

**Early Assistance Intakes**

From: 2/16/2015

Thru: 2/22/2015

Run Date: 2/23/2015 15:31:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-121694-000-00-EA <i>PROPOSED 6 LOT LAND DIVISION WITH NEW STREET</i>	3322 SE CESAR E CHAVEZ BLVD, 97202	1S1E12AD 07600 SECTION 12 1S 1E TL 7600 0.45 ACRES	EA-Zoning & Inf. Bur.- w/mtg	2/19/15		Application
			Applicant: BOB CUSHMAN RWC DEVELOPMENT INC 1833 NE 50TH AVENUE PORTLAND, OR 97213		Owner: JEFFREY EVERSHERD 1833 NE 50TH AVE PORTLAND, OR 97213-2035	
15-120640-000-00-EA <i>CONSTRUCT NEW THREE STORY APARTMENT BUILDING WITH COURTYARD ON THE 100X100 CORNER PARKING LOT.</i>	, 97203	1N1W12BA 00800 JAMES JOHNS 2ND ADD BLOCK 29 NELY 1/2 OF LOT 7&8	EA-Zoning & Inf. Bur.- w/mtg	2/17/15		Pending
			Applicant: ROB FOSLER FOSLER PORTLAND ARCHITECTURE 1930 NW LOVEJOY ST PORTLAND OR 97209		Owner: MARKAY INVESTMENTS LTD 2516 NW STIMPSON LN PORTLAND, OR 97229-8563	
15-121146-000-00-EA <i>Early assistance for interior alterations and future Type II design review for exterior alterations</i>	815 NW 13TH AVE, 97209	1N1E33AD 01400	EA-Zoning & Inf. Bur.- w/mtg	2/18/15		Pending
			Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE PORTLAND, OR 97214		Owner: STAGECRAFT WAREHOUSE 1136 NW HOYT ST #200 PORTLAND, OR 97209-3097  Owner: INVESTORS LLC 1136 NW HOYT ST #200 PORTLAND, OR 97209-3097	
15-122162-000-00-EA <i>NEW 12 UNIT RESIDENTIAL BUILDING</i>	4227 N MASSACHUSETTS AVE, 97217	1N1E21DA 04800 OVERLOOK BLOCK 2 LOT 3	EA-Zoning Only - no mtg	2/20/15		Application
					Owner: KAORI COLLINS 4227 N MASSACHUSETTS AVE PORTLAND, OR 97217	
15-122654-000-00-EA <i>EA for DZ</i>	26 SW SALMON ST, 97204	1S1E03BD 00200 PORTLAND BLOCK 6 LOT 1-8	EA-Zoning Only - w/mtg	2/20/15		Application
			Applicant: CHRISTINE RUMI 520 SW YAMHILL ST #900 PORTLAND OR 97204		Owner: IEH PORTLAND LLC 1WTC0510-CORPORATE TAX DEPT 121 SW SALMO PORTLAND, OR 97204	
15-120598-000-00-EA <i>Zoning questions related to: Add dwelling units to the site that contains 2 lots - historic resource to remain unaltered.</i>	400 NE 62ND AVE, 97213	1N2E32CB 06500 ORCHARD HOMES BLOCK 8 LOT 2-6	EA-Zoning Only - w/mtg	2/17/15		Application
			Applicant: DAVID DAVIES SITWORKS DESIGN BUILD 240 SE SECOND AVE. PORTLAND OR 97214		Owner: THOMAS G SAUNDERS 6010 NE FLANDERS ST #B1 PORTLAND, OR 97213	

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15-120750-000-00-EA	535 NW 11TH AVE, 97209		PC - PreApplication Conference	2/18/15		Pending
	<i>Pre-Application Conference to discuss a Type III Design Review for a new 14-story residential building with ground-level retail. The building will contain approx. 98 dwelling units and have 52 on-site mechanized parking spaces. The applicant intends to utilize FAR transfer and earn bonus height.</i>	1N1E33AD 03100	Applicant: SCOTT PASSMAN ANKROM MOISAN ARCHITECTS 6720 SW MACADAM, SUITE 100 PORTLAND, OR 97219		Owner: 535 CB LLC 4129 SW GREENLEAF CT PORTLAND, OR 97221	
15-120988-000-00-EA	, 97201		Public Works Inquiry	2/18/15		Pending
	<i>FLOW THROUGH PLANTER DISCHARGING INTO ROW</i>	1S1E15CC 04400 PARKHILL & RPLT LOT 96	Applicant: MAIN STREET DEVELOPMENT INC 5331 SW MACADAM AVE PORTLAND, OR 97239-6104		Owner: JOAN W RUNCKEL 1092 SW PLUM DR PORTLAND, OR 97219	

**Total # of Early Assistance intakes: 8**

**Final Plat Intakes**

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-162446-000-00-FP	8029 SW 57TH AVE, 97219	FP - Final Plat Review		2/19/15		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition that will result 3 standard lots, as illustrated with Exhibit C.1, and approval of a Tree Preservation Modification to reduce the front building setback for Parcel 2 to 14-feet, per Exhibit C.2.</i></p>						
		1S1E19CA 05700				
		SECTION 19 1S 1E TL 5700 0.96 ACRES	Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229			Owner: RED SQUARE DEVELOPMENT LLC PO BOX 1251 CLACKAMAS, OR 97015-1251
<p><i>Approval of an Adjustment to reduce the front building setback for the existing house on Parcel 1 to 7-feet for the enclosed entry porch and to 14-feet for the balance of the house, as shown on Exhibits C.2 and C.6.</i></p>						
<p><i>These approvals are granted subject to the following conditions:</i></p>						
14-152580-000-00-FP	7539 SW 35TH AVE, 97219	FP - Final Plat Review		2/19/15		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition that will result in two narrow lots for development of attached houses on a corner as illustrated with Exhibit C.1 and C.2, subject to the following conditions:</i></p>						
		1S1E20BD 10600				
		QUEENSLAND BLOCK 4 E 4' OF LOT 11 LOT 12	Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229			Owner: WEST COAST DEVELOPMENT 1697 19TH ST WEST LINN, OR 97068-4453
<p><i>A. The final plat must show the following:</i></p>						
<p><i>1. The applicant shall meet the street dedication requirements of the City Engineer for SW 35th Avenue. The required right-of-way dedication must be shown on the final plat.</i></p>						
<p><i>2. A private storm sewer easement, for the benefit of Parcel shall be shown and labeled over the relevant portions of Parcels 1. The easement may be shown on Parcel 2 to serve the adjacent property (R251102).</i></p>						
<p><i>3. 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&amp;Rs) as required by Conditions C.2 and C.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for a private storm sewer easement has been recorded as document no. _____, Multnomah County Deed Records."</i></p>						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-197375-000-00-FP	9555 N TIOGA AVE, 97203	FP - Final Plat Review		2/18/15		Application

Approval of a Preliminary Plan for a 2-parcel partition, that will result in 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 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;
- "The location of any existing or required stormwater systems serving the existing home;
- "Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. A recording block for the acknowledgement of special land use conditions, as required by Condition C.6 below. The recording block shall, at a minimum, include language substantially similar to the following example: "An Acknowledgment 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:

**Streets**

1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage. The applicant must obtain an approved Right Of Way permit from the Portland Bureau of Transportation to install the required sidewalk corridor. The improvements along the frontage of Parcel 1, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of the undeveloped parcel may be constructed with development as per the City Engineer's discretion.

**Existing Development**

- 2. The applicant must obtain a finalized demolition permit to remove the concrete swimming pool and backfill the excavation on Parcel 1.
- 3. The applicant must remove the shed that crosses the location of the new property line between Parcels 1 and 2. The applicant must submit before and after photos of the removal (with the same perspective).
- 4. Prior to final plat approval, the applicant must modify the existing stormwater system for the existing house to meet the City of Portland Stormwater Management Manual (SWMM) requirements. Permits will need to be finalized if necessary.
- 5. The applicant must either demonstrate that the sanitary sewer service lateral for the existing house is within the frontage of Parcel 1, or obtain finalized plumbing permits to cap the existing lateral to provide future service to Parcel 2 and establish a new lateral for the existing house on Parcel 1.

6. The applicant shall execute an Acknowledgment of Tree Preservation Land

1N1E06CB 07600  
SECTION 06 1N 1E  
TL 7600 0.26 ACRES

Applicant:  
Josh Patrick  
Metro Homes NW, LLC  
211 NE Weidler St  
Portland, OR 97232

Owner:  
METRO HOMES NORTHWEST LLC  
211 NE WEIDLER ST  
PORTLAND, OR 97232

6. 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 arborist report (Exhibit A.5) and the Preliminary Land Division Plan (Exhibit C.1) must be included as Exhibits to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat.

7. The applicant must meet the tree requirement on Parcel 1 with the existing house by either planting 4 caliper inches of trees on the lot 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.

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 Preliminary Land Division Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.5). Specifically, tree #1 is required to be preserved, with the root protection zones indicated on Exhibit C.1 (6-ft rpz). Tree protection fencing is required along the root protection zone of the 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 th

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**Total # of FP FP - Final Plat Review permit intakes: 3**

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Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-120230-000-00-LU	1714 NE 60TH AVE, 97213 <i>Adjustment review for setbacks to turn existing garage into ADU.</i>	AD - Adjustment	Type 2 procedure	2/17/15		Pending
		1N2E30DD 12100 MASSILLON ADD BLOCK 3 LOT 7		Applicant: IAN BURGESS DESIGN BUILD PORTLAND 3525 NE 26TH AVE PORTLAND, OR 97212		Owner: MONA HOTCHKISS 1714 NE 60TH AVE PORTLAND, OR 97213
15-122386-000-00-LU	1970 SW MILL STREET TER, 97201 <i>ADJUST MINIMUM SETBACK REQUIREMENT FOR FRONT OF HOUSE AND GARAGE ENTRANCE AND ADJUST MAXIMUM HEIGHT FOR NEW HOME ON SITE</i>	AD - Adjustment	Type 2 procedure	2/20/15		Application
		1S1E04BA 11500 VISTA HTS LOT 9		Applicant: RAHIM ABBASI ABBASI DESIGN WORKS 510 SW 5TH AVE SUITE 200 PORTLAND, OR 97204		Owner: PHIL NELSON 2320 SW 17TH AVE PORTLAND, OR 97201
15-121027-000-00-LU	4320 SE OAK ST, 97215 <i>ADJUSTMENT FOR NEW GARAGE PLACEMENT IN YARD OF RESIDENCE FACING OAK CT.</i>	AD - Adjustment	Type 2 procedure	2/18/15		Pending
		1N2E31CC 18200 LAURELHURST BLOCK 97 LOT 10		Applicant: ANDREW T KAPPLER 4320 SE OAK ST PORTLAND, OR 97215		Owner: ANDREW T KAPPLER 4320 SE OAK ST PORTLAND, OR 97215  Owner: DANYLLE O KAPPLER 4320 SE OAK ST PORTLAND, OR 97215
15-120869-000-00-LU	1612 SE BROOKLYN ST, 97202 <i>Adjustment to minimum lot size for two lots adjacent to this site in the EG1 zone.</i>	AD - Adjustment	Type 2 procedure	2/18/15		Application
		1S1E11AC 02000 TIBBETTS ADD BLOCK 38 W 40' OF E 1/2 OF LOT 3&4		Applicant: MIKE NAHORNEY 1612 SE BROOKLYN ST PORTLAND OR		Owner: REW2 LLC 1612 SE BROOKLYN ST PORTLAND, OR 97202-2319
<b>Total # of LU AD - Adjustment permit intakes: 4</b>						
15-120806-000-00-LU	1231 NW COUCH ST, 97209 <i>REPLACE STORE FRONT INCLUDING CANOPY, AWNING &amp; NEW BLADE SIGN</i>	DZ - Design Review	Type 2 procedure	2/18/15		Pending
		1N1E33DA 04700		Applicant: HETAL SHAH MENEMSHA SOLUTIONS 20521 EARL ST TORRANCE CA 90503		Owner: SPF BREWERY BLOCKS LLC 351 NW 12TH AVE PORTLAND, OR 97209-2905

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15-122380-000-00-LU	777 NE 7TH AVE, 97232 <i>Minor building addition (120 sq ft) and site improvement including ramp and landscaping.</i>	DZ - Design Review	Type 2 procedure	2/20/15		Application
		1N1E35BC 02100 HOLLADAYS ADD BLOCK 84 N 33.1' OF LOT 6 LOT 7&8	Applicant: STEVEN MAGUIRE AXIS DESIGN GROUP 11104 SE STARK PORTLAND OR 97216		Owner: AUTOMOBILE DEALERS' & ASSOCIATION OF PORTLAND 777 NE 7TH AVE PORTLAND, OR 97232-2101	
<b>Total # of LU DZ - Design Review permit intakes: 2</b>						
15-118445-000-00-LU	11731 SE LEXINGTON ST, 97266 <i>SEE 15-101279 TREE CUTTION VIOLATION, ONE TRE OVER 12" TO BE REPLACES WITH 2 NOBLE FIR TREES</i>	EV - Environmental Violation	Type 2 procedure	2/19/15		Pending
		1S2E22DA 04200 ECHO HTS BLOCK 5 LOT 5	Applicant: JAMES NITTA 11731 SE LEXINGTON RD PORTLAND OR 97266		Owner: KATHRYN Y NITTA 11731 SE LEXINGTON ST PORTLAND, OR 97266-5935	
<b>Total # of LU EV - Environmental Violation permit intakes: 1</b>						
15-120791-000-00-LU	500 NW 23RD AVE, 97210 <i>CREATE EXTERIOR ENTERANCE &amp; ADD NEW BASEMENT RETAIL SPACE</i>	HR - Historic Resource Review	Type 2 procedure	2/18/15		Pending
		1N1E33CB 00300	Applicant: LORRAINE GUTHRIE LORRAINE GUTHRIE ARCHITECT 2748 SW PATTON CT PORTLAND OR 97201		Owner: ROBERT SACKS 1532 SW MORRISON ST #1000 PORTLAND, OR 97205	
<b>Total # of LU HR - Historic Resource Review permit intakes: 1</b>						
15-118526-000-00-LU	5342 SW 65TH AVE, 97221 <i>2-Parcel Partition. Existing house to remain on Parcel 2.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	2/17/15		Pending
		1S1E18BC 03700 SECTION 18 1S 1E TL 3700 0.44 ACRES	Applicant: COLLEEN SPURGEON TOWNSHIP SURVEYS LLC 1415 WASHINGTON ST OREGON CITY, OR		Owner: MIODRAG OGNJENOVIC 5342 SW 65TH AVE PORTLAND, OR 97221-1006	
15-122452-000-00-LU	708 SW MAPLECREST CT, 97219 <i>2-lot land division</i>	LDP - Land Division Review (Partition)	Type 2x procedure	2/20/15		Application
		1S1E28DA 02300 MAPLECREST LOT 24	Applicant: MARCEEN BLOOM 740 SE MARION ST PORTLAND, OR 97202-7071		Owner: MARCEEN BLOOM 740 SE MARION ST PORTLAND, OR 97202-7071	
<b>Total # of LU LDP - Land Division Review (Partition) permit intakes: 2</b>						

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15-120152-000-00-LU	, 97219	Other	Type 1 procedure new	2/17/15		Pending
<i>Type I Limited Land Use Review ("Other Unassigned Review")</i>						
<i>Parking lot rehab</i>						
	1S1E34 00200		Applicant: SCOTT STEWART OREGON PARKS AND RECREATION DEPT 725 SUMMER ST NE SUITE C SALEM OR 97301		Owner: OREGON STATE OF 525 TRADE ST SE SALEM, OR 97310	
<b>Total # of LU Other permit intakes: 1</b>						
<b>Total # of Land Use Review intakes: 11</b>						