

Early Assistance Intakes

From: 8/4/2014

Thru: 8/10/2014

Run Date: 8/11/2014 08:59:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-194555-000-00-EA	325 NE HASSALO ST		DA - Design Advice Request	8/6/14		Pending
<p><i>Headquarters hotel for Oregon Convention Center on Block 48 B and C and Block 47, plus a related public parking garage on Black 49. Hotel will be 19-21 stories tall, with 600 gues rooms, plus conference areas and related back-of-house spaces totaling around 450,000 sf. Garage will be above grade, and roughly 385 spaces. Assume stormwater will be handled according to BES req'ts for on-site treatment through green roofs and flow-through planters.</i></p>						
		1N1E34AA 03001 PARTITION PLAT 2013-8 LOT 1 TL 3001		Applicant: CAROLYN FORSYTH ANKROM MOISAN ARCHITECTS 6720 SW MACADAM AVE SUITE 10 PORTLAND OR 97219		Owner: STARTERRA LLC 610 SW ALDER ST #1221 PORTLAND, OR 97205-3613
14-193607-000-00-EA	1445 N HAYDEN ISLAND DR, 97217		EA-Zoning & Inf. Bur.- w/mtg	8/5/14		Pending
<p><i>Proposed new McDonald's with drive-thru service.</i></p>						
		2N1E34 00200 SECTION 34 2N 1E TL 200 0.76 ACRES		Applicant: JAMIE LOVE FREIHEIT & HO ARCHITECTS INC 5209 LAKE WASHINGTON BLVD NE SUITE 200 KIRKLAND WA 98033		Owner: UMATILLA INC 2800 EAST LAKE ST MINNEAPOLIS, MN 55406 Owner: MCDONALD'S CORPORATION 2111 McDONALD'S DRIVE OAK BROOK, IL 60523
14-193560-000-00-EA	731 SW MORRISON ST, 97205		PC - PreApplication Conference	8/5/14		Pending
<p><i>Pre-App. Conference to discuss Type III Design Review for exterior remodeling/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></p>						
		1N1E34CC 08700 PORTLAND LOT 5 BLOCK 212		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

Total # of Early Assistance intakes: 3

Final Plat Intakes

From: 8/4/2014

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-113495-000-00-FP	3410 SE 77TH AVE, 97206	FP - Final Plat Review		8/4/14		Under Review

Approval of a Preliminary Plan for a 2 parcel partition, that will result in 2 single dwelling lots, as illustrated with Exhibit C.1, subject to the following conditions:

*A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use review and approval if side setback reductions are proposed or permits have been issued to develop the site. 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, if requested; and
 "Any other information specifically noted in the conditions listed below.*

1S2E08AD 15300

POWELL ST ADD
 BLOCK 14
 LOT 5

Applicant:
 DAVID SIDERAS
 CAPITOL BUILDERS, LLC.
 PO BOX 19115
 PORTLAND, OR 97280

Owner:
 NW LANDMARK LLC
 19612 S FERGUSON RD
 OREGON CITY, OR 97045

B. The final plat must show the following:

1. A recording block for each of the legal documents such as an acknowledgement of special land use conditions, as required by Condition C.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Tree Preservation Conditions 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 Bureau of Environmental Services (BES) for extending the public sewer main in SE 77th Avenue. The public sewer extension requires a BES Simplified Permit. The sewer extension must be constructed and inspected, with permits finalized to the satisfaction of BES, prior to final plat approval. Alternatively, the applicant must submit engineered plans, a financial guarantee, and fees under a standard public works permit, subject to BES approval, prior to final plat approval.

2. The applicant shall meet the requirements of the Fire Bureau for ensuring proper 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.

Required Legal Documents

4. The applicant shall execute an Acknowledgement of Tree Preservation Conditions that notes tree preservation requirements that applies 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

the Acknowledgment. The acknowledgment shall be recorded with Multnomah County and referenced on the final plat.

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

1. Development on Parcel 2 shall be in conformance with the Preliminary Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.2). Specifically, Tree #1 is required to be preserved, with the root protection zones 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.

2. The applicant must meet the addressing requirements of the Fire B

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-237634-000-00-FP	5343 SE 105TH AVE, 97266	FP - Final Plat Review		8/8/14		Application

Approval of a Preliminary Plan for a 2-parcel partition, that will result in one standard lot and one flag lot for single-dwelling development, as illustrated with Exhibit C.1, subject to the following conditions:

A. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for SE 105th Avenue. The required right-of-way dedication must be shown on the final plat. The applicant must provide a current survey that documents the final amount of dedication needed to provide 11-ft from the face of the existing curb to the property line.

2.A Private Access Easement over the "flag pole" portion of Parcel 2 for the benefit of Parcel 1 shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a driveway would typically be used for.

3.A recording block for 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 A.2 - A.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A (name of document) 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 submit a supplemental site plan that demonstrates stormwater management systems for roof and paved areas of each lot that can meet the Stormwater Management Manual prior to final plat approval.

Required Legal Documents

2.A Maintenance Agreement shall be executed for the Private Access Easement described in Condition A.2 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.

3. The applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Parcel 2 to contain internal fire suppression sprinklers to satisfy fire access requirements. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.

4. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions 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.

Other requirements

1S2E15BC 11400
HIRAMS PL
BLOCK 1
N 58' OF E 190' OF LOT 4

Applicant:
MIKE COYLE
FASTER PERMITS
14334 NW EAGLERIDGE LANE
PORTLAND, OR 97229

Owner:
JEFF KOOPMAN
PO BOX 16506
PORTLAND, OR 97292-0506

Other requirements

5. The applicant shall provide documentation that the steel cable around the stem of silver maple tree (Tree #1) has been removed to the satisfaction of Portland Parks, Urban Forestry.

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

1. Development on Parcel 1 shall be in conformance with the Tree Preservation Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.4). Specifically,

<p>13-223180-000-00-FP 5207 SE 80TH AVE, 97206</p> <p><i>Approval of Adjustments to 33.130.215 (table 130-4) to reduce the west (side) setback for future development on Lot 6 from 8 feet to 5 feet, per the approved site plans, Exhibits C-1 through C-3</i></p> <p><i>Approval of a Preliminary Plan for a 6-lot subdivision, that will result in six lots for detached dwelling units as illustrated with Exhibit C-1, 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 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:</i> <i>"The proposed general location of future building footprints and stormwater facilities and sanitary disposal for each of the vacant lots.</i> <i>"Any other information specifically noted in the conditions listed below.</i></p>	<p>FP - Final Plat Review</p> <p>1S2E17AD 03000</p> <p>CAHILLS SUB BLOCK 2 E 30.6' OF LOT 5 LOT 6</p>	<p>8/7/14</p> <p>Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213</p>	<p>Application</p> <p>Owner: GROUND BREAKERS CONSTRUCTION 6045 SE STARK ST PORTLAND, OR 97215</p> <p>Owner: DEVELOPMENT INC 6045 SE STARK ST PORTLAND, OR 97215</p>
<p>14-133791-000-00-FP</p> <p><i>Approval of a Preliminary Plan for a 3-parcel partition that will result in 3 single dwelling attached housing lots, as illustrated with Exhibit C.1, subject to the following conditions:</i></p> <p><i>A. 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 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.</i></p>	<p>FP - Final Plat Review</p> <p>1N1E35DC 02601</p> <p>AIKENS BLOCK 317 LOT 5&6 TL 2601</p>	<p>8/7/14</p> <p>Applicant: ROBERT JOHNSON JOHNSON LAND SURVEYING 10185 SW HOODVIEW DRIVE TIGARD OR 97224</p>	<p>Application</p> <p>Owner: JESSICA L AIONA 2506 SW BOUNDARY ST PORTLAND, OR 97239-2026</p>

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14-144654-000-00-FP	6117 SE 65TH AVE, 97206	FP - Final Plat Review		8/6/14		Under Review
<i>Final Plat to create three lots.</i>						
		1S2E17CC 03600	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213		Owner: JOHN HANSON 6117 SE 65TH AVE PORTLAND, OR 97206	
		TREMONT PL BLOCK 24 LOT 14&15			Owner: TRICIA STEINE-HANSON 6117 SE 65TH AVE PORTLAND, OR 97206	
Total # of FP FP - Final Plat Review permit intakes: 5						
Total # of Final Plat intakes: 5						

Land Use Review Intakes

From: 8/4/2014

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-195789-000-00-LU	2897 SW RUTLAND TER, 97201	AD - Adjustment	Type 2 procedure	8/8/14		Application
	<i>Setback adjustment for 2-story addition. Concurrent with property line adjustment application PR 14-195772. Had similar adjustment reviewed previously by Sheila Frugoli (LU 12-158722) but design has changed.</i>	1N1E32DC 06800	Applicant: MARTY BUCKENMEYER BUCKENMEYER ARCHITECTURE 2517 NE 47TH AVE PORTLAND, OR 97213		Owner: FRANK GROFF 2897 SW RUTLAND TER PORTLAND, OR 97205-5855	
		ARLINGTON HTS & RPLT BLOCK 24 LOT 15				
14-193655-000-00-LU	3153 NE HOYT ST, 97232	AD - Adjustment	Type 2 procedure	8/5/14		Pending
	<i>R5, Laurelhurst. adjustment to allow garage with attached patio to be in side setback.</i>	1N1E36BD 05700	Applicant: JOEL R SPURLOCK 3153 NE HOYT ST PORTLAND, OR 97232		Owner: JOEL R SPURLOCK 3153 NE HOYT ST PORTLAND, OR 97232	
		LAURELHURST BLOCK 17 LOT 10				
14-194087-000-00-LU	3868 NE FLANDERS ST, 97232	AD - Adjustment	Type 2 procedure	8/5/14		Pending
	<i>Adjustment to Laurelhurst Plan District front and side setback from 20' to 18'8" at the front and from 15' to 11'2" at the side, with additional 2' eave projection, for addition of wrap around porch.</i>	1N1E36DA 18000	Applicant: BILL MYLES CRAFTSMAN DESIGN & RENOVATION 1100 SE GRAND AVE. SUITE 202 PORTLAND OR 97214		Owner: MICHAEL SKOKAN 3868 NE FLANDERS ST PORTLAND, OR 97232-3320	
		LAURELHURST BLOCK 79 LOT 6			Owner: ANGELINA SKOKAN 3868 NE FLANDERS ST PORTLAND, OR 97232-3320	
14-196123-000-00-LU	134 NE 6TH AVE, 97232	AD - Adjustment	Type 2 procedure	8/8/14		Application
	<i>AD for loading space</i>	1N1E35CB 04400	Applicant: JUDSON MOORE WORKS PARTNERSHIP ARCHITECTURE 524 E BURNSIDE STREET SUITE 320 PORTLAND OR 97214		Owner: 134 NE 6TH AVENUE LLC 116 NE 6TH AVE #400 PORTLAND, OR 97232	
		EAST PORTLAND BLOCK 148 LOT 1				
14-193144-000-00-LU	1597 SW UPPER HALL ST, 97201	AD - Adjustment	Type 2 procedure	8/4/14		Pending
	<i>Adjustment to building coverage to add 134 sq ft</i>	1S1E04BD 07300	Applicant: RYAN WALSH 3812 SE MALDEN ST PORTLAND, OR 97202-8034		Owner: DAVID B CHRISTIAN 1597 SW UPPER HALL ST PORTLAND, OR 97201	
		CARTERS ADD TO P BLOCK 40 LOT 3 EXC PT IN ST INC 10' E OF & ADJ LOT 4				

Total # of LU AD - Adjustment permit intakes: 5

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-196082-000-00-LU	228 NE BROADWAY, 97232 <i>Design review for alterations to existing building and parking area with new loading dock/canopy and trash enclosure</i>	DZ - Design Review	Type 2 procedure	8/8/14		Application
	1N1E27DD 10000 HOLLADAYS ADD BLOCK 215 LOT 7&8		Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: BROADWAY INVESTMENTS LLC 11686 SW PACIFIC HWY TIGARD, OR 97223-8675 Owner: LIZANN BROADWAY LLC 11686 SW PACIFIC HWY TIGARD, OR 97223-8675	
14-195980-000-00-LU	2079 W BURNSIDE ST, 97209 <i>Exterior remodel of existing Taco Bell restaurant</i>	DZ - Design Review	Type 2 procedure	8/8/14		Application
	1N1E33CA 13400 KINGS 2ND ADD BLOCK 30 TL 13400		Applicant: TERRY NOVAK NOVAK ARCHITECTURE 6975 SW SANDBURG ST, SUITE 100 PORTLAND, OR 97232		Owner: NANCY L HUNTZINGER 111 W 39TH ST #A VANCOUVER, WA 98660-1974	
14-194077-000-00-LU	1131 W BURNSIDE ST, 97209 <i>Adding patio to front of cafe/restaurant in Central City.</i>	DZ - Design Review	Type 2 procedure	8/5/14		Pending
	1N1E33DA 04900 COUCHS ADD BLOCK 81 LOT 1&4&5-8 TL 4900		Applicant: KENT POTTEBAUM GBD ARCHITECTS INC 1120 NW COUCH SUITE 300 PORTLAND OR 97209 Applicant: BRIAN ENGLE LINGLE DESIGN GROUP, INC. 158 WEST MAIN ST. LENA, IL 61048		Owner: MEPT BREWERY BLOCK 2 LLC PO BOX 320099 ALEXANDRIA, VA 22320-0156	
14-195866-000-00-LU	805 SW BROADWAY, 97205 <i>Fox Tower, storefront renovation and new ATM alcove.</i>	DZ - Design Review	Type 2 procedure	8/8/14		Application
	1S1E03BB 04400 PORTLAND BLOCK 210 LOT 1-8 DEFERRED ADDITIONAL TAX LIABILITY		Applicant: ANNE KAREL FFA ARCHITECTURE AND INTERIORS 520 SW YAMHILL ST, SUITE 900 PORTLAND, OR 97204		Owner: FOX TOWER L L C 805 SW BROADWAY #2020 PORTLAND, OR 97205	
14-195723-000-00-LU	2001 SW JEFFERSON ST, 97205 <i>Design review for facade change</i>	DZ - Design Review	Type 2 procedure	8/8/14		Application
	1S1E04BA 03100 AMOS N KINGS BLOCK 9&15 TL 3100		Applicant: JACK LYON STUDIO 410 11575 SW Pacific Hwy ste 111 Tigard, OR 97223		Owner: LITHIA REAL ESTATE INC 150 N BARTLETT ST MEDFORD, OR 97501	

Total # of LU DZ - Design Review permit intakes: 5

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-195857-000-00-LU <i>UPS overflow staging and storage</i>		GW - Greenway	Type 2 procedure	8/8/14		Application
	1N1E20A 00403 PARTITION PLAT 2006-193 LOT 1 INC UND INT TRACT A		Applicant: Jake Wisner Cardno, Inc. 5415 SW WESTGATE DRIVE. STE. 100 PORTLAND OR		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	
Total # of LU GW - Greenway permit intakes: 1						
14-196044-000-00-LU <i>Replace railings on landmark structures.</i>	822 SE 15TH AVE, 97214	HR - Historic Resource Review	Type 1 procedure new	8/8/14		Pending
	1S1E02AB 15600 EAST PORTLAND BLOCK 325 LOT 3&4		Applicant: Matt Brischetto 2717 SE 15th Ave PORTLAND OR 97202		Owner: KURT P BALLIET 5400 SW VACUNA ST PORTLAND, OR 97219	
Total # of LU HR - Historic Resource Review permit intakes: 1						
14-193872-000-00-LU <i>2-lot partition with existing multi-dwelling development to remain on south parcel.</i>	2613 SE 109TH AVE, 97266	LDP - Land Division Review (Partition)	Type 1x procedure	8/5/14		Pending
	1S2E10BA 03900 PITTOCK GROVE BLOCK 4 LOT 7&8 EXC PT IN ST		Applicant: BRUCE VINCENT BEDSAUL VINCENT CONSULTING LLC 416 LAUREL AVENUE #3 TILLAMOOK OR 97141		Owner: DTB LLC 1767 12TH ST #141 HOOD RIVER, OR 97031-9531	
14-195345-000-00-LU <i>2 parcel land division within potential lsh zone</i>	7200 SW BRIER PL, 97219	LDP - Land Division Review (Partition)	Type 2x procedure	8/7/14		Pending
	1S1E22BC 04900 CORBETT TERR RPLT BLOCK 2 LOT 3 EXC PT IN HWY		Applicant: CHRIS SHEPARD 2830 NW 29TH AVE PORTLAND OR 97210		Owner: JON M SHEPARD 4612 N ROCKCLIFF RD TUCSON, AZ 85750-9723	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
14-193546-000-00-LU <i>Zoning Map Amendment to be consistent with the Comprehensive Plan and 2-lot Partition</i>	3738 SE SCHILLER ST, 97202	ZC - Zoning Map Amendment	Type 3 procedure	8/5/14		Pending
	1S1E13AA 12700 EAGERS ADD BLOCK 2 TL 12700		Applicant: BRUCE GOLDSON THETA LLC PO BOX 1345 LAKE OSWEGO OR 97035		Owner: PATRICIA K BARRY 1410 SE 52ND AVE PORTLAND, OR 97215-2639	

Total # of LU ZC - Zoning Map Amendment permit intakes: 1

Total # of Land Use Review intakes: 15