

Early Assistance Intakes

From: 3/30/2015

Thru: 4/5/2015

Run Date: 4/6/2015 09:50:32

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-141751-000-00-EA	8330 SW 45TH AVE, 97219		EA-Zoning & Inf. Bur.- no mtg	3/30/15		Pending
<i>Lot consolidation ahead of a lot confirmation and property line adjustment to result in two building lots with frontage on SW Carson St.</i>						
		1S1E20CC 04800 PORTLAND PK ADD BLOCK 8 W 15' OF LOT 13-16 LOT 17-20 EXC PT IN ST	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: CRESTON VIEW LLC 16475 SW ROYALTY PKWY KING CITY, OR 97224-2422	
15-143446-000-00-EA	6404 SW BEAVER AVE, 97201		EA-Zoning & Inf. Bur.- w/mtg	4/1/15		Pending
<i>RELOCATION OF TRAIL & OFF LEASH DOG AREA. ENTRY SIGNAGE FOR 3 ENTRIES & LANDSCAPE ENHANCMENTS.</i>						
		1S1E15DC 00300 SOUTHERN PORTLAND LOT 11-22 TL 300	Applicant: ROSS SWANSON PARKS & RECREATION 1120 SW 5TH AVE, ROOM 800 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
15-142368-000-00-EA	5210 N KERBY AVE, 97217		EA-Zoning Only - w/mtg	3/31/15		Pending
<i>Replace scoreboards for all high schools in the district.</i>						
		1N1E22BA 00100 M PATTONS & SUB BLOCK O TL 100 SPLIT MAP R298127 (R877306800)	Applicant: JUSTIN FALLON DOLLARD PORTLAND PUBLIC SCHOOLS 501 N DIXON ROOM L-1 PORTLAND, OR 97227		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
15-144264-000-00-EA			PC - PreApplication Conference	4/3/15		Application
<i>Design Advice Request for new ambulatory care facility on Block 29 and new mixed-use structure on Block 28.</i>						
		1S1E10AC 00303 WATERFRONT SOUTH LOT 3	Applicant: STEFANIE BECKER ZGF ARCHITECTS LLP 1223 SW WASHINGTON ST, STE 200 PORTLAND, OR 97205		Owner: OREGON HEALTH 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011 Owner: ELAINE DABROWSKI OHSU DESIGN AND CONSTRUCTION 3181 SW SAM JACKSON PARK RD, CSB210 PORTLAND, OR 97239	
15-141834-000-00-EA	11547 NE GLISAN ST, 97220		PC - PreApplication Conference	3/30/15		Pending
<i>Increase number of residents from 30 to 40. State authorized up to 40.</i>						
		1N2E34AC 11001	Applicant: GEORGE HORGA 14029 SE BREKKE CT MILWAUKIE, OR 97222		Owner: GOLDEN AGE CENTER INC 17811 NE GLISAN ST PORTLAND, OR 97230	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-143844-000-00-EA			Public Works Inquiry	4/2/15		Pending
<i>New home on lot already approved via recorded property line adjustment</i>						
		1S2E19AC 04901 OBERLIN BLOCK 6 LOT 22 E 11' OF LOT 23	Applicant: KYM NGUYEN CONCEPT DESIGN & ASSOCIATES PO BOX 8464 PORTLAND, OR 97207-8464		Owner: WILLIAM P FESSLER 5425 SE KNAPP ST PORTLAND, OR 97206-8240	
15-144795-000-00-EA	6424 SE 84TH AVE, 97266		Public Works Inquiry	4/3/15		Application
<i>APPLICANT REQUESTS TO NOT HAVE TO PUT SIDEWALK IMPROVEMENT ON THIS SITE. REQUESTS CLARIFICATION OF REQUIREMENTS FROM PBOT.</i>						
		1S2E16CC 17200 ARLETA PK 4 BLOCK 4 LOT 11&12	Applicant: DAVE AUSTIN 6050 SW TAYLORS FERRY RD PORTLAND, OR 97219-5628		Owner: UNITED STATES OF AMERICA 1000 SW 3RD AVE #600 PORTLAND, OR 97204-2936	

Total # of Early Assistance intakes: 7

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-184431-000-00-FP	4241 NE AINSWORTH ST, 97218	FP - Final Plat Review		4/3/15		Application

Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 narrow lots as illustrated with Exhibit C.4, subject to the following conditions:

A. 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 Conditions B.1 and C.1 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of (name of feature) has been recorded as document no. _____, Multnomah County Deed Records."

B. The following must occur prior to Final Plat approval:

Utilities

1.The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way and turning radius for the ADUs on Parcels 1 and 2 as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new ADUs on Parcels 1 and 2, if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.

Existing Development

2.A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. (if the demo includes a primary residential structure, add:) Note that Title 24 requires a 35-day demolition delay period for most residential structures. The site plan for the demolition permit must show all trees to be preserved and root protection zones as shown on Exhibit C.4. All demolition work must be in conformance with the recommendations in the applicant's arborist report (Exhibit A.4).

3.The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2. Prior to removal of these structures, tree protection must be installed in accordance with the approved Tree Preservation Plan, per Condition C.1.

Required Legal Documents

4.The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcels 1 and 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.

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

1N2E18CB 06000
STOKES TR
INC 50' VAC ST SLY & ADJ LOT 15

Applicant:
WILLIAM DEAN
1718 N ALBERTA ST
PORTLAND OREGON 97217

Owner:
REALTRUST IRA ALTERNATIVES
LLC
3205 NE 18TH AVE
PORTLAND, OR 97212-2327

1. Development on Parcels 1 and 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.4) and the applicant's arborist report (Exhibit A.4). Specifically, trees numbered 13, 14, and 17 are required to be preserved, with the root protection zones indicated on Exhibit C.4. 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 Fire Bureau requirements for addressing and aerial fire department access, turning radius, and surface clearance. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.

3. If required, the applicant will be required to install residential sprinklers in the new accessory dwelling units on Lots 1 and 2. Please refer to the final plat approval report for details on what

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-168653-000-00-FP	5804 NE 11TH AVE, 97211	FP - Final Plat Review		3/31/15		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. The final plat must show the following:

1. A private sanitary sewer easement, for the benefit of Parcel 2, shall be shown and labeled over the relevant portions of Parcel 1.

2. A recording block for the maintenance agreement as required by Condition B.5 below. The recording block shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for private sanitary sewer easement has been recorded as document no. _____, Multnomah County Deed Records."

B. The following must occur prior to Final Plat approval:

1. The applicant shall meet the requirements of the Water Bureau for providing plans and financial assurances for the water main extension in NE Jarrett Street.

2. 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.

3. A finalized permit must be obtained for demolition of the existing residence on the site, including special inspection of compaction testing of structural fill in the basement excavation, and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures.

4. The applicant must obtain a finalized demolition permit for removing the existing garage on the site.

5. A Maintenance Agreement shall be executed for the Private Sewer Easement described in Condition A.1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any 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.

6. The applicant must pay into the City Tree Fund the amount equivalent to 1 inch of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

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

1. The applicant must plant the following prior to final building permit approval: "Two 2" trees chosen from the Portland Plant List must be planted on each parcel as mitigation and

1N1E14CD 06000

HIGHLAND PK
BLOCK 13
LOT 23

Applicant:
Garner Moody
LLoyd Development LLC
P.O. BOX 11560
PORTLAND OR 97211

Owner:
LLOYD DEVELOPMENT LLC
PO BOX 11560
PORTLAND, OR 97211

parcel as mitigation, and

"One native tree, either a Doug Fir or Western Red Cedar, equivalent to 3" caliper, must be planted on each parcel to satisfy the T1 requirements.

2. The applicant must meet the addressing requirements of the Fire Bureau for Parcels 1 and 2. The location of the sign must be shown on the building permit.

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.

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

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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
15-142827-000-00-LU	2521 SE 17TH AVE, 97202	AD - Adjustment	Type 2 procedure	3/31/15		Pending
<p><i>Joint applicants (neighbors) propose to build connected ADUs along their common property line. Adjustments requested to reduce one-foot eave requirement to zero along common property line, and reduce the side yard setback from five ft to zero and the rear yard from five feet to one foot.</i></p>						
	1S1E11AB 04100 MADELINE BLOCK 1 LOT 9 S 12 1/2' OF LOT 10&11		Applicant: JOHN H BROOKS 2521 SE 17TH AVE PORTLAND, OR 97202-1155		Owner: ALEJANDRA FAVELA 2521 SE 17TH AVE PORTLAND, OR 97202-1155	
					Owner: JOHN H BROOKS 2521 SE 17TH AVE PORTLAND, OR 97202-1155	
15-143080-000-00-LU	1806 NW 32ND AVE, 97210	AD - Adjustment	Type 2 procedure	4/1/15		Pending
<p><i>ADJUSTMENT TO ADU HEIGHT AND FRONT SETBACK REQUIREMENTS</i></p>						
	1N1E29CD 17100 WILLAMETTE HTS ADD BLOCK 20 S 30' OF LOT 5 LOT 7		Applicant: ANNE SCHMIDT LEWALLEN ARCHITECTURE LLC. 319 NE CEDAR ST CAMAS, WA 98607		Owner: MATTHEW A BRODSKY 1806 NW 32ND AVE PORTLAND, OR 97210	
					Owner: IRENE T BRODSKY 1806 NW 32ND AVE PORTLAND, OR 97210	
<p>Total # of LU AD - Adjustment permit intakes: 2</p>						
15-144961-000-00-LU	418 SW WASHINGTON ST, 97204	DZ - Design Review	Type 2 procedure	4/3/15		Application
<p><i>EXTERIOR IMPROVEMENTS OF EXISTING FIVE STORY OFFICE BUILDING INCLUDING NEW ROOF, ADDITION OF LESS THAN 1,00SF OF INTERIOR FLOOR AREA , STOREFRONT IMPROVEMENTS AT FIRST FLOOR AND REPLACEMENT OF ALL EXISTING WINDOWS. RESTORE EXISTING FACADE AND REPAINT.</i></p>						
	1N1E34CD 09300 PORTLAND BLOCK 63 LOT 1		Applicant: BRETT SCHULZ BRETT SCHULZ ARCHITECT 2222 NE OREGON ST., SUITE 203 PORTLAND OR 97232		Owner: RON BUR OPB LLC 1300 SW PARK AVE #408 PORTLAND, OR 97201	
15-144699-000-00-LU	1411 NW FLANDERS ST, 97209	DZ - Design Review	Type 2 procedure	4/3/15		Application
<p><i>10 BARREL BREWING , NEW ROOF DECK WITH 2 SMALL STRUCTURES FOR EGRESS. ADDITIONAL LIGHTING AND POP UP STAIRS AT EGRESS POINTS.</i></p>						
	1N1E33DA 01800		Applicant: SARA RUZOMBERKA 2525 E. BURNSIDE ST PORTLAND OR 97214		Owner: ND FLANDERS LLC 2839 SW 2ND AVE PORTLAND, OR 97201-4711	
15-143845-000-00-LU	7520 SW MACADAM AVE, 97219	DZ - Design Review	Type 2 procedure	4/2/15		Pending
<p><i>Add walls and overhead door to enclose a portion of an existing roofed area. The existing roofed area has an existing wall at the east side. The new walls are at the north, west, and south. The west wall contains the overhead door The south wall faces an existing portion of the enclosed building of which this roofed area is attached.</i></p>						
	1S1E22AC 04400 FULTON PK BLOCK A TL 4400		Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: MIDWAY PROPERTIES LLC 28102 S SALO RD MULINO, OR 97042-9729	

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15-143564-000-00-LU	4818 NE GARFIELD AVE, 97211	DZ - Design Review	Type 2 procedure	4/2/15		Application
	<i>New two story child care facility building with occupied roof deck and outdoor play area.</i>	1N1E22AD 00900		Applicant: PAUL WOLFE DOMINEK ARCHITECTURE, LLC. 330 SE MLK Blvd #350 Portland, OR 97214	Owner: CONCORD ASSOCIATES LLC PO BOX 12269 PORTLAND, OR 97212	
		MAEGLY HIGHLAND BLOCK 5 LOT 13			Owner: NORTH NEIGHBORHOOD LLC PO BOX 12269 PORTLAND, OR 97212	
Total # of LU DZ - Design Review permit intakes: 4						
15-143353-000-00-LU	11635 SE LEXINGTON ST, 97266	EV - Environmental Violation	Type 2 procedure	4/1/15		Pending
	<i>MITIGATION FOR TREES REMOVED WITHOUT PERMIT. SEE 15-101277 CC.</i>	1S2E22DB 07600		Applicant: RYAN C HOWE 5456 SE LINCOLN ST PORTLAND, OR 97215-3938	Owner: GEOFFREY DOUGALL 14675 SW MILLIKAN WAY BEAVERTON, OR 97006	
		ECHO HTS BLOCK 5 LOT 3				
Total # of LU EV - Environmental Violation permit intakes: 1						
15-144890-000-00-LU	1727 SE LADD AVE, 97214	HR - Historic Resource Review	Type 1 procedure new	4/3/15		Application
	<i>REMOVAL OF FURNACE CHIMNEY.</i>	1S1E02CA 03000		Applicant: Kent Correll SUNRISE CONSTRUCTION 1254 SE 46th Ave Portland, OR 97215	Owner: JAMES F CLOUGH 1727 SE LADD AVE PORTLAND, OR 97214	
		LADDS ADD BLOCK 12 LOT 25			Owner: ELIZABETH CLOUGH 1727 SE LADD AVE PORTLAND, OR 97214	
15-143160-000-00-LU	2310 NW IRVING ST, 97210	HR - Historic Resource Review	Type 1x procedure	4/1/15		Pending
	<i>2 SIGNS FOR PRANA TOTALING 30.5 SQ FT</i>	1N1E33BC 05800		Applicant: DAN OSTERMAN TUBE ART 4243-A SE INTERNATIONAL WAY MILWAUKIE OR 97222	Owner: IRVING STREET LLC 416 NW HERMOSA BLVD PORTLAND, OR 97210	

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15-143830-000-00-LU	2341 NE 19TH AVE, 97212 <i>Extend the existing dormer to allow for additional headroom for one bathroom and bedroom while keeping within the existing footprint of the house. Replace aluminum siding with cedar siding to match what had been on the house previously.</i>	HR - Historic Resource Review	Type 2 procedure	4/2/15		Application
	1N1E26DB 10300 IRVINGTON BLOCK 37 S 1/2 OF LOT 6 LOT 7		Applicant: SEAN S SCHUTTE 2341 NE 19TH AVE PORTLAND, OR 97212		Owner: SEAN S SCHUTTE 2341 NE 19TH AVE PORTLAND, OR 97212 Owner: LYNN S SCHUTTE 2341 NE 19TH AVE PORTLAND, OR 97212	
Total # of LU HR - Historic Resource Review permit intakes: 3						
15-144669-000-00-LU	2214 NE 10TH AVE, 97212 <i>REPLACEMENT OF ACCESSORY STRUCTURE WITH MODIFICATION TO REAR AND SIDE SETBACKS</i>	HRM - Historic Resource Review w/Modifications	Type 1 procedure new	4/3/15		Application
	1N1E26CA 16500 WEST IRVINGTON BLOCK 92 LOT 17		Applicant: PHILIP SYDNOR INTEGRATE ARCHITECTURE AND PLANNING 1715 N TERRY ST PORTLAND, OR 97217		Owner: MARTHA HUMPHREY 2214 NE 10TH AVE PORTLAND, OR 97212	
15-142045-000-00-LU	3125 NE 15TH AVE, 97212 <i>CONVERTING GARAGE TO ADU WITH EXPANSION. MODIFICATION TO SIDE AND REAR SETBACKS.</i>	HRM - Historic Resource Review w/Modifications	Type 2 procedure	3/30/15		Pending
	1N1E26AB 10500 IRVINGTON BLOCK 69 LOT 8 N 20' OF LOT 9 POTENTIAL ADDITIONAL TAX		Applicant: JACK BARNES JACK BARNES ARCHITECT, PC 615 SE ALDER ST #304 PORTLAND OR 97214		Owner: STEPHANIE MIX 3125 NE 15TH AVE PORTLAND, OR 97212 Owner: KEITH PITT 3125 NE 15TH AVE PORTLAND, OR 97212	
15-144251-000-00-LU	208 NW 5TH AVE, 97209 <i>THE MASON EHRMAN BUILDING ANNEX - CORE & SHELL RENOVATION OF EXISTING 2 STORY WAREHOUSE BUILDING . 2 MODIFICATIONS TO EXTERIOR OPENINGS & WINDOW SILL HEIGHT</i>	HRM - Historic Resource Review w/Modifications	Type 3 procedure	4/3/15		Application
	1N1E34CA 05700 COUCHS ADD BLOCK 34 LOT 2&3		Applicant: ALENE DAVIS SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209		Owner: GC MASON EHRMAN LLC 818 W SEVENTH ST #410 LOS ANGELES, CA 90017	
Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 3						
15-143244-000-00-LU	3607 NE WEBSTER ST, 97211 <i>TO CONSOLIDATE A SOUTH PORTION OF LOT 18 WITH LOT 19 SEE PR 15-114957 PLA,LC</i>	LC - Lot Consolidation	Type 1x procedure	4/1/15		Pending
	1N1E24AB 15700 WILLAMETTE ADD BLOCK 21 LOT 20		Applicant: SCOTT CLAYTON D A GREY LTD 1905 SE 257TH AVE TROUTDALE, OR 97060		Owner: VERONICA M BRIM 236 SE 139TH AVE #G PORTLAND, OR 97233-1861	
Total # of LU LC - Lot Consolidation permit intakes: 1						

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15-142459-000-00-LU	1417 NW 20TH AVE, 97209	MS - Master Plan/Amend	Type 3 procedure	3/31/15		Pending
<i>NW MASTER PLAN AMMENDMENT - Amend the Con-way Master Plan map 06-1 to allow possible underground parking garage access from NW Thurman & NW Pettygrove</i>		1N1E33BA 00100		Applicant: JILL LONG LANE POWELL PC 601 SW SECOND AVE, STE 2100 PORTLAND OR 97204-3158	Owner: CON-WAY PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138	
		COUCHS ADD BLOCK 290&291 TL 100			Owner: Craig Boretz CON-WAY PROPERTIES, INC. PO Box 3745 Portland, OR 97208	
Total # of LU MS - Master Plan/Amend permit intakes: 1						
15-142320-000-00-LU		PUD - Planned Unit Development Amend	Type 3 procedure	3/31/15		Pending
<i>Planned Unit Development with Type IIx LDP.</i>		1N1W23CD 01700		Applicant: MATT NEWMAN NW ENGINEERS 3409 NW JOHN OLSEN PL HILLSBORO, OR 97124		
		FOREST HEIGHTS ESTATES NO 6 LOT 348 TL 1700				
Total # of LU PUD - Planned Unit Development Amend permit intakes: 1						
Total # of Land Use Review intakes: 16						