

Early Assistance Intakes

From: 5/25/2015

Thru: 5/31/2015

Run Date: 6/1/2015 08:39:01

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-175779-000-00-EA			DA - Design Advice Request	5/26/15		Pending
<p><i>PROPOSAL FOR A 9 STORY BUILDING. OFFICE SPACE ON UPPER FLOORS, RETAIL & PARKING GROUND FLOOR</i></p>						
		1N1E34BB 01305		Applicant: PHILLIP BEYL GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209	Owner: PORTLAND CITY OF(PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812	
		STATION PLACE LOT 5		Applicant: NICK HODGES THA ARCHITECTURE 733 SW OAK ST SUITE 100 PORTLAND, OR 97205		
15-177674-000-00-EA	3030 SW MOODY AVE, 97201		EA-Zoning & Inf. Bur.- w/mtg	5/29/15		Application
<p><i>A SERIES OF PIA'S AND LC'S BETWEEN LOTS</i></p>						
		1S1E10 00400		Applicant: BRIAN VARRICCHIONE MACKENZIE 1515 SE WATER AVE, STE 100 PORTLAND, OR 97214	Owner: 3030 PROPERTY LLC 3121 SW MOODY AVE PORTLAND, OR 97239	
		SECTION 10 1S 1E TL 400 2.77 ACRES				
15-177476-000-00-EA	424 NW 14TH AVE, 97209		EA-Zoning & Inf. Bur.- w/mtg	5/29/15		Application
<p><i>Removal of parking lot for construction of approx 940 sq ft building addition (ground floor) with ground floor patio, expansion of existing 2nd floor area over existing 1st floor, add a new second story balcony over building addition.</i></p>						
		1N1E33DA 01400		Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTS 1006 SE GRAND AVE SUITE 300 PORTLAND OR 97214	Owner: K2 LLC 9075 SW PINEBROOK DR TIGARD, OR 97224-5828	
		COUCHS ADD BLOCK 89 LOT 5-7				
15-176039-000-00-EA	6100 SE 140TH AVE, 97236		EA-Zoning & Inf. Bur.- w/mtg	5/27/15		Pending
<p><i>Divide into 5 lots, extend the street (Carlton), and build 5 houses with ADUs.</i></p>						
		1S2E14DD 02100		Applicant: LARRY COWLISHAW METHOD CONSTRUCTION PO BOX 33822 PORTLAND, OR 97292	Owner: KRIS BERNARD NW INVESTMENT HOLDINGS LLC. PO BOX 1152 GIG HARBOR WA 98335	
		SECTION 14 1S 2E TL 2100 0.65 ACRES				
15-176838-000-00-EA	1502 NW 19TH AVE, 97209		EA-Zoning & Inf. Bur.- w/mtg	5/28/15		Pending
<p><i>NEW 76 UNIT APARTMENT BUILDING, 5 STORIES, WITH 25 PARKING STALLS. DESIGNED TO MEET COMMUNITY DESIGN STANDARDS.</i></p>						
		1N1E28DC 05700		Applicant: KEITH FUGATE SERA ARCHITECTS INC 338 NW 5TH AVE PORTLAND, OR 97209	Owner: S & T NORTHWEST LLC 1526 NW 19TH AVE PORTLAND, OR 97209	
		COUCHS ADD W 25' OF LOT 1&4 BLOCK 252 LOT 2&3 BLOCK 252				

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15-176576-000-00-EA	2486 NW RALEIGH ST, 97210 <i>PROPOSAL TO BUILD NEW SINGLE FAMILY RESIDENCE.</i>	1N1E28CC 17400 GOLDSMITHS ADD BLOCK 9 W 37' OF LOT 17	EA-Zoning Only - no mtg	5/27/15		Pending
			Applicant: TREVOR LEWIS WILLIAM KAVEN ARCHITECTURE 4080 N WILLIAMS AVE SUITE 100 PORTLAND OR 97227		Owner: JAMES F BALDWIN 4645 SW FAIRVIEW BLVD PORTLAND, OR 97221-2624	
15-176459-000-00-EA	7012 SW 49TH AVE, 97219 <i>PROPOSAL IS TO CREATE NEW LOT SOUTH OF EXISTING RESIDENCE.</i>	1S1E19AA 04100 LONG MEADOW LOT 9	EA-Zoning Only - w/mtg	5/27/15		Pending
			Applicant: RANDAL COLLINS 7012 SW 49TH AVE PORTLAND, OR 97219-1474		Owner: LEOLA F COLLINS 7012 SW 49TH AVE PORTLAND, OR 97219-1474	
					Owner: RANDAL COLLINS 7012 SW 49TH AVE PORTLAND, OR 97219-1474	
15-177695-000-00-EA	, 97214 <i>NEW 7 STORY MIXED USE BUILDING 84 RESIDENTIAL UNITS</i>	1N1E35CD 00800 EAST PORTLAND BLOCK 237 LOT 1&2&7&8 TL 800 LAND & IMPS SEE R150522 (R226515691) FOR BILLBOARD	PC - PreApplication Conference	5/29/15		Application
			Applicant: DAVID MULLENS URBAN DEVELOPMENT GROUP 735 SW 158TH AVENUE BEAVERTON, OR 97006		Owner: JOSEPH A MAYER 9347 SW 35TH AVE PORTLAND, OR 97219-5300	
15-177517-000-00-EA	1104 SW MYRTLE DR, 97201 <i>Create 2 parcels. Possibly through a Type IIx LDP - or it could end being a PD.</i>	1S1E04DC 05400 CARDINELL HTS LOT 11 TL 5400	PC - PreApplication Conference	5/29/15		Application
			Applicant: JOSEPH SCHAEFER JORDAN RAMIS PC 2 CENTERPOINTE DR SIXTH FLOOR LAKE OSWEGO OR 97035		Owner: TODD SPRAGUE PO BOX 10860 PORTLAND, OR 97296-0860	
15-177711-000-00-EA	17 SE 3RD AVE, 97214 <i>RENOVATION AND UPDATE OF NATIONAL REGISTER BUILDING WITH THE ADDITION OF A POTENTIAL ROOFTOP PENTHOUSE.</i>	1N1E34DD 00800 EAST PORTLAND BLOCK 66 LOT 3-6	PC - PreApplication Conference	5/29/15		Application
			Applicant: ROBERT MAWSON HERITAGE CONSULTING GROUP 1120 NW NORTHRUP ST PORTLAND OR 97209		Owner: 5 EASTSIDE STORIES LLC 17 SE 3RD AVE PORTLAND, OR 97214-1026	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-177588-000-00-EA	, 97210		Public Works Inquiry	5/29/15		Application
<i>CONSTRUCTION OF 2 NEW SINGLE FAMILY HOMES. QUESTIONS REGARDING PUBLIC WATER EXTENSION & ROW IMPROVMENTS</i>		1N1E31CB 02100	Applicant: TREVOR LEWIS WLK DEVELOPMENT , LLC 4080 N WILLIAMS AVE, STUDIO 100 PORTLAND OR 97229		Owner: WKL DEVELOPMENT LLC 4080 N WILLIAMS AVE #100 PORTLAND, OR 97227	
		ROYAL BLOCK 3 LOT 2 TL 2100				

Total # of Early Assistance intakes: 11

Final Plat Intakes

From: 5/25/2015

Thru: 5/31/2015

Run Date: 6/1/2015 08:39:01

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-249009-000-00-FP	56 NE GRAHAM ST	FP - Final Plat Review		5/29/15		Application

Approval of a Preliminary Plan for a 4-lot subdivision that will result in 4 attached housing lots that will be served by an existing common green private street tract, as illustrated with Exhibits C.1 and C.2, subject to the following conditions:

1N1E27AD 12503
 STEWART COMMON
 LOT 3
 INC UND INT TRACT A

Applicant:
 KEVIN PARTAIN
 223 NE 56TH AVE
 PORTLAND, OR 97213-3705

Owner:
 RICHARD KASSEBAUM
 PO BOX 1104
 OREGON CITY, OR 97045-0079

A. The Final Plat must show the following:

1. Shared storm sewer easements, for the benefit of Lots 1 & 2 and 3 & 4, shall be shown and labeled over the relevant portions of these lots.

2. 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 B.5 and B.6 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."

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

1. The applicant shall submit an application for a Site Development Permit for construction of common green and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The improvements shall consist of a 5-foot wide sidewalk that shall be centered in the right-of-way as much as possible and landscaping on either side of the sidewalk that meets the L1 landscaping standard (33.248.020.A).

2. The applicant shall meet the requirements of the Fire Bureau regarding fire hydrant spacing. If existing hydrants do not meet applicable Fire Code spacing requirements, the applicant shall be required to install a new fire hydrant. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.

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.

4. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Lots 1-4, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Lots 1-4, 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.

5. The applicant shall execute a Maintenance Agreement for the common green private street tract. The agreement shall assign common, undivided ownership of the tract to the owners of Lots 1 and 4, Stewart Common and Lots 1-4 of this review and include provisions assigning maintenance responsibilities for the tract

review and include provisions assigning maintenance responsibilities for the tract and any shared facilities within that area. The maintenance 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.A Maintenance Agreement shall be executed for the shared storm sewer easements described in Condition A.1 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.

7.The applicant shall execute a covenant with the city that states that the lots and homes cannot

Total # of FP FP - Final Plat Review permit intakes: 1

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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
15-177132-000-00-LU	7019 SE MORRISON ST, 97215 <i>Request for adjustment to rear setback to allow for expansion (to the east) of existing garage.</i>	AD - Adjustment	Type 2 procedure	5/28/15		Application
	1S2E05BA 01500 TABOR HTS BLOCK N LOT 9&10 TL 1500		Applicant: ADAM S KUBY 7019 SE MORRISON ST PORTLAND, OR 97215-2149		Owner: ADAM S KUBY 7019 SE MORRISON ST PORTLAND, OR 97215-2149	
15-176166-000-00-LU	1315 SE 148TH AVE, 97233 <i>Requesting an adjustment for front fence height to allow 5.5' fence</i>	AD - Adjustment	Type 2 procedure	5/27/15		Pending
	1S2E01BD 07100 NEWHURST PK E 120' OF SUB 5 OF LOT 23 EXC PT IN STS		Applicant: HANH T TRINH 1315 SE 148TH AVE PORTLAND, OR 97233-2625		Owner: HANH T TRINH 1315 SE 148TH AVE PORTLAND, OR 97233-2625	
15-175371-000-00-LU	3334 NE 59TH AVE, 97213 <i>adjustment to side setback and parking in the front setback</i>	AD - Adjustment	Type 2 procedure	5/26/15		Pending
	1N2E30AA 04500 ROSE CITY PK BLOCK 125 LOT 12		Applicant: MARTHA J GANNETT 3334 NE 59TH AVE PORTLAND, OR 97213		Owner: MARTHA J GANNETT 3334 NE 59TH AVE PORTLAND, OR 97213	
15-176209-000-00-LU	5804 NE 11TH AVE, 97211 <i>Adjustment to garage setback standard</i>	AD - Adjustment	Type 2 procedure	5/27/15		Pending
	1N1E14CD 06000 HIGHLAND PK BLOCK 13 LOT 23		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213		Owner: RENAISSANCE CUSTOM HOMES LLC 16771 BOONES FERRY RD LAKE OSWEGO, OR 97035-4213	
Total # of LU AD - Adjustment permit intakes: 4						
15-176299-000-00-LU	607 NE GRAND AVE, 97232 <i>Addition of new rooftop generator (it's to accompany previously approved DZM LU 15-101053).</i>	DZ - Design Review	Type 2 procedure	5/27/15		Pending
	1N1E35BC 03200 WHEELERS ADD S 1/2 OF SE 1/4 OF BLOCK 9 EXC PT IN ST		Applicant: TYLER NISHITANI THA ARCHITECTURE 733 SW OAK ST PORTLAND OR 97205		Owner: PMPC LLC 2338 SW MADISON ST PORTLAND, OR 97205-1025	
15-176939-000-00-LU	414 NE 99TH AVE, 97220 <i>EXISTING CELL SITE PUTTING IN BACK UP GENERATOR. NEW EXTERIOR ALTERATION and FENCE</i>	DZ - Design Review	Type 2 procedure	5/28/15		Application
	1N2E33DA 06400 LEWIS PK BLOCK 2 LOT 42 EXC PT IN ST		Applicant: PHILLIP KITZES GENERAL DYNAMICS IT 2018 156TH AVE NE, STE 129 BELLEVUE, WA 98007		Owner: INTERSTATE MOBILEPHONE CO 909 CHESTNUT ST RM 36-M-1 ST LOUIS, MO 63101	

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15-175841-000-00-LU	1515 NW 21ST AVE, 97210	DZ - Design Review	Type 2 procedure	5/27/15		Pending
<p><i>PROPOSAL IS FOR A NEW SCULPTURE IN THE STREET-SIDE PLAZA (SW CORNER OF NW 21ST AND RALEIGH ST.) THIS LOCATION WAS DESIGNATED FOR AN ART PIECE IN THE ORIGINAL DESIGN REVIEW (LU 13-148833 DZM). THE ESSENCE OF THE PIECE WILL RECALL SLAB OF WOOD WHICH ARE THE HISTORIC NAMESAKE FO THE NEIGHBORHOOD.</i></p>		1N1E28CD 02500	Applicant: BRUCE BROWN GBD ARCHITECTS 1120 NW Couch St, Suite 300 Portland, OR 97209	Owner: BLOCK 296 SLABTOWN LLC 1015 NW 11TH AVE #243 PORTLAND, OR 97209	Owner: Tom DiChaira Cairn Pacific 1015 NW 11th Ave Suite 242 Portland OR 97209	
Total # of LU DZ - Design Review permit intakes: 3						
15-176058-000-00-LU	, 97219	DZM - Design Review w/ Modifications	Type 2 procedure	5/27/15		Pending
<p><i>Build a NSFR with ADU</i></p>		1S1E21AA 01000 BURLINGAME BLOCK 59 LOT 1&2 TL 1000	Applicant: LARRY COWLISHAW METHOD CONSTRUCTION PO BOX 33822 PORTLAND, OR 97292	Owner: WILLAMAE HAGLUND 6868 SW TERWILLIGER BLVD PORTLAND, OR 97219-2250		
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
15-176903-000-00-LU	3723 SW BRIDLEMILE LN, 97221	EV - Environmental Violation	Type 2 procedure	5/28/15		Application
<p><i>REQUEST TO LEAGELIZE MITIGATION OF TREE REMOVAL ON PROPERTY.</i></p>		1S1E08CD 00900 BRIDLEMILE BLOCK 16 NLY 2' OF LOT 2 LOT 3	Applicant: PHILIP J WAX 3723 SW BRIDLEMILE LN PORTLAND, OR 97221-4040	Owner: PHILIP J WAX 3723 SW BRIDLEMILE LN PORTLAND, OR 97221-4040	Owner: VIOLA C WAX 3723 SW BRIDLEMILE LN PORTLAND, OR 97221-4040	
Total # of LU EV - Environmental Violation permit intakes: 1						
15-175809-000-00-LU	1803 NE THOMPSON ST, 97212	HR - Historic Resource Review	Type 1 procedure new	5/26/15		Pending
<p><i>REMOVE NON-ORIGINAL SUNROOM AND CONSTRUCT AN OPEN TRELIS AT EXISTING PORCH.</i></p>		1N1E26DB 09900 IRVINGTON BLOCK 37 W 1/2 OF LOT 11&12 POTENTIAL ADDITIONAL TAX	Applicant: LAURA MIGLIORI LAURA MIGLIORI ARCHITECT 812 NW 17TH AVE PORTLAND OR 97209	Owner: JOHN J ENGELHARDT 1803 NE THOMPSON ST PORTLAND, OR 97212-4211	Owner: MARY LOUISE ENGELHARDT 1803 NE THOMPSON ST PORTLAND, OR 97212-4211	

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15-177612-000-00-LU <i>REPLACE WINDOWS ON 2ND FLOOR PER ENERGY OREGON CODE REQUIREMENTS</i>	1136 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 1 procedure new	5/29/15		Application
	1S1E02BC 02000 HAWTHORNE PK BLOCK 128 LOT 3&4 EXC PT IN ST		Applicant: PETER KIM TONI KING AND ASSOCIATES 330 SE MLK BLVD, SUITE 350 PORTLAND, OR 97214		Owner: GRAND AVENUE PROPERTIES LLC PO BOX 23429 PORTLAND, OR 97281-3429	
15-177661-000-00-LU <i>402.4 SQ FT SOLAR ARAY PLACED ON SOUTH FACING ROOF OF GARAGE.</i>	2926 NE 9TH AVE, 97212	HR - Historic Resource Review	Type 1x procedure	5/29/15		Application
	1N1E26BD 05600 IRVINGTON BLOCK 101 LOT 13		Applicant: GREGG SNYDER 2926 NE 9TH AVE PORTLAND, OR 97212-3147		Owner: GREGG SNYDER 2926 NE 9TH AVE PORTLAND, OR 97212-3147	
15-176186-000-00-LU <i>THIS PROJECT INCLUDES RECONSTRUCTION, ATTACHMENTS AND SIGNING AT THREE ENTRANCES TO FIRST UNITARIAN CHURCH. THE BUILDINGS ARE ELIOT CHAPEL ON HISTORIC REGISTER AND THE SANCTUARY BUILDING LISTED IN THE CITY HISTORIC RESOURCE INVENTORY AT 1211 SW MAIN ST.</i>	1011 SW 12TH AVE, 97205	HR - Historic Resource Review	Type 2 procedure	5/27/15		Pending
	1S1E04AA 03400 PORTLAND BLOCK F LOT 1&2		Applicant: KATHY LUDLOW FIRST UNITARIAN CHURCH 2006 NE STANTON ST PORTLAND OR 97212		Owner: FIRST UNITARIAN CHURCH OF 1034 SW 13TH AVE PORTLAND, OR 97205-2017	
Total # of LU HR - Historic Resource Review permit intakes: 4						
15-177151-000-00-LU <i>Divide into 2 parcels</i>	5205 NE 14TH PL, 97211	LDP - Land Division Review (Partition)	Type 1x procedure	5/28/15		Application
	1N1E23AB 08700 VERNON BLOCK 22 INC PT VAC ST LOT 8		Applicant: GUY T SKEELE 5205 NE 14TH PL PORTLAND, OR 97211		Owner: JESSICA A HALE 5205 NE 14TH PL PORTLAND, OR 97211	
					Owner: GUY T SKEELE 5205 NE 14TH PL PORTLAND, OR 97211	
15-177535-000-00-LU <i>2 lot partition in potential landslide area. Neighborhood contact made.</i>	3015 SW IDAHO ST, 97201	LDP - Land Division Review (Partition)	Type 2x procedure	5/29/15		Application
	1S1E17DC 05000 GLENELYN BLOCK 8 LOT 13-15 TL 5000		Applicant: ROB HUMPHREY FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: EVERETT CUSTOM HOMES INC 735 SW 158TH AVE #180 BEAVERTON, OR 97006-4952	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						

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15-176363-000-00-LU	, 97201	LDS - Land Division Review (Subdivision)	Type 2x procedure	5/27/15		Application
<i>PROPOSAL IS TO DIVIDE THE SITE INTO SIX LOTS, A GREENWAY TRACT AND DEDICATE PUBLIC STREETS. TYPE II ADJUSTMENT TO ALLOW ELEMENTS OF THE RIGHT-OF-WAY TO BE LOCATED WITHIN EASEMENT INSTEAD OF DEDICATED ROW.</i>		1S1E10DB 00300	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR		Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403	
		SECTION 10 1S 1E TL 300 7.68 ACRES				

Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1

Total # of Land Use Review intakes: 16