

Early Assistance Intakes

From: 7/28/2014

Thru: 8/3/2014

Run Date: 8/5/2014 16:18:09

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-192493-000-00-EA	631 SW HARRISON ST, 97201 <i>Existing building renovation and addition for Portland State University.</i>	1S1E04DA 05400 PORTLAND BLOCK 190 LOT 5	DA - Design Advice Request	8/1/14		Pending
14-191624-000-00-EA	, 97220 <i>Interior and exterior remodel to automotive showroom and body shop and quick oil change facility.</i>	1N2E34AA 00300 HAZELWOOD LOT 5 TL 300	EA-Zoning & Inf. Bur.- no mtg	7/31/14		Pending
14-191432-000-00-EA	8448 NE 33RD DR <i>EA for a 17,507sf addition to an existing warehouse and distribution facility</i>	1N1E12CA 00701 PARTITION PLAT 1999-67 LOT 1 LAND ONLY SEE R487020 (R649792651) FOR IMPS	EA-Zoning & Inf. Bur.- w/mtg	7/30/14		Pending
14-191340-000-00-EA	<i>EA meeting to discuss mixed use project in the EXd zone, N Interstate PD</i>		EA-Zoning & Inf. Bur.- w/mtg	7/30/14		Application
14-190577-000-00-EA	, 97201 <i>Zoning only EA for 11-unit condo developmetn with structured parking in R1d, CCPD, Goose Hollow.</i>	1S1E04BA 06400 CARTERS ADD TO P SUB LOT 8 BLOCK D TL 6400	EA-Zoning Only - w/mtg	7/29/14		Pending
14-192351-000-00-EA	815 SW 2ND AVE, 97204 <i>EXTERIOR MODIFICATIONS TO BUILDING IN YAMHILL HISTORIC DISTRICT</i>	1S1E03BA 04500 PORTLAND BLOCK 22 LOT 1 EXC PT IN ST N 1/2 OF LOT 2 EXC PT IN ST HISTORIC PROPERTY 15 YR 2001; POTENTIAL ADDITIONAL TAX	EA-Zoning Only - w/mtg	8/1/14		Pending

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14-191195-000-00-EA	1400 NE 2ND AVE, 97232 <i>exterior alterations to structure</i>	1N1E34AA 00500 HOLLADAYS ADD BLOCK 61 LOT 1-8	EA-Zoning Only - w/mtg	7/30/14		Pending
			Applicant: COLBY YOUNG PACIFICA COMPAINES 1775 HANCOCK STREET, STE. 200 SAN DIEGO CA		Owner: EXTENDED CARE PORTFOLIO 6400 SE LAKE RD #400 MILWAUKIE, OR 97222-2129	
14-192475-000-00-EA	2781 NW SUSSEX AVE, 97210 <i>Pre-application conference for Type III Environmental Review for environmental violation--tree cutting, grading and ground disturbance--that occurred in 2007. A previous land use review, a land division and environmental violation (LU 07-163715 LDS, ENM, EV) expired on June 30, 2014. Therefore, action to address the code violation (07-166652 CC) is necessary.</i>	1N1E29BC 01803 BLYTHSWOOD LOT 85	PC - PreApplication Conference	8/1/14		Pending
			Applicant: KAREN KARLSSON KLK CONSULTING 906 NW 23RD AVE PORTLAND, OR 97210		Owner: INNER CITY PROPERTIES INC 906 NW 23RD AVE PORTLAND, OR 97210	
14-191719-000-00-EA	731 SW MORRISON ST, 97205 <i>New tenant improvement project for a McDonald's restaurant with walk-up service. New signage and facade treatment for restaurant also included in proposed work.</i>	1N1E34CC 08700 PORTLAND LOT 5 BLOCK 212	PC - PreApplication Conference	7/31/14		Cancelled
			Applicant: JAMIE LOVE FREIHEIT & HO ARCHITECTS INC 5209 LAKE WASHINGTON BLVD NE SUITE 200 KIRKLAND WA 98033		Owner: EVERGREEN HOLDINGS GROUP LLC PMB 229 160 S OAK ST STE 100 SISTERS, OR 97759-1589	
					Owner: MCDONALD'S CORPORATION 2111 McDONALD'S DRIVE OAK BROOK, IL 60523	
14-189740-000-00-EA	1021 NE 2ND AVE, 97232 <i>remodel of existing Rose Quarter Trolley barn for crew stagin tri-met maintenance way workers</i>	1N1E34AA 03800	Pre-Prmt Zoning Plan Chck.Oth	7/30/14		Pending
			Applicant: KAREN KARLSSON KLK CONSULTING LLC 906 NW 23RD AVE PORTLAND OR 97210		Owner: PORTLAND CITY OF(PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812	
					Owner: JOE RECKER 1800 SW 1ST AVE, SUITE 300 PORTLAND, OR 97201	

Total # of Early Assistance intakes: 10

Final Plat Intakes

From: 7/28/2014

Thru: 8/3/2014

Run Date: 8/5/2014 16:18:09

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-149266-000-00-FP	4231 SE 79TH AVE, 97206	FP - Final Plat Review		8/1/14		Application

Approval of a Preliminary Plan for a 6-lot subdivision that will result in four single dwelling lots and two lots for detached houses with Accessory Dwelling units or duplex development and a private street tract as illustrated with Exhibits C-1-C-4, subject to the following conditions:

1S2E08DD 11500

KENT
N 105.2' OF LOT 20

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

Owner:
HARRY A SCHUMACHER
PO BOX 66207
PORTLAND, OR 97290-6207

Owner:
SHERYL L SCHUMACHER
PO BOX 66207
PORTLAND, OR 97290-6207

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, BES, Site Development, 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 reduced side setbacks allowed under 33.120.270.D;

"The proposed general location of future building footprints and stormwater facilities for each of the vacant lots and the private street tract.

"The fire access lane with a turning radius of 28 feet inside, 48 feet outside.

"Public sanitary sewer location

"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, to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as "Public Sewer Easement to COP".

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. 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." The tract shall be owned in common by lots 2-6.

4. A Public Access Easement must be shown over the sidewalk portion(s) of the street tract.

5. 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.13-C.15 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 submit an application for a Site Development Permit for construction of the private street and related site development improvements

construction of the private street 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 Exhibits C.1-C.4 and the Private Street Administrative Rule.

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.

14-127128-000-00-FP	537 SE SPOKANE ST, 97202	FP - Final Plat Review	8/1/14	Under Review
<i>TO CREATE 3 LOTS</i>		1S1E23CB 14700	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213	Owner: JB CEREGHINO CONSTRUCTION INC 13931 SE MATILDA DR MILWAUKIE, OR 97267
		SELLWOOD BLOCK 2 E 1/2 OF LOT 3&4		
14-135325-000-00-FP	681 SW MAPLECREST DR	FP - Final Plat Review	7/30/14	Application
<i>Approval of a Preliminary Plan for a 2 parcel partition, that will result in one flag lot and one standard lot as illustrated with Exhibit C.1 and C.2 subject to the following conditions:</i>		1S1E28DA 02702	Applicant: ED CHRISTENSEN WELKIN ENGINEERING PC 25260 SW PARKWAY AVE SUITE G WILSONVILLE OR 97070	Owner: BRIAN MCMILLEN LLC 15151 SE FRYE ST HAPPY VALLEY, OR 97086-2841
<i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for the Land Use Review section and BES 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 other information specifically noted in the conditions listed below. "Stormwater facilities.</i>		PARTITION PLAT 2008-78 LOT 2 EXC PT IN ST		
<i>B. The final plat must show the following:</i>				
Total # of FP FP - Final Plat Review permit intakes: 3				
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14-192418-000-00-LU	1621 SW CUSTER ST, 97219 <i>Adjustment for setbacks for parking pad.</i>	AD - Adjustment	Type 2 procedure	8/1/14		Pending
		1S1E21BD 09900 CAPITOL HILL BLOCK 10 LOT 13 LOT 14 EXC W 6'	Applicant: JEAN NATIONS 1621 SW CUSTER ST PORTLAND, OR 97219		Owner: HYLDA J NATIONS 1621 SW CUSTER ST PORTLAND, OR 97219-2723	
14-191055-000-00-LU	1125 SE CLATSOP ST - Unit A <i>Adjustment to the side setback to 0' from 5'.</i>	AD - Adjustment	Type 2 procedure	7/30/14		Pending
		1S1E26BA 11000 SELLWOOD BLOCK 45 LOT 9	Applicant: Mike Montgomery 5531 SW Buddington St Portland, OR 97219		Owner: AARON W MCGRATH 1125 SE CLATSOP ST PORTLAND, OR 97202-7021	
Total # of LU AD - Adjustment permit intakes: 2						
14-190810-000-00-LU	2201 LLOYD CENTER <i>2 new signs at Lloyd Center Mall</i>	DZ - Design Review	Type 2 procedure	7/29/14		Pending
		1N1E35BA 00101 PARTITION PLAT 1999-146 LOT 1	Applicant: JESSICA KOSMAS RAMSAY SIGNS INC. 9160 SE 74TH AVENUE PORTLAND, OR 97206		Owner: CAPREF LLOYD CENTER LLC 2201 LLOYD CENTER PORTLAND, OR 97232	
14-192604-000-00-LU	333 SW 1ST AVE, 97204 <i>Two new 69 sf illuminated logo signs.</i>	DZ - Design Review	Type 2 procedure	8/1/14		Pending
		1N1E34CD 04600 PORTLAND BLOCK 41 LOT 1-5 S 1/2 OF LOT 6 N 1/2 OF LOT 7; LOT 8	Applicant: EMILY REFI WATERLEAF ARCHITECTURE 419 SW 11TH AVE STE 200 PORTLAND, OR 97205		Owner: NGP DUNCAN PLAZA PO BOX 4900 DEPT #360 SCOTTSDALE, AZ 85261-4900	
Total # of LU DZ - Design Review permit intakes: 2						
14-191762-000-00-LU	10000 SE PINE AVE, 97216 <i>Design review for monument sign with modification to allow monument sign on non-arterial street.</i>	DZM - Design Review w/ Modifications	Type 2 procedure	7/31/14		Pending
		1N2E33DD 05700	Applicant: DAN GLENNON 4106 NE 32ND PL PORTLAND OR 97211		Owner: HALL FAMILY L L C 10000 SE PINE ST PORTLAND, OR 97216	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-190952-000-00-LU	60 NW DAVIS ST, 97209	DZM - Design Review w/ Modifications	Type 3 procedure	7/29/14		Application
	1N1E34DB 00200 COUCHS ADD BLOCK 8 LOT 5&8 6&7 EXC PT IN ST		Applicant: JENNY JENKINS ANKROM MOISAN ARCHITECTS 6720 SW MACADAM AVE, STE 100 PORTLAND, OR 97209		Owner: PORTLAND CITY OF(PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812	
			Applicant: JILL SHERMAN GERDING EDLEN 1477 NW EVERETT ST PORTLAND OR 97209			
14-190042-000-00-LU	1517 SW TAYLOR ST, 97205 <i>Design Review for 6-story apartment building (121 units with basement parking) and Retail Use on Ground Floor and two modifications</i>	DZM - Design Review w/ Modifications	Type 3 procedure	7/28/14		Pending
	1N1E33DC 03800 PORTLAND LOT 3-6 BLOCK 318		Applicant: KURT SCHULTZ SERA DESIGN 338 NW 5th AVENUE PORTLAND OREGON 97209		Owner: LANGLEY OPC MANAGER LLC 1211 SW 5TH AVE #2230 PORTLAND, OR 97204	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 3						
14-190462-000-00-LU	604 NW 23RD AVE, 97210 <i>REPLACEMENT OF AN EXISTING STAIRWAY AND WALKWAY. See Comments.</i>	HR - Historic Resource Review	Type 1x procedure	7/29/14		Pending
	1N1E33BC 03200 KINGS 2ND ADD BLOCK 12 LOT 17 EXC N 29' OF W 50' & LOT 18		Applicant: ERIC GAMER ERIC R GAMER DESIGN 3305 NE 59TH AVE PORTLAND OR 97213		Owner: LEONARD PEARLMAN UBEHO INVESTMENT CO. LLC PO BOX 3916 PORTLAND, OR 97208	
14-190075-000-00-LU	319 SW WASHINGTON ST, 97204 <i>Historic resource review for two blade wall signs on a historic landmark</i>	HR - Historic Resource Review	Type 1x procedure	7/28/14		Pending
	1N1E34CD 07800 PORTLAND BLOCK 47 LOT 3&4 HISTORIC PROPERTY 15 YR 2000 POTENTIAL ADDITIONAL TAX		Applicant: JAYLENE PAULUS INTEGRITY SIGNS OREGON PO BOX 88 HUBBARD OR 97032		Owner: THREE NINETEEN WASHINGTON LLC PO BOX 416 MANCHESTER, VT 05254	
14-191671-000-00-LU	800 SE 10TH AVE, 97214 <i>Replace existing door with new on grade recessed ADA entry.</i>	HR - Historic Resource Review	Type 1x procedure	7/31/14		Pending
	1S1E02BA 04900 EAST PORTLAND BLOCK 218 LOT 1 EXC PT IN ST LOT 2-4		Applicant: DANA MOORE EMERICK ARCHITECTS 208 SW 1ST AVE STE 320 PORTLAND OR 97204		Owner: YU CONTEMPORARY INC 800 SE 10TH AVE PORTLAND, OR 97214-2548	

Total # of LU HR - Historic Resource Review permit intakes: 3

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14-191121-000-00-LU <i>Three lot land division</i>	5005 SE 104TH AVE, 97266	LDP - Land Division Review (Partition) 1S2E15BC 06100 WALDEN PK BLOCK 2 LOT 19&20 TL 6100	Type 1x procedure	7/30/14		Pending
			Applicant: GEORGE BITROUS P O BOX 66634 PORTLAND, OR 97290		Owner: O'SAMA BETROUS P O BOX 66634 PORTLAND, OR 97290	
14-190792-000-00-LU <i>2-lot land division/partition</i>	7134 NE HALSEY ST, 97213	LDP - Land Division Review (Partition) 1N2E32AB 04000 KATHARINE BLOCK 11 LOT 1	Type 1x procedure	7/29/14		Pending
			Applicant: TAN NGUYEN MODIFI LLC 1641 SE 51ST AVE PORTLAND, OR 97215		Owner: TAN VOMINH 1225 SE 60TH PORTLAND, OR 97215 Owner: T&T REAL ESTATE 1225 SE 60TH AVE PORTLAND, OR 97215-2806 Owner: INVESTMENTS LLC 1225 SE 60TH AVE PORTLAND, OR 97215-2806	
14-191786-000-00-LU <i>Two lot partition with planned development review</i>	4023 NE 7TH AVE, 97212	LDP - Land Division Review (Partition) 1N1E23CB 18200 LINCOLN PK ANX BLOCK 17 LOT 11	Type 2x procedure	7/31/14		Pending
			Applicant: PETER KUSYK FIRENZE DEVELOPMENT INC 7110 SW OLD WILSONVILLE RD WILSONVILLE OR 97070		Owner: FIRENZE DEVELOPMENT INC 7110 SW OLD WILSONVILLE RD WILSONVILLE, OR 97070-7857	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 3						
14-191676-000-00-LU <i>MAP ERROR CORRECTION TO ENVIRONMENTAL CONSERVATION ZONE BOUNDARY--BDS INITIATED.</i>	1617 N COLUMBIA BLVD, 97217	ZE - Zoning Map Correction 1N1E09A 00100 SECTION 09 1N 1E TL 100 15.36 ACRES SPLIT MAP R315013 (R941101980)	Type 2 procedure	7/31/14		Application
			Applicant: KIM TALLANT COP BDS LUS 1900 SW 4TH AVE SUITE 5000 PORTLAND OR 97201		Owner: BLASEN FAMILY LLC PO BOX 17370 PORTLAND, OR 97217	
Total # of LU ZE - Zoning Map Correction permit intakes: 1						
Total # of Land Use Review intakes: 14						