

Early Assistance Intakes

From: 5/19/2014

Thru: 5/25/2014

Run Date: 5/27/2014 08:33:0

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-161053-000-00-EA	, 97227 <i>Design Advice Request for 6-story mixed use building.</i>	1N1E27AB 11300 WILLIAMS AVE ADD BLOCK 3 S 23.1' OF LOT 3 LOT 4	DA - Design Advice Request	5/23/14		Application
			Applicant: ANDREA WALLACE SOLTERRA SYSTEMS 79 SE TAYLOR ST, SUITE 401 PORTLAND, OR 97214		Owner: SOLTERRA CANOPY LLC 3220 1ST AVE S #800 SEATTLE, WA 98134	
14-160613-000-00-EA	, 97201 <i>Development in the C overlay zone.</i>	1S1E04BB 04001 CARTERS ADD TO P BLOCK 58 LOT 7 TL 4001	EA-Zoning & Inf. Bur.- no mtg	5/23/14		Application
			Applicant: BRADFORD A WELLSTEAD 10466 NW 2ND ST PORTLAND, OR 97231		Owner: BRADFORD A WELLSTEAD 10466 NW 2ND ST PORTLAND, OR 97231	
					Owner: ELEANOR R WELLSTEAD 10466 NW 2ND ST PORTLAND, OR 97231	
14-159278-000-00-EA	5409 SW PATTON RD, 97221 <i>EA Zoning and Infrastructure Bureau Meeting for potential 5-lot subdivision</i>	1S1E07AC 01700 SECTION 07 1S 1E TL 1700 3.00 ACRES	EA-Zoning & Inf. Bur.- w/mtg	5/20/14		Pending
			Applicant: MARILYN BROWN LARRY BROWN INC. P.O. Box 25444 Portland, OR 97298		Owner: WILLIAM A SCHULTZ 5409 SW PATTON RD PORTLAND, OR 97221-2226	
14-160802-000-00-EA	1300 E BURNSIDE ST, 97214	1N1E35CD 00300 AIKENS BLOCK 277 W 1/2 OF LOT 1&2 EXC PT IN ST LOT 3&4	EA-Zoning & Inf. Bur.- w/mtg	5/23/14		Application
			Applicant: DAVID MULLENS URBAN DEVELOPMENT GROUP 735 SW 158TH AVENUE BEAVERTON, OR 97006		Owner: HOLLY M HART 1300 E BURNSIDE ST PORTLAND, OR 97214-1424	
14-159070-000-00-EA	10504 NW ST HELENS RD, 97231 <i>Early Assistance for floodplain reconnection and habitat restoration project.</i>	1N1W02C 00100 SECTION 02 1N 1W TL 100 21.15 ACRES	EA-Zoning & Inf. Bur.- w/mtg	5/20/14		Pending
			Applicant: MARY ANNE CASSIN 735 NW 18TH PORTLAND OR 97209		Owner: LINNTON PLYWOOD ASSN 10504 NW SAINT HELENS RD PORTLAND, OR 97231-1049	
14-159273-000-00-EA	6000 NE 80TH AVE, 97220	1N2E17DA 01200 PROPCO INDUSTRIAL PARK LOT 3 TL 1200	PC - PreApplication Conference	5/20/14		Pending
			Applicant: TERRY AMUNDSON WATERLEAF ARCHITECTURE 419 SW 11TH AVE SUITE 200 PORTLAND OR 97205		Owner: NORTHWEST REGIONAL RE-ENTRY 6000 NE 80TH AVE PORTLAND, OR 97218-2898	

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14-158683-000-00-EA	, 97218		PC - PreApplication Conference	5/19/14		Pending
<p><i>Pre-Application Conference to discuss Type III N. Cully Development Review for the development of a new 24-acre city park -- Cully Park. Park will include sports field, playground and parking area. Possible Adjustment for landscaping requirements. Site is former landfill with limitations regarding excavation, digging into cap.</i></p>		1N2E17DC 00300 SECTION 17 1N 2E TL 300 24.96 ACRES	Applicant: Alan Hipolito Verde, Inc. 6899 NE Columbia Blvd., Ste A Portland, OR 97218		Owner: PORTLAND CITY OF(BUREAU OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
14-159368-000-00-EA			Public Works Inquiry	5/20/14		Pending
<p><i>Public Works Inquiry - Basic Guidance. Construction of new SFR. Questions on sewer / stormwater management, improvement requirements & dedications.</i></p>		1S1E32AB 04606 ARNOLD PLACE LOT 6	Applicant: ROB HUMPHREY FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: RANCFARD J HOPKINS 5001 SW MILES ST PORTLAND, OR 97219-1483 Owner: CONSTANCE M HOPKINS 5001 SW MILES ST PORTLAND, OR 97219-1483	

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06-143592-000-00-FP	8141 SE 162ND AVE, 97236	FP - Final Plat Review		5/20/14		Application
		1S2E24DD 00301 SECTION 24 1S 2E TL 301 6.40 ACRES POTENTIAL ADDITIONAL TAX \$37 469.83	Applicant: Mike Coyle Faster Permits 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: PEACH TREE MEADOWS LLC 3140 SE HAWTHORNE BLVD PORTLAND, OR 97214-4123	
06-181251-000-01-FP		FP - Final Plat Review		5/20/14		Application
	<i>Approval of a Preliminary Plan for a 2-lot partition, that will result in 2-lots for detached or attached housing as illustrated with Exhibit C-1, subject to the following conditions:</i>	1N2E32BA 00602 PARTITION PLAT 2003-49 LOT 2	Applicant: KRISTINE MCMAHON WB WELLS ASSOCIATES 4230 NE FREMONT ST PORTLAND, OR 97213		Owner: COLBYCO CUSTOM CONSTRUCTION 1541 SE PLEASANT VIEW DR GRESHAM, OR 97080 Owner: LLC 1541 SE PLEASANT VIEW DR GRESHAM, OR 97080	
14-100630-000-00-FP	4725 N CONGRESS AVE, 97217	FP - Final Plat Review		5/22/14		Application
	<i>Approval of Adjustments to 33.110.220.A (table 110-3) to reduce the north (side) setback for future development on Parcel 2 and south (side) setback for future development on Parcel 1 from 5 feet to 3 feet, per the approved site plans, Exhibits C-1 through C-3</i>	1N1E22BD 00800 CLIFFORD ADD BLOCK 19 LOT 6	Applicant: ROB HUMPHREY FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: BRISTOL CREEK HOMES 3055 NW YEON AVE #81 PORTLAND, OR 97210-1519 Owner: DEVELOPMENT CO LLC 3055 NW YEON AVE #81 PORTLAND, OR 97210-1519	
13-209049-000-00-FP	3671 SW BAIRD ST, 97219	FP - Final Plat Review		5/19/14		Application
	<i>Approval of a proposal to divide property into 2 lots, with one being a flag lot, per the approved site plans, Exhibits C-1 through C-2, signed and dated April 3, 2014, subject to the following conditions:</i>	1S1E29BD 03400 BRUGGER VIEW BLOCK 1 LOT 13	Applicant: STAN ANDERSON BAIRD STREET DEVELOPMENT LLC 3560 SW ALICE ST PORTLAND OR 97219		Owner: BAIRD STREET DEVELOPMENT LLC 3560 SW ALICE ST PORTLAND, OR 97219	

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06-130855-000-00-FP	, 97213	FP - Final Plat Review		5/22/14		Application
	<i>Approval of an Adjustment to reduce the side building setback from the adjacent property line from 5 feet to 3 feet at the face of the bay (2'-10" at the foundation), and 4 feet 6 inches (4'-4" at the foundation) elsewhere.</i>	1N2E31DB 16600				
	<i>Approval of an Adjustment to reduce the side setback from the NE 53rd Ave right-of-way from 5 feet to 0 feet at the face of the bay foundation, approximately 1.5-feet at the building foundation, and a request for a 12-inch intrusion of the roof overhang into the right-of-way.</i>	CENTER ADD BLOCK 17 LOT 1	Applicant: ALAN BOYER BAKER BOYER ROGERS & STONE 11830 SW KERR PKWY STE 325 LAKE OSWEGO, OR 97035-1227		Owner: ROGER BAKER 4484 TYLER DR HOOD RIVER, OR 97031	
	<i>Approval of an Adjustment to increase the allowed building coverage on each lot from 60 percent to 70 percent, to allow patio areas above the garages along the street.</i>					
	<i>Approval of an Adjustment to increase the allowed building length from 100-foot to 148 feet.</i>					
	<i>Approval of an Adjustment to allow the garage entry setbacks to be between 5 and 8 feet.</i>					
	<i>Approval of a Preliminary Plan for an 8-lot Subdivision, that will result in eight lots for attached housing,</i>					

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14-115976-000-00-FP	8811 SE BROOKLYN ST, 97266	FP - Final Plat Review		5/22/14		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition, that will result in 3 single-dwelling lots, as illustrated with Exhibit C.2, 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 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:</i></p> <p><i>"Any buildings or accessory structures on the site at the time of the final plat application;</i></p> <p><i>"Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i></p> <p><i>"The reduced side setbacks allowed under 33.120.270.D; and</i></p> <p><i>"Any other information specifically noted in the conditions listed below.</i></p> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>1. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that notes tree preservation requirements that apply to Parcel 1. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be recorded with Multnomah County and referenced on the final plat.</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 1 shall be in conformance with the Preliminary Land Division Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.2). Specifically, Tree #54 is required to be preserved, with the root protection zone indicated on Exhibit A.2. 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 must meet the addressing requirements of the Fire Bureau. The location of the address sign must be shown on the building permit.</i></p> <p><i>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.</i></p> <p><i>4. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage.</i></p>		1S2E09BD 05600	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213	Owner: GROUND BREAKERS CONSTRUCTION 6045 SE STARK ST PORTLAND, OR 97215-1933	Owner: DEVELOPMENT INC 6045 SE STARK ST PORTLAND, OR 97215-1933	

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

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Land Use Review Intakes

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14-159658-000-00-LU	7722 SE 64TH AVE, 97206 <i>AD to allow ADU to exceed 800 square feet</i>	AD - Adjustment	Type 2 procedure	5/21/14		Pending
		1S2E20CB 04800 BRIGHTON PK ADD BLOCK 4 N 34' OF LOT 9&10 LOT 11	Applicant: KYM NGUYEN CONCEPT DESIGN & ASSOCIATES PO BOX 8464 PORTLAND OR 97207		Owner: AAV ONE LLC 8733 SE DIVISION ST #201 PORTLAND, OR 97266-1470	
14-159475-000-00-LU	3103 NW WILSON ST - Unit A, 97210 <i>Adjustment request to 33.205.030.-Design Standards for Roof pitch, windows and eaves, and exterior finish materials and trim to convert existing shop to an Accessory Dwelling Unit</i>	AD - Adjustment	Type 2 procedure	5/21/14		Application
		1N1E29CA 05501 PARTITION PLAT 1997-62 LOT 1	Applicant: Mark Larson 3103 NW Wilson St Portland, OR 97210		Owner: MARK L LARSON 3103 NW WILSON ST PORTLAND, OR 97210-1958	
14-158947-000-00-LU	5330 NE 109TH AVE, 97220 <i>Reduce parking/landscape setback from 5 feet to 4 feet.</i>	AD - Adjustment	Type 2 procedure	5/20/14		Pending
		1N2E22BA 01900 PARKROSE & RPLT BLOCK 100 S 59.85' OF N 119.85' OF LOT 5 EXC E 127' & EXC PT IN ST	Applicant: Robert Kabusreiter 7705 SW Norwood Tualatin, 97062		Owner: GARY EFFENBERGER BODEN STORE FIXTURES INC 5335 NE 109TH AVE PORTLAND OR 97220	
14-158327-000-00-LU	1554 N JESSUP ST, 97217	AD - Adjustment	Type 2 procedure	5/19/14		Pending
		1N1E16DD 14100 HAVELOCK BLOCK 2 LOT 6	Applicant: JEFF ORR 1554 N Jessup Street PORTLAN OR. 97217		Owner: JEFFREY R ORR 12600 SW CRESCENT ST #401 BEAVERTON, OR 97005-1730	
14-158506-000-00-LU	4709 NE 50TH PL, 97218 <i>AD to building coverage.</i>	AD - Adjustment	Type 2 procedure	5/19/14		Pending
		1N2E19BD 09200	Applicant: TROY CLAYTON 7606 NE 11TH AVE PORTLAND, OR 97211		Owner: SGT ED CULLY LLC 0235 SW RIDGE DR PORTLAND, OR 97219-6544	
14-160400-000-00-LU	409 SE 70TH AVE, 97215 <i>Ad to side setback for detached garage</i>	AD - Adjustment	Type 2 procedure	5/22/14		Application
		1N2E32CD 14300 MORNINGSIDE BLOCK 1 LOT 1	Applicant: DIANE J REDD 433 SE GILHAM AVE PORTLAND, OR 97215-1427		Owner: DANNY R WILSON 433 SE GILHAM AVE PORTLAND, OR 97215-1427	

Total # of LU AD - Adjustment permit intakes: 6

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14-160644-000-00-LU <i>Rooftop facility</i>	2128 SE HAWTHORNE BLVD, 97214	CU - Conditional Use	Type 2 procedure	5/23/14		Application
	1S1E02DA 03600 COLONIAL HTS BLOCK 2 LOT 1 N 30' OF LOT 2		Applicant: NOAH GRODZIN CASCADIA PM 5501 NE 109TH CT SUITE A2 VANCOUVER WA 98662		Owner: JANE M LUNDIN 1400 PINNACLE CT #411 POINT RICHMOND, CA 94801	
14-148742-000-00-LU <i>Conditional Use Review for Bed & Breakfast</i>	536 SE 55TH AVE, 97215	CU - Conditional Use	Type 2 procedure	5/19/14		Pending
	1S2E06AB 01300 SECTION 06 1S 2E TL 1300 0.25 ACRES		Applicant: GUILLERMO MACIEL 536 SE 55TH AVE PORTLAND, OR 97215-1816		Owner: JODIE EMMETT 536 SE 55TH AVE PORTLAND, OR 97215-1816	
					Owner: GUILLERMO MACIEL 536 SE 55TH AVE PORTLAND, OR 97215-1816	
14-160623-000-00-LU	3207 NE WEIDLER ST, 97232	CU - Conditional Use	Type 2 procedure	5/23/14		Application
	1N1E25CD 11400 BROADWAY ADD BLOCK 5 TL 11400 LAND & IMPS SEE R162224 (R276000702) FOR BILLBOARD		Applicant: SHANIN PRUSIA URBAN WIRELESS 10376 SE SUNBURST WAY PORTLAND OR 97086		Owner: GRANT PARK VILLAGE LLC 1015 NW 11TH AVE PORTLAND, OR 97209-3496	
14-160621-000-00-LU		CU - Conditional Use	Type 2 procedure	5/23/14		Application
Total # of LU CU - Conditional Use permit intakes: 4						
14-159904-000-00-LU <i>DZ for landscaping, storefront improvements, signage and lighting.</i>	100 SW MARKET ST, 97201	DZ - Design Review	Type 2 procedure	5/21/14		Pending
	1S1E03CB 00700 SOUTH AUDITORIUM ADD BLOCK A LOT 2 TL 700		Applicant: SUSAN SAGY W3 PARTNERS, LLC 711 GRAND AVE., SUITE 240 SAN RAFAEL CA 97091		Owner: CSHV FIRST AND MARKET LLC 1420 FIFTH AVE #2020 SEATTLE, WA 98101-2337	
Total # of LU DZ - Design Review permit intakes: 1						

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14-160886-000-00-LU	12520 NE WHITAKER WAY, 97230 <i>Environmental Review for alteration of a stormwater discharge to the slough</i>	EN - Environmental Review	Type 2 procedure	5/23/14		Application
	1N2E23BB 00800 SPACE INDUSTRIAL PK BLOCK 2 LOT 2&3 TL 800		Applicant: DENNIS CAUDELL PARADISE GROUP GENERAL CONTRACTORS 20659 NE LAKESIDE DR FAIRVIEW, OR 97024		Owner: HONCO INVESTMENT COMPANY LLC PO BOX 547 SAN JOSE, CA 95106-0547	
Total # of LU EN - Environmental Review permit intakes: 1						
14-160287-000-00-LU	4949 SW LANDING DR <i>Greenway Review for proposed 6-story multi-dwelling residential project</i>	GW - Greenway	Type 2 procedure	5/22/14		Application
	1S1E15BA 00601 PARTITION PLAT 2003-77 LOT 1		Applicant: KATHERINE SCHULTZ GBD ARCHITECTS 1120 NW COUCH ST STE 300 PORTLAND OR 97209		Owner: MACADAM LANDING APARTMENTS LLC 710 NW 14TH AVE 2ND FLOOR PORTLAND, OR 97209	
Total # of LU GW - Greenway permit intakes: 1						
14-158006-000-00-LU	2239 NE 19TH AVE, 97212 <i>Replace garage doors on existing contributing garage in Irvington Historic District.</i>	HR - Historic Resource Review	Type 1 procedure new	5/21/14		Pending
	1N1E26DB 10900 IRVINGTON BLOCK 36 LOT 1&2		Applicant: BILL GREENE 2239 NE 19th Ave. Portland, OR 97212		Owner: WILLIAM R GREENE 2239 NE 19TH AVE PORTLAND, OR 97212-4616 Owner: ANNE H POPE 2239 NE 19TH AVE PORTLAND, OR 97212-4616	
14-160897-000-00-LU	2337 NW JOHNSON ST, 97210 <i>HRR for removing two windows and moving two windows on west facade.</i>	HR - Historic Resource Review	Type 1 procedure new	5/23/14		Application
	1N1E33BC 08900 KINGS 2ND ADD BLOCK 3 LOT 8		Applicant: VIRGINIA GREENE 2233 NE 11TH AVENUE PORTLAND, OR 97212		Owner: DAVID KABAT 2233 NE 11TH AVE PORTLAND, OR 97212-4031	
14-160297-000-00-LU	1441 NE BROADWAY, 97212 <i>Historic Review for new proposed blade sign</i>	HR - Historic Resource Review	Type 1x procedure	5/22/14		Application
	1N1E26DC 12800 HOLLADAYS ADD BLOCK 232 LOT 5 EXC PT IN ST LOT 6		Applicant: ELIZABETH NATHAN EB AND BEAN LLC 1425 NE BROADWAY PORTLAND, OR 97232		Owner: RON PAUL BUILDING PARTNERSHIP PO BOX 25501 PORTLAND, OR 97298-0501	

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14-158646-000-00-LU <i>HRR for a new sign in Grand Historic District</i>	614 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 1x procedure	5/19/14		Pending
	1S1E02BB 02400 EAST PORTLAND BLOCK 123 LOT 1-4 EXC PT IN ST		Applicant: CALEB MEALEY MEYER SIGN CO. OF OREGON 15205 SW 74th Ave Tigard, OR 97224		Owner: MITTLEMAN PROPERTIES 2800 EAST LAKE ST MINNEAPOLIS, MN 55406 Owner: MILES NEWMARK MITTLEMAN PROPERTIES 9200 SW BARNES RD, SUITE C PORTLAND OR 97225	
14-159642-000-00-LU <i>Addition to 1st and 2nd floor in rear of home</i>	2216 NE 21ST AVE, 97212	HR - Historic Resource Review	Type 2 procedure	5/21/14		Application
	1N1E26DA 13200 IRVINGTON BLOCK 21 LOT 17 S 5' OF LOT 18				Owner: RED SQUARE DEVELOPMENT LLC PO BOX 3036 CLACKAMAS, OR 97015-3036	
14-160919-000-00-LU <i>HR for three-story duplex.</i>	3037 N WILLIAMS AVE, 97227	HR - Historic Resource Review	Type 2 procedure	5/23/14		Application
	1N1E27AB 13600		Applicant: ROBERT FRY COLAB ARCHITECTURE & URBAN DESIGN LLC 421 SW 6TH AVENUE, STE 1250 PORTLAND, OR 97204		Owner: TIMOTHY P BROWN 1409 NE 17TH AVE PORTLAND, OR 97232	
14-158469-000-00-LU <i>Historic Resource review for addition of second story to a contributing structure in Woodlawn Conservation District</i>	6435 NE 8TH AVE, 97211	HR - Historic Resource Review	Type 2 procedure	5/19/14		Pending
	1N1E14CB 02600 WOODLAWN HTS BLOCK 2 LOT 20 POTENTIAL ADDITIONAL TAX		Applicant: FILIP ANDREICA 29845 SW FARMINGTON RD HILLSBORO, OR 97123		Owner: FILIP ANDREICA 29845 SW FARMINGTON RD HILLSBORO, OR 97123 Owner: ELEONORA ANDREICA 29845 SW FARMINGTON RD HILLSBORO, OR 97123	
Total # of LU HR - Historic Resource Review permit intakes: 7						
14-161051-000-00-LU <i>Amendment to Impact Mitigation Plan to change IMP boundary in NE part of site with future vacation of street and parking/plaza areas</i>	6504 NE 29TH AVE, 97211	IM - Impact Mitigation Plan	Type 2 procedure	5/23/14		Application
	1N1E13BD 09900 SUNDERLAND AC & PLAT 3 BLOCK A S 125' OF LOT 10				Owner: CONCORDIA UNIVERSITY 2811 NE HOLMAN ST PORTLAND, OR 97211-6067	
Total # of LU IM - Impact Mitigation Plan permit intakes: 1						

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14-161017-000-00-LU <i>Tree Review</i>	6637 SE MILWAUKIE AVE, 97202	TR - Tree Review	Type 2 procedure	5/23/14		Application
	1S1E23AB 14600 CITY VIEW PK ADD & NO 2 BLOCK 3 LOT 1&2 E 50' OF LOT 7&8		Applicant: MARK DANE MARK DANEPLANNING, INC. 13630 SW BUNTER RD BEAVERTON, OR 97005		Owner: CLAYBOURNE COMMONS LLC 6637 SE MILWAUKIE AVE #201 PORTLAND, OR 97202-5658	
Total # of LU TR - Tree Review permit intakes: 1						
14-159917-000-00-LU <i>ZC to change IG2 (EXd) to EXd.</i>	, 97214	ZC - Zoning Map Amendment	Type 3 procedure	5/21/14		Pending
	1N1E34DD 00400 EAST PORTLAND BLOCK 77 LOT 3&4 EXC PT IN STS		Applicant: RAYMOND YANCEY MYHRE GROUP 808 SW 35TH AVE SUITE 500 PORTLAND OR 97204		Owner: BRAD FISHEL MFB INVESTMENT CO 5 SE MLK JR BLVD PORTLAND OR 97214	
Total # of LU ZC - Zoning Map Amendment permit intakes: 1						
Total # of Land Use Review intakes: 23						