

Early Assistance Intakes

From: 1/19/2015

Thru: 1/25/2015

Run Date: 2/10/2015 14:36:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-109266-000-00-EA <i>CREATE 3 PLX IN R2a</i>	3708 N MICHIGAN AVE, 97227 <i>ZONE WITH EXISTING HOME</i>	1N1E22CD 08000 MULTNOMAH BLOCK 26 LOT 16	EA-Zoning & Inf. Bur.- w/mtg	1/23/15		Pending
15-108684-000-00-EA	5342 SE 136TH AVE, 97236 <i>16 lot subdivision for attached dwelling units. Existing house to remain with modification. Existing garage to be removed.</i>	1S2E14AC 02400 LAMARGENT PK LOT 6 TL 2400	EA-Zoning & Inf. Bur.- w/mtg	1/22/15		Cancelled
15-108170-000-00-EA <i>CREATION OF SMALL PARKING LOT AND BASEMENT OFFICE</i>	1060 SW SKYLINE BLVD, 97221 <i>CONVERSION: Construction of offices, an exhibition space, and small workshop center in the basement of the Cottrell House and a parking lot on the adjacent lot to the west. Stormwater is proposed to be infiltrated.</i>	1S1E06 00300 SECTION 06 1S 1E TL 300 8.40 ACRES OPEN SPACE DISQUAL 1973-2008 7.40 ACRES \$59,272.82 ADDITIONAL TAX; POTENTIAL ADDITIONAL TAX	EA-Zoning & Inf. Bur.- w/mtg	1/21/15		Pending
15-107851-000-00-EA <i>5 STORY APARTMENT BUILDING WITH BELOW GRADE PARKING</i>	1931 N WILLIAMS AVE, 97227	1N1E27DC 00200 ALBINA BLOCK 32 LOT 6-8&13-15 TL 200	EA-Zoning & Inf. Bur.- w/mtg	1/21/15		Pending
15-109373-000-00-EA <i>UPGRADE AND EXPANSION OF FACILITY TRASH ENCLOSURE INCLUDING PROVIDING REQUIRED SHELTER OF ENCLOSURE WITH A NEW ROOF. NEW ROOF WITH BE PLANTED WITH GREEN ROOF LANDSCAPING.</i>	1849 SW SALMON ST, 97205	1N1E33DC 05800 SECTION 33 1N 1E TL 5800 2.82 ACRES	EA-Zoning Only - w/mtg	1/23/15		Pending
15-109464-000-00-EA <i>Pre-Application Conference to discuss Type III Conditional Use Review to allow non-industrial uses (tenants) in new building that is currently under construction--CO 14-176360.</i>	606 NE DAVIS ST, 97232	1N1E35CB 04400	PC - PreApplication Conference	1/23/15		Pending

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15-109505-000-00-EA	, 97219		PC - PreApplication Conference	1/23/15		Pending
<i>8 LOTS LAND DIVISION WITH ENVIRONMENTAL REVIEW AND ADJUSTMENTS- SEE LU 13-230328</i>						
		1S1E20AA 07700	Applicant: DAN MACNAUGHTON 3802 SW MARTINS LN PORTLAND, OR 97239		Owner: RAZ BROTHERS LLC PO BOX 19826 PORTLAND, OR 97280-0826	
		SECTION 20 1S 1E TL 7700 1.30 ACRES				
15-109426-000-00-EA	, 97227		PC - PreApplication Conference	1/23/15		Pending
<i>PRE-APPLICATION CONFERENCE TO DISCUSS A TYPE III LAND DIVISION TO CREATE 12 LOTS FOR ATTACHED (ROW) HOMES.</i>						
		1N1E27AB 13900	Applicant: VALERIE HUNTER VH DEVELOPMENT LLC 15350 SE MONNER RD HAPPY VALLEY, OR. 97086		Owner: ALBINA RIVERVIEW LLC PO BOX 12551 PORTLAND, OR 97212-0551	
		RIVERVIEW SUB BLOCK 1 LOT 10 TL 13900				
15-107501-000-00-EA	4944 NE 33RD AVE, 97211		Public Works Inquiry	1/20/15		Completed
<i>PUBLIC WORK INQUIRY FOR SOUTH PART OF 4944 NE 33RD AVE.</i>						
		1N1E24AC 04900	Applicant: MICHAEL VAUGHN URBAN REVIVAL LLC 1824 SW EVANS ST PORTLAND OR 97219		Owner: MARY HOPE 4944 NE 33RD AVE PORTLAND, OR 97211-7060	
		WILLAMETTE ADD BLOCK 16 LOT 11-14				

Total # of Early Assistance intakes: 9

Final Plat Intakes

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14-102226-000-00-FP	1824 NE 137TH AVE, 97230	FP - Final Plat Review		1/21/15		Under Review
<i>Final Plat to create 2 lots.</i>						
		1N2E26DD 10900	Applicant:		Owner:	
		RICHLAND	GRIGORE CRISTUREAN		GRIGORE CRISTUREAN	
		LOT 9 TL 10900	1824 NE 137TH AVE		1824 NE 137TH AVE	
			PORTLAND, OR 97230-4008		PORTLAND, OR 97230-4008	
					Owner:	
					NATALYA S CRISTUREAN	
					1824 NE 137TH AVE	
					PORTLAND, OR 97230-4008	

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14-144651-000-00-FP	7306 SE TOLMAN ST, 97206	FP - Final Plat Review		1/23/15		Under Review

Approval of a Preliminary Plan for a 2 parcel partition, that will result 2 standard parcels 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 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, including eaves, or accessory structures on the site at the time of the final plat application;

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 Condition C.8 below. The recording block shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Tree Preservation Land Use 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 a public sewer main in SE 73rd Avenue. The public sewer extension requires a Public Works Permit, which must be initiated and at a stage acceptable to BES prior to final plat approval. As part of the Public Works Permit, the applicant must provide engineered designs, and performance guarantees prior to final plat approval.

2. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of the cesspool on the site.

3. The applicant shall meet the requirements of the Water Bureau for providing plans and financial assurances for the water main extension in SE 73rd Avenue.

4. 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

5. The applicant must obtain a finalized building permit for modifications to the existing house that will remain on proposed Parcel 1 that demonstrate compliance with the following standards in relation to the proposed new lot lines:

"33.110.220 (Setbacks--specifically, the permit must show removal of sufficient portions of the house to meet the rear setback requirement of 5 feet in the R2.5 zone. Eaves may project 1 foot into the setback):

1S2E17DC 12300

CORVALLIS ADD
BLOCK 6
LOT 1

Applicant:
KEVIN PARTAIN
URBAN VISIONS PLANNING
SERVICES, INC.
223 NE 56TH AVE
PORTLAND OR 97213

Owner:
MAHAFFY TREE FARM INC
PO BOX 278
ALLEGANY, OR 97407-0278

zone. Leaves may project 1 foot into the setback,

6. The applicant must meet the requirements of BES to retrofit the stormwater systems on the existing house to remain on Parcel 1, in conformance with City of Portland Stormwater Management Manual requirements. Specifically, the system must direct water to an approved point that is located on Parcel 1 and meets setback requirements from lot lines.

7. The applicant must meet the tree requirement on Parcel 1 with the existing house by either planting 6 caliper inches of trees on the parcel or making the equivalent payment into the City Tree Fund. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval.

8. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions 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 referenced on and recorded with 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 Tree Preservation Plan (Exhibit C.1) and the applicant's arborist

Total # of FP FP - Final Plat Review permit intakes: 2

Total # of Final Plat intakes: 2

Land Use Review Intakes

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15-109565-000-00-LU	6350 NE HALSEY ST, 97213 <i>MINIMUM LANDSCAPE AREA AND PEDESTRIAN CIRCULATION TO ADDRESS NON-CONFORMING UPGRADES.</i>	AD - Adjustment	Type 2 procedure	1/23/15		Pending
		1N2E32BB 00300 SECTION 32 1N 2E TL 300 3.34 ACRES	Applicant: THOMAS WESEL JRJ ARCHITECTS LLC 15455 NW GREENBRIER PKWY BEAVERTON OR 97006		Owner: WESTON INVESTMENT CO LLC 2154 NE BROADWAY #200 PORTLAND, OR 97232-1561	
15-107881-000-00-LU	10200 N LOMBARD ST, 97203 <i>adjustment to landscape standards</i>	AD - Adjustment	Type 2 procedure	1/21/15		Pending
		1N1W02 00500 SECTION 02 1N 1W TL 500 22.29 ACRES	Applicant: NOAH GRODZIN CASCADIA PM 5501 NE 109TH CT SUITE A2 VANCOUVER WA 98662		Owner: BLDG LOMBARD STREET LLC % BLDG MANAGEMENT CO INC %AIDA PHILLIPS NEW YORK, NY 10016-2239	
Total # of LU AD - Adjustment permit intakes: 2						
15-109240-000-00-LU	6017 NE BRYANT ST, 97218 <i>NEW ANTENNA ON EXISTING RADIO FREQUENCY TOWER AND NEW GROUND EQUIPMENT CABINETS SEE CO 14-238593 & 14-238587</i>	CU - Conditional Use	Type 2 procedure	1/23/15		Incomplete
		1N2E18AA 00300	Applicant: NOAH GRODZIN CASCADIA PM 5501 NE 109TH CT SUITE A2 VANCOUVER WA 98662 Applicant: SARAH GRANT VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND, OR 97230			
15-107071-000-00-LU	4601 SE CESAR E CHAVEZ BLVD, 97202 <i>Replace 6 of 12 existing antennas. SEE COMMENTS</i>	CU - Conditional Use	Type 2 procedure	1/20/15		Pending
		1S1E13AA 13600 GRACELAND BLOCK 2 TL 13600	Applicant: SHANIN PRUSIA URBAN WIRELESS 10376 SE SUNBURST WAY PORTLAND OR 97086		Owner: HOUSING AUTHORITY OF 135 SW ASH ST PORTLAND, OR 97204-3540	
Total # of LU CU - Conditional Use permit intakes: 2						
15-109487-000-00-LU	, 97201 <i>EN TRIGGERED BY FRONTAGE IMPROVMENTS: Proposal to construct constructed vegetated stormwater swale between flowthrough planter outside of the environmental zone, and the creek, located within the environmental protection overlay zone. A riprap energy dissipation plad will be constructed at the downhill end of the constructed vegetated swale, at the edge of the creek.</i>	EN - Environmental Review	Type 2 procedure	1/23/15		Pending
		1S1E09DB 02700 PORTLAND CITY HMSTD BLOCK 38 W 1/2 OF LOT 7 LOT 8 EXC E 56' OF N 39' & EXC E 64.5' OF S 11'	Applicant: SEAN O'NEILL SCOTIA WESTERN STATES HOUSING LLC 6340 N CAMPBELL AVENUE, SUITE 240 TUSCON AZ 85718		Owner: SCOTIA MARKET ST 6340 N CAMPBELL AVE #240 TUCSON, AZ 85718	

Total # of LU EN - Environmental Review permit intakes: 1

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15-107863-000-00-LU	, 97201 <i>CUTTING AND TOPPING TREES IN THE ENVIRONMENTAL CONSERVATION ZONE SEE CC 13-239968</i>	EV - Environmental Violation	Type 2 procedure	1/21/15		Incomplete
	1S1E04DB 05600 PORTLAND BLOCK 284 LOT 5-8 TL 5600		Applicant: FRANK GAMWELL 19950 COLLIER ST WOODLAND HILLS, CALI. 91364		Owner: 1299 SW CARDINELL LLC 20929 VENTURA BLVD #47-347 WOODLAND HILLS, CA 91364	
Total # of LU EV - Environmental Violation permit intakes: 1						
15-107995-000-00-LU	2714 NE 18TH AVE, 97212 <i>REMODEL OF HOME 1ST FLOOR SIDE.</i>	HR - Historic Resource Review	Type 2 procedure	1/21/15		Pending
	1N1E26AC 12700 IRVINGTON BLOCK 39 N 35' OF LOT 12 S 1/2 OF LOT 13		Applicant: DONNA WAX 3045 NE 9TH AVE PORTLAND, OR 97212		Owner: BRADFORD J GLAVAN 2714 NE 18TH AVE PORTLAND, OR 97212-3314 Owner: CATHERINE C GLAVAN 2714 NE 18TH AVE PORTLAND, OR 97212-3314	
Total # of LU HR - Historic Resource Review permit intakes: 1						
15-109624-000-00-LU	6111 N CONCORD AVE, 97217 <i>DEVELOPMENT OF TWO TOWNHOMES ON TWO INDIVIDUAL LOTS.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	1/23/15		Pending
	1N1E16DA 13800 GRANVILLE BLOCK 9 LOT 3		Applicant: RYAN NIETO GREEN CANOPY HOMES 721 NW 9TH AVE., SUITE 228 PORTLAND OR 97209		Owner: GREEN CANOPY HOMES LLC 6111 N CONCORD AVE PORTLAND, OR 97217-4734	
15-107181-000-00-LU	6115 SE TENINO ST, 97206 <i>3 parcel partition. Existing house and garage to remain.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	1/20/15		Incomplete
	1S2E19DD 00400 DARLINGTON BLOCK 20 LOT 9 TL 400		Applicant: JOHN DeJong Tech Engineering P.O. Box 80483 Portland, OR 97280		Owner: GREGORY L LANCASTER PO BOX 800 LAKE OSWEGO, OR 97034	
15-107423-000-00-LU	406 N ALBERTA ST, 97217 <i>Create four lots by dividing existing two lots in R1 zone.</i>	LDP - Land Division Review (Partition)	Type 2 procedure	1/20/15		Void/ Withdrawn
	1N1E22AC 16400 CENTRAL ALBINA ADD BLOCK 3 E 1/2 OF LOT 1		Applicant: MIKE COYLE FASTER PERMITS 14334 NW Eagleridge Portland, OR 97229		Owner: BTS HOMES INC 406 & 414 N ALBERTA AVE PORTLAND, OR 97217	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 3						

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15-108044-000-00-LU	406 N ALBERTA ST, 97217 <i>Four lot subdivision for attached houses.</i>	LDS - Land Division Review (Subdivision)	Type 2x procedure	1/21/15		Incomplete
		1N1E22AC 16400 CENTRAL ALBINA ADD BLOCK 3 E 1/2 OF LOT 1	Applicant: MIKE COYLE FASTER PERMITS 14334 NW Eagleridge Portland, OR 97229		Owner: BTS HOMES INC 406 & 414 N ALBERTA AVE PORTLAND, OR 97217	
15-108229-000-00-LU	5711 E BURNSIDE ST, 97213 <i>CREATE 5 LOTS FOR ATTACHED TOWN HOUSE DEVELOPMENT. WITH 2 ADJUSTMENTS 1 FOR FRONT SETBACK, AND ONT TO INCREASE MAXX LOT COVERAGE FROM 65% TO 67.5%</i>	LDS - Land Division Review (Subdivision)	Type 2x procedure	1/21/15		Incomplete
		1N2E31DB 02500 SUNSET PK & ADD 2 BLOCK 8 LOT 1&2	Applicant: CARRIE STRICKLAND WORKS PARTNERSHIP ARCHITECTURE 524 E BURNSIDE ST. SUITE 320 PORTLAND OR 97214		Owner: WPA HOLDINGS LLC 524 E BURNSIDE ST PORTLAND, OR 97214	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 2						
15-108152-000-00-LU	, 97218 <i>CITY-OWNED SITE IS BEING REDEVELOPED AS A PUBLIC PARK WITH ACTIVE PLAY FIELDS AND A VARIETY OF COMMUNITY-ORIENTED OUTDOOR FACILITIES. THE DEVELOPMENT WILL BE TWO-PHASED WITH AN ASSOC. ADJUSTMENT TO THE PARKING LOT LANDSCAPING (TREE) REQUIREMENT.</i>	MS - Master Plan/Amend	Type 3 procedure	1/21/15		Pending
		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	
Total # of LU MS - Master Plan/Amend permit intakes: 1						
Total # of Land Use Review intakes: 13						