOS, CA 92078	
14-131299-000-00-EA	4748 NE 23RD AVE, 97211		Public Works Inquiry	3/26/14		Pending
	<i>Public Works Inquiry - Basic Guidance. Construction of 1-2 new SFRs. Questions on sewer / stormwater management, improvement requirements & dedications.</i>	1N1E23AD 16500 VERNON BLOCK 55 W 1/2 OF LOT 1&2	Applicant: ANDREW TULL 3J CONSULTING INC 5075 SW GRIFFTH DR, STE 150 BEAVERTON OR 97005		Owner: CHRIS DAWKINS 3305 NE GLISAN ST PORTLAND, OR 97232	

Total # of Early Assistance intakes: 13

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-214734-000-00-FP	4150 SE CRYSTAL SPRINGS BLVD	FP - Final Plat Review		3/27/14		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in two standard lots as illustrated with Exhibit C.3, subject to the following conditions:</i></p>						
<p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use 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:</i></p> <p><i>"Any buildings or accessory structures on the site at the time of the final plat application;</i></p> <p><i>"The proposed general location of future building footprints and stormwater facilities for each of the vacant lots.</i></p> <p><i>"Any other information specifically noted in the conditions listed below.</i></p>		1S2E19CC 08801	PARTITION PLAT 2009-75 INC PT VAC ST LOT 1	Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229	Owner: STEPHEN A COOKSON 4150 SE CRYSTAL SPRINGS BLVD PORTLAND, OR 97202-7917	Owner: KENNETH R II HOYT 4150 SE CRYSTAL SPRINGS BLVD PORTLAND, OR 97202-7917
<p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>Utilities</i></p> <p><i>1. The applicant shall meet the requirements and hydrant spacing requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant, and hydrant spacing requirements. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met for flow, the exception is used, or provide an approved Fire Code Appeal prior final plat approval; and must provide verification that Appendix C is met for hydrant spacing, or provide an approved Fire Code Appeal prior final plat approval.</i></p> <p><i>Required Legal Documents</i></p> <p><i>2. 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.</i></p>						
<p><i>C. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. Development on Parcel 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.5) and the applicant's arborist report (Exhibit A.3). Specifically, tree number 1, is required to be preserved, with the root protection zones indicated on Exhibit C.5. Tree protection fencing is 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.</i></p> <p><i>2. The applicant shall meet the addressing requirements of the Fire Bureau for Parcel 2. The location of the sign shall be shown on the building permit plans.</i></p> <p><i>3. The applicant shall provide a fire access way that meets Fire Bureau</i></p>						

13-240609-000-00-FP 3905 SE 28TH AVE, 97202

FP - Final Plat Review

3/28/14

Application

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:

1S1E12CB 04200

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

Owner:
ROYAL CUSTOM HOMES INC
PO BOX 3091
CLACKAMAS, OR 97015-3091

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

KENILWORTH
BLOCK 2
LOT 18

Utilities

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.

Existing Development

2. 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.

Other requirements

3. The applicant must pay into the City Tree Fund the amount equivalent to 12 inches of trees. Payment must be made to the Bureau of Development Services, who administer the fund for the Parks Bureau.

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 for Parcels 1 and 2. The location of the address numbers must be shown on the building permit.

2. If required, the applicant must meet any conditions identified through a Fire Code Appeal. This may include installation of residential sprinklers in the new dwelling units. 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.

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13-198539-000-00-FP	2621 SE YAMHILL ST, 97214	FP - Final Plat Review		3/28/14		Application

Approval of a Preliminary Plan for a 3-parcel partition, that will result in one standard lot for detached housing and two lots for attached housing on a corner, as illustrated with Exhibits C.3 and C.4, subject to the following conditions:

1S1E01BB 12200

Applicant:
ROB HUMPHREY
FASTER PERMITS
14334 NW EAGLERIDGE LANE
PORTLAND, OR 97229

Owner:
EVERETT CUSTOM HOMES
735 SW 158TH AVE, STE 180
BEAVERTON, OR 97006

HANSONS ADD & 2ND
BLOCK 10
LOT 5
S 5' OF LOT 6

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, 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 and off-street vehicle parking areas on the site at the time of the final plat application;*
- "An area that meets the minimum outdoor area requirement in Section 33.110.235;*
- "The location of any existing stormwater facilities for the development to remain on Parcel 1;*
- "Fire apparatus access routes to the satisfaction of the Fire Bureau;*
- "The nearest residential fire hydrant; and*
- "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 demonstrate that the service branch for the existing structure is located on proposed Parcel 1, or cap the existing service branch for the future use of proposed Parcel 3 and establish a new service branch for the existing structure, to the satisfaction of BES. Permits for all required work must be obtained and finalized prior to plat approval.

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.

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.

4. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcels 2 and 3, 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 Parcels 2 and 3, 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.

Existing Development

5. Documentation of the location of the stormwater disposal system for the existing house shall be submitted to the Bureau of Environmental Services. 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 1 (the lot with the existing home), then the applicant must meet one of the following:

"Provide private stormwater easements on the final plat as necessary to ensure operation and maintenance of those systems, and record a maintenance agreement for the easement area; or

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

6. The applicant must plant 1 street tree in the planter strip on SE Yamhill Street adjacent to Parcel 1. Street trees will be chosen from the City's approved street tree list for the 4-foot planting strip. Tree size requirements for residential sites are to be 2-inch caliper. The applicant must 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 n

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
12-207261-000-00-FP	2301 SE 77TH AVE, 97215	FP - Final Plat Review		3/28/14		Application

FEES DUE: Final plat review for a 6-lot subdivision, that will result in 6 single dwelling lots and 1 shared court tract, as illustrated with Exhibit C.1, subject to the following conditions:

1S2E05DC 02000

SECTION 05 1S 2E
TL 2000 0.32 ACRES

Applicant:
JAMES FUGATE
FIDELITY NATIONAL TITLE
900 SW 5TH AVE
PORTLAND OR 97204

Owner:
TABOR 77 LLC
PO BOX 82697
PORTLAND, OR 97282

A. Supplemental Plan. Two 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 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 and stormwater facilities for each of the parcels, if the provision for reduced internal setbacks will be used; and*
- "Any other information specifically noted in the conditions listed below.*

B. The final plat must show the following:

- 1. A public sanitary sewer easement, granted to the City of Portland, shall be shown over the relevant portions of the private street/shared court, to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as "Public Sewer Easement to City of Portland".*
- 2. The private street/shared court tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Shared Court name of street".*
- 3. A Public Access Easement must be shown over the entirety of the private street/shared court tract.*
- 4. 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.12, 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:

Streets

- 1. The applicant shall meet the requirements of the City Engineer for right-of-way improvements along the site's street frontage on SE 77th Avenue. The applicant must submit engineered plans, a financial guarantee, and fees for a public works permit to the satisfaction of Portland Transportation and Environmental Services. The public works plans must include four street trees to the satisfaction of Urban Forestry and Environmental Services, or otherwise address stormwater management for the right-of-way improvements to the satisfaction of Environmental Services.*

2 The applicant shall submit an application for a Site Development Permit for

2. The applicant shall submit an application for a Site Development Permit for construction of the private street/shared court and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibit C.5 and the Private Street Administrative Rule. In addition the street shall include the following:
 "6 parking spaces, grass/play area (with at least 400 square feet of unimpeded open space), 2 tree planters, and a stormwater planter.

3. The applicant shall furnish a financial guarantee of performance, as approved by the Bureau of Development Services, for 125 percent of the estimated

13-139274-000-00-FP 4224 NE 15TH AVE, 97211	FP - Final Plat Review	3/25/14	Application
Approval of a Preliminary Plan for a 2-parcel partition for attached houses, as illustrated with Exhibit C.1, subject to the following conditions:	1N1E23DB 08000	Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229	Owner: BENVENUTO BORTOLAZZO 4812 SE 43RD AVE PORTLAND, OR 97206-5010
A. The following must occur prior to Final Plat approval:			Owner: KATIE ANN-ANGELO BORTOLAZZO 4812 SE 43RD AVE PORTLAND, OR 97206-5010
Utilities			
1. The applicant shall meet the following requirements of the Water Bureau regarding the water service connections to the site:			
"A new water service must be paid for in full and installed within the frontage of and connected to the existing house at 1516 NE Skidmore Street to the satisfaction of the Water Bureau.			
"A signed plumbers report stating that the existing service has been disconnected from the property for 1516 NE Skidmore Street must be presented to the Water Bureau.			
"The existing water service fronting proposed Parcel 1 must either be retained by the applicant or killed at the applicant's expense to the satisfaction of the Water Bureau.			
2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate fire flow/water supply 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.			
3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate fire hydrant spacing. The applicant must provide verification to the Fire Bureau that Appendix C of the Fire Code is met.			
B. The following conditions are applicable to site preparation and the development of individual lots:			
1. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.			
2. The applicant must meet the addressing requirements of the Fire Bureau. The location of the sign must be shown on the building permit.			
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.			

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-168165-000-00-FP	5843 SE BELMONT ST, 97215	FP - Final Plat Review		3/28/14		Application

Approval of a Preliminary Plan for a 5-lot subdivision, that will result in 3 single dwelling lots, 2 multi-dwelling lots, and a private street tract as illustrated with Exhibits C.1-4, subject to the following conditions:

1S2E06AA 07900

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

Owner:
CHARLES K STALSBERG
1441 SE 58TH AVE
PORTLAND, OR 97215

SECTION 06 1S 2E
TL 7900 0.41 ACRES

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review 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 and off-street vehicle parking areas on the site at the time of the final plat application;*
- "The location of the nearest fire hydrant;*
- "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. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street ".*
- 2. An Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the relevant portions of the private street to the satisfaction of the Fire Bureau.*
- 3. A Public Access Easement must be shown over the sidewalk portion(s) of the street tract.*
- 4. 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.8-9 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 must match name on plat) 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 submit an application for a Site Development Permit for construction of the private street, mass grading, and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibit C.1 and the Private Street Administrative Rule. In addition the street plans shall include the following:*
 - "The private street is required to be designated as a fire department access lane with an emergency vehicle access easement. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and vertical clearance of not less than 13 feet 6 inches for buildings or portions of building that do not exceed 30 feet in height above the lowest level of fire department vehicle access;*
 - "The location of "No Parking - Fire Lane" signs:*

The location of the turning - Fire Lane signs;

"Grade for the private street, including the transition at the driveway approach;

"A pervious pavement protection plan;

"The location of utility laterals serving Lots 1-3;

"A minimum of one parking space and up to two spaces at the west end of the private street tract;

"A driveway approach and curb cut to serve Lot 5 to the new private street and elimination of the public curb cut; and

"The location of trees planted on Lots 4 and 5 in lieu of street trees.

2. The applicant shall furnish a financial guarantee of performance, as approved by the Bureau of Development Services, for 125 percent of the estimated construction cost for the private street and all required site development improvements. The applicant shall provide an engineer's estimate of the costs of performance including the costs for temporary erosion control measures required during construction. The financial guarantee of performance shall be accompanied by a performance agreement with the Bureau of Development Services to complete the required improvements.

Total # of FP FP - Final Plat Review permit intakes: 6

Total # of Final Plat intakes: 6

Land Use Review Intakes

From: 3/24/2014

Thru: 3/30/2014

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-131424-000-00-LU <i>AD to side yard setback</i>		AD - Adjustment	Type 2 procedure	3/28/14		Application
		1S1E28CC 00103 PARTITION PLAT 2002-122 LOT 3 TL 103				Owner: MAIN STREET DEVELOPMENT INC PO BOX 91096 PORTLAND, OR 97291-0001
14-132406-000-00-LU <i>Adjustment request to 33.130.240.B.2.a to reduce the idth of the pedestrian connection from 6 ft to 3 ft</i>	4942 NE 7TH AVE, 97211	AD - Adjustment	Type 2 procedure	3/28/14		Application
		1N1E23BC 03700 LESHS ADD BLOCK 4 S 5.8' OF LOT 1 LOT 2	Applicant: BAYARD MENTRUM 11860 SE MORRISON ST PORTLAND OR 97216			Owner: RIVERWOOD NW PROPERTIES LL 11150 SW RIVERWOOD RD PORTLAND, OR 97219-8444
14-132680-000-00-LU <i>Adjustment to side setback from 10 feet to 3 feet for addition above garage</i>	4236 SW MCDONNELL TER, 97201	AD - Adjustment	Type 2 procedure	3/28/14		Application
		1S1E09CD 00600 HEALY HTS & RPLT BLOCK 10 LOT 1&2 TL 600	Applicant: Sean Green 3318 NE Peerless Pl Portland, OR 97232			Owner: WILLIAM PRITIKIN 4236 SW MCDONNELL TER PORTLAND, OR 97239-1550
Total # of LU AD - Adjustment permit intakes: 3						
14-132611-000-00-LU <i>CU & DZ for expansion of RF facility at Providence Park</i>	1844 SW MORRISON ST, 97205	CU - Conditional Use	Type 2 procedure	3/28/14		Application
		1N1E33DC 00800 SECTION 33 1N 1E TL 800 ACRES 6.95 SEE R645766 (R941330531) FOR LEASED ACCOUNT	Applicant: PAUL SLOTEMAKER SMARTLINK LLC 621 SW ALDER ST, STE 660 PORTLAND, OR 97205			Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204-1912
Total # of LU CU - Conditional Use permit intakes: 1						
14-132459-000-00-LU <i>Design Review for storefront remodel of two existing building on this site</i>	11050 NE HALSEY ST, 97220	DZ - Design Review	Type 2 procedure	3/28/14		Application
		1N2E34BA 03800 SECTION 34 1N 2E TL 3800 1.78 ACRES	Applicant: Aaron Walker Generations Construction LLC 8601 SE Causey Ave Portland, OR 97086			Owner: OREGON CONFERENCE ADVENTIST 19800 OATFIELD RD GLADSTONE, OR 97027-2564 Owner: CHURCHES 19800 OATFIELD RD GLADSTONE, OR 97027-2564

Land Use Review Intakes

From: 3/24/2014

Thru: 3/30/2014

Run Date: 3/31/2014 13:38:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-130655-000-00-LU <i>Design Review for Exterior Storefront</i>	107 SE GRAND AVE, 97214	DZ - Design Review	Type 2 procedure	3/25/14		Void/ Withdrawn
	1N1E35CC 03300 EAST PORTLAND BLOCK 105 LOT 1-4 LOT 5-8 EXC PT IN ST					Owner: WENTWORTH LAND CO 107 SE GRAND AVE PORTLAND, OR 97214-1113
14-132111-000-00-LU	21 NE 12TH AVE	DZ - Design Review	Type 2 procedure	3/27/14		Application
	1N1E35CA 05201 EAST PORTLAND BLOCK 236 LOT 5 EXC PT IN STS LOT 6-8 EXC PT IN ST		Applicant: JENNIFER MARTIN COLAB ARCHITECTURE LLC 421 SW 6TH AVE SUITE 1250 PORTLAND OR 97204			Owner: RALL PROPERTIES LLC 21 NE 12TH AVE PORTLAND, OR 97232
Total # of LU DZ - Design Review permit intakes: 3						
14-132006-000-00-LU	1420 NW LOVEJOY ST - Unit 703	HR - Historic Resource Review	Type 2 procedure	3/27/14		Application
	1N1E33AD 70427 MARSHALL-WELLS LOFTS CONDOMINIUMS LOT 703 HISTORIC PROPERTY 15 YR 2001 POTENTIAL ADDITIONAL TAX		Applicant: AMANDA HOFFMAN SPRINT 621 SW ALDER ST SUITE 660 PORTLAND OR			Owner: ELIZABETH N + BOREL PRIVA ABERNETHY 360 CANDALARIA BLVD S SALEM, OR 97302-5450
14-130657-000-00-LU <i>Historic Resource Review for Exterior Storefront remodel</i>	107 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 2 procedure	3/25/14		Pending
	1N1E35CC 03300 EAST PORTLAND BLOCK 105 LOT 1-4 LOT 5-8 EXC PT IN ST		Applicant: STEVEN MAGUIRE AXIS DESIGN GROUP 11104 SE STARK PORTLAND OR 97216			Owner: WENTWORTH LAND CO 107 SE GRAND AVE PORTLAND, OR 97214-1113
Total # of LU HR - Historic Resource Review permit intakes: 2						
14-130652-000-00-LU <i>R2.5a, two parcel land division</i>	4133 N KERBY AVE, 97217	LDP - Land Division Review (Partition)	Type 1x procedure	3/25/14		Pending
	1N1E22CA 11200 CENTRAL ALBINA BLOCK 8 LOT 5		Applicant: BRIAN BOWMAN			Owner: B M BOWMAN LLC 1517 SE 106TH AVE VANCOUVER, WA 98664

Land Use Review Intakes

From: 3/24/2014

Thru: 3/30/2014

Run Date: 3/31/2014 13:38:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-132516-000-00-LU <i>Two Lot Land Division</i>		LDP - Land Division Review (Partition)	Type 2 procedure	3/28/14		Application
	1S1E29BD 05003 BRUGGER VIEW BLOCK 2 LOT 8		Applicant: MLADEN BARICEVIC PO BOX 284 PORTLAND, OR 97207		Owner: MLADEN BARICEVIC PO BOX 284 PORTLAND, OR 97207 Owner: KARMEN BARICEVIC PO BOX 284 PORTLAND, OR 97207	
14-131974-000-00-LU <i>2-lot partition for one standard lot and one flag lot.</i>		LDP - Land Division Review (Partition)	Type 2x procedure	3/27/14		Pending
	1S1E29BD 05002 BRUGGER VIEW BLOCK 2 LOT 7		Applicant: MLADEN BARICEVIC PO BOX 284 PORTLAND, OR 97207		Owner: MLADEN BARICEVIC PO BOX 284 PORTLAND, OR 97207	

Total # of LU LDP - Land Division Review (Partition) permit intakes: 3

Total # of Land Use Review intakes: 12