

Early Assistance Intakes

From: 8/24/2015

Thru: 8/30/2015

Run Date: 8/31/2015 10:17:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-224975-000-00-EA	, 97227		DA - Design Advice Request	8/25/15		Application
	<i>New development of 100 units of housing with 3,000-4,000 sq ft of ground floor commercial space. Provide 44 parking spaces at grade and in parking garage below grade. 6 stories & basement collecting and re-using storm water onsite.</i>	1N1E27AB 12100 WILLIAMS AVE ADD BLOCK 2 LOT 1&2 LAND & IMPS SEE R308596 (R916400291) FOR BILLBOARD	Applicant: MELYNDA RETALLACK SOLTERRA ARCHITECTURE 79 SE TAYLOR STE 401 PORTLAND, OR 97214		Owner: SOLTERRA STRATA LLC 3220 1ST AVE SOUTH #800 SEATTLE, WA 98134	
15-225030-000-00-EA	110 NE M L KING BLVD, 97232		EA-Zoning & Inf. Bur.- w/mtg	8/25/15		Pending
	<i>REHAB EXISTING STUCTURE TO ESTABLISH COMMERCIAL/RETAIL SPACE ON GRD FLOOR; UPGRADE APARTMENTS ON THE SECOND & THIRD FLOORS. ALTERNATE PLAN IS TO FULLY GUT AND RE-PLAN APARTMENT FLOORS AND ADD ONE FLOOR OF APARTMENTSON TOP OF BUILDING.</i>	1N1E35CB 03800 EAST PORTLAND BLOCK 108 S 10' OF LOT 3 LOT 4	Applicant: LOREN WAXMAN MEAKIN WAXMAN COMPANY, INC 2746 SE 26TH AVE PORTLAND, OR 97202 Applicant: JON MCGREW HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST., SUITE 250 PORTLAND OR 97205		Owner: STARK'S INC 107 NE GRAND AVE PORTLAND, OR 97232	
15-227825-000-00-EA	, 97217		EA-Zoning & Inf. Bur.- w/mtg	8/28/15		Application
	<i>TWO MARINAS ARE OWNED BY SAME OWNER. THERE ARE TWO SCENARIOS FOR MOVING FUNCTIONS BETWEEN MARINAS AND ADDING FLOATING HOMES. THE SCENARIOS AND SITE PLANS WITH QUESTIONS ARE ATTACHED.</i>	2N1E34C 01800 SECTION 34 2N 1E TL 1800 25.29 ACRES LAND ONLY EXEMPT ORS 307.168	Applicant: Peter Fry 2153 SW Main #105 Portland, OR 97205		Owner: OREGON STATE OF(LEASED WINMAR OF JANTZEN BEACH INC 775 SUMMER ST NE SALEM, OR 97301	
15-224112-000-00-EA	4700 SW HUMPHREY BLVD, 97221		EA-Zoning & Inf. Bur.- w/mtg	8/24/15		Pending
	<i>Add a driveway by extending SW Greenhills roadway. Historic Landmark. Not doing work in the conservation overlay.</i>	1S1E07AA 00300 SECTION 07 1S 1E TL 300 5.97 ACRES	Applicant: AMY TALLENT VLMK ENGINEERS 3933 SW KELLY AVE PORTLAND, OR 97239		Owner: 4700 SW HUMPHREY LLC 1121 SW SALMON ST #500 PORTLAND, OR 97205-2022	
15-223996-000-00-EA	731 SW 21ST AVE, 97205		EA-Zoning & Inf. Bur.- w/mtg	8/24/15		Pending
	<i>Renovation of existing service building.</i>	1N1E33CD 01400 SECTION 33 1N 1E TL 1400 0.17 ACRES	Applicant: EDGAR GARCIA CHAVEZ HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST STE 250 PORTLAND, OR 97205		Owner: WEST 21 LLC 2108 W BURNSIDE ST PORTLAND, OR 97210-3520	

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15-227607-000-00-EA	3405 SW 10TH AVE - Unit A, 97201		EA-Zoning & Inf. Bur.- w/mtg	8/28/15		Application
	<i>Construct a NSFR on existing lot, or divide lot and construct NSFR on new lot. Stormwater to dispose in sewer.</i>	1S1E09AC 09100 PORTLAND CITY HMSTD BLOCK 59 LOT 4	Applicant: ANDREW W SEYKORA 3405 SW 10TH AVE PORTLAND, OR 97239-2907		Owner: ANDREW W SEYKORA 3405 SW 10TH AVE PORTLAND, OR 97239-2907	
15-226895-000-00-EA	, 97205		EA-Zoning Only - no mtg	8/27/15		Application
	<i>Planner Only EA related to 14-124205 EA PC. Type 3 review for 30 unit 3 story apartment building.</i>	1N1E33CD 03400 JOHNSONS ADD BLOCK 6 E 50' OF W 200' OF S 100'	Applicant: JOSHUA SCOTT KOZ DEVELOPMENT 1208 TENTH ST, SUITE 201 SNOHOMISH, WA 98290		Owner: ADVANTAGE EQUITIES 8717 LLC 10220 SW GREENBURG RD #111 PORTLAND, OR 97223-5504	
15-224791-000-00-EA	7223 SW MACADAM AVE		EA-Zoning Only - w/mtg	8/25/15		Pending
	<i>Remodel main entry to Zupan's Market to include a new canopy to provide shelter to floral displays and signage. Enclose existing breezeway running east and west to connect the catering kitchen to the existing Zupan's Market. Remmoval of 2 parking spaces.</i>	1S1E22BD 00101 PARTITION PLAT 2006-63 LOT 1	Applicant: MARK ZUPAN ZUPAN'S MARKETS 7223 NE HAZEL DELL AVE VANCOUVER WA 98665		Owner: MVPSC LLC 5611 NE COLUMBIA BLVD PORTLAND, OR 97218-1237	
15-224920-000-00-EA	5900 SW SALMON ST, 97221		PC - PreApplication Conference	8/25/15		Pending
	<i>4 lot land division</i>	1S1E06BD 05100 SECTION 06 1S 1E TL 5100 0.92 ACRES	Applicant: DAN WILLIAMS FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: LRF PROPERTIES I GP 65 PINE AVE #119 LONG BEACH, CA 90802-4718	
15-225430-000-00-EA	1430 NW GLISAN ST, 97209		PC - PreApplication Conference	8/26/15		Application
	<i>270,000 gsf 14-story residential tower, approx 273 units. 7,500 sf Retail on the ground floor. Developed jointly with abutting 4,300 sf site. Parking is below grade - 182 total stalls</i>	1N1E33DA 01500 COUCHS ADD BLOCK 98 LOT 5&8	Applicant: SCOTT PASSMAN ANKROM MOISAN ARCHITECTS 6720 SW MACADAM, SUITE 100 PORTLAND, OR 97219		Owner: LYNCH PROPERTIES LLC 2839 SW 2ND AVE PORTLAND, OR 97201-4736 Owner: BRENNER DANIELS HOLLAND PARTNER GROUP 1111 MAIN ST SUITE 700 VANCOUVER WA 98660	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-226721-000-00-EA	4600 SE 33RD PL, 97202		Public Works Inquiry	8/27/15		Pending
	<i>Is Sewer Service for each lot available?</i>					
		1S1E13AB 06300 GRAND VIEW ADD BLOCK A LOT 9&12	Applicant: KEVIN PARTAIN 223 NE 56TH AVE PORTLAND, OR 97213-3705		Owner: LYLE D LYONS 4600 SE 33RD PL PORTLAND, OR 97202-3451	
					Owner: CLAUDINE LYONS 4600 SE 33RD PL PORTLAND, OR 97202-3451	
15-226897-000-00-EA	5812 SW FLORIDA ST, 97219		Public Works Inquiry	8/27/15		Pending
		1S1E19BA 04700 LEES ADD BLOCK B LOT 6	Applicant: Dan Williams Faster Permits 14334 NW EAGLERIDGE LANE PORTLAND OR		Owner: JULIE L MOTTERN 5812 SW FLORIDA ST PORTLAND, OR 97219-1222	
15-211679-000-00-EA	7868 SW 30TH AVE, 97219		Public Works Inquiry	8/24/15		Pending
	<i>PUBLIC WORKS INQUIRY</i>					
		1S1E20DA 02400	Applicant: MIKE COYLE 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 Early Assistance intakes: 13

Final Plat Intakes

From: 8/24/2015

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15-166059-000-00-FP	2834 SE 20TH AVE, 97202	FP - Final Plat Review		8/26/15		Application

Approval of a Preliminary Plan for a 2-parcel partition that will result two standard lots, 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 Woodward Street. The required right-of-way dedication must be shown on the final plat.

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.4 below. The recording block(s) 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."

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

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.

2. A finalized permit must be obtained for demolition of the existing residence, capping the existing sanitary sewer connection, and decommissioning of the existing septic system. 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.1. All demolition work must be in conformance with the recommendations in the applicant's arborist report (Exhibit A.2).

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

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 referenced on and recorded with the final plat.

C. 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 approved Site Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.2). Specifically, the 29 inch English walnut is required to be preserved, with the root protection zone indicated on Exhibit C.1. 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

1S1E11AA 12200

AUERS ADD
BLOCK 2
LOT 4

Applicant:
ROB HUMPHREY
FASTER PERMITS
14334 NW EAGLERIDGE LANE
PORTLAND, OR 97229

Owner:
DOUGLAS S PETERSON
PO BOX 1036
ROCKAWAY, OR 97136-1036

Owner:
KIM STARK
PO BOX 1036
ROCKAWAY, OR 97136-1036

chain link and be secured to the ground with 6 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/her supervision.

2. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. 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. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's SE Woodward Street frontage. The existing sidewalk adjacent to the root protection zone of the 29 inch English walnut tree may be maintained. Easterly of the root protection zone the sidewalk shall be re

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
15-227788-000-00-LU	5536 NE 14TH AVE, 97211 <i>ADJUSTMENT TO SIZE OF ADU FOR GARAGE CONVERSION.</i>	AD - Adjustment	Type 2 procedure	8/28/15		Application
	1N1E14DC 11900 OAKHURST BLOCK 1 LOT 7		Applicant: SCHUYLER SMITH POLYPHON ARCHITECTURE & DESIGN, LLC 412 NW COUCH ST #309 PORTLAND, OR 97209		Owner: AARON BALOGH 5536 NE 14TH AVE PORTLAND, OR 97211	
15-227265-000-00-LU	1005 SE LINN ST <i>Request for adjustment to setback.</i>	AD - Adjustment	Type 2 procedure	8/28/15		Application
	1S1E26BA 15100 SELLWOOD BLOCK 42 LOT 6		Applicant: LYNNE HOFFMANN PO BOX 82125 PORTLAND, OR 97282		Owner: DIETER HOFFMANN PO BOX 82125 PORTLAND, OR 97282 Owner: LYNNE HOFFMANN PO BOX 82125 PORTLAND, OR 97282	
15-226825-000-00-LU	1818 SE 25TH AVE, 97214 <i>Adjustment to 33.110.220, rear and side setbacks and adjustment to 33.110.250 Building Height within setback area.</i>	AD - Adjustment	Type 2 procedure	8/28/15		Application
	1S1E01CB 13500 HELEN L STRATTONS ADD BLOCK 6 S 1/2 OF LOT 3 LOT 4		Applicant: MATTHEW MCCUNE MCCUNE DESIGN 2812 NE 8TH PORTLAND OR 97212		Owner: SCOT ABPLANALP 21 SE 18TH AVE PORTLAND, OR 97214-1506	
15-226812-000-00-LU	3280 NE IRVING ST, 97232 <i>Adjustment to side and rear setbacks for studio space.</i>	AD - Adjustment	Type 2 procedure	8/27/15		Application
	1N1E36AC 16100 LAURELHURST BLOCK 16 LOT 4		Applicant: MATTHEW MCCUNE MCCUNE DESIGN 2812 NE 8TH PORTLAND OR 97212		Owner: JOANNA D BLOOM 3280 NE IRVING ST PORTLAND, OR 97232-2537	
15-225507-000-00-LU	4261 SE MORRISON ST, 97215	AD - Adjustment	Type 2 procedure	8/26/15		Application
	1S2E06BB 15100 CLARE ADD BLOCK 3 W 35' OF LOT 10		Applicant: JEFFREY KELLY ARCIFORM LLC 2303 N Randolph Ave Portland OR 97227		Owner: SIOBHAN H MARTIN 4261 SE MORRISON ST PORTLAND, OR 97215	

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15-224872-000-00-LU <i>Adjustment to parking requirements</i>	, 97203	AD - Adjustment	Type 2 procedure	8/25/15		Pending
	2N1W25A 00300 LEADBETTER ADDITION LOT 5		Applicant: HIRO TOMOMATSU LIVERMORE ARCHITECTURE AND ENGINEERING, INC 140 SW ARTHUR ST SUITE 200 PORTLAND, OR 97201		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	
15-224850-000-00-LU <i>Adjustment to location of Main Entrances 33.110.230</i>	4340 NE GOING ST, 97218	AD - Adjustment	Type 2 procedure	8/25/15		Pending
	1N2E19BC 14500 STEIGERWALD ADD BLOCK 3 LOT 32		Applicant: GERALDINE THIES 4329 NE GIONG ST PORTLAND OR 97218		Owner: JOHN A THIES 4329 NE GOING ST PORTLAND, OR 97218 Owner: GERALDINE L THIES 4329 NE GOING ST PORTLAND, OR 97218	
Total # of LU AD - Adjustment permit intakes: 7						
15-224834-000-00-LU <i>Amendment to LU 15-129900 LDP by revising lot dimensions (by relocating a proposed parcel lot line).</i>	, 97214	AP - Land Division Amendment(Partition)	Type 1x procedure	8/25/15		Pending
	1N1E36CC 18700 ETNA BLOCK 8 LOT 9&10 TL 18700		Applicant: RICK JACOBSON BURNSIDE GENERAL STORES PO BOX 818 LAKE OSWEGO, OR 97034		Owner: BURNSIDE GENERAL STORES LLC PO BOX 818 LAKE OSWEGO, OR 97034	
Total # of LU AP - Land Division Amendment(Partition) permit intakes: 1						
15-221399-000-00-LU <i>INSTALL 10' EXTENSION TO EXISTING PENTHOUSE ON MEHLING HALL WITH 1 PANEL ANTENAS. AND A 3' MICROWAVE DISH FOR FIBER SERVICES.</i>	5000 N WILLAMETTE BLVD, 97217	CU - Conditional Use	Type 2 procedure	8/28/15		Pending
	1N1E18A 00100 SECTION 18 1N 1E TL 100 80.73 ACRES		Applicant: SHANIN PRUSIA 10376 SE SUNBURST WAY PORTLAND, OR 97266-6884		Owner: UNIVERSITY OF PORTLAND 5000 N WILLAMETTE BLVD PORTLAND, OR 97203-5798	
Total # of LU CU - Conditional Use permit intakes: 1						
15-226869-000-00-LU <i>Wall sign, 2 designs submitted, both over 32 sq ft</i>	1455 NW IRVING ST, 97209	DZ - Design Review	Type 2 procedure	8/27/15		Application
	1N1E33AD 02300 COUCHS ADD BLOCK 123 INC PT VAC ST LOT 1&2 LOT 3&4		Applicant: MELISSA HAYDEN SECURITY SIGNS INC 2424 SE HORGATE BLVD PORTLAND OR 97202		Owner: BDC/NW IRVING LLC 1331 NW LOVEJOY ST #775 PORTLAND, OR 97209	
Total # of LU DZ - Design Review permit intakes: 1						

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15-224529-000-00-LU	, 97201	EV - Environmental Violation	Type 2 procedure	8/24/15		Pending
<i>Environmental Review for Environmental Violation see 15-189107 CC case</i>						
		1S1E15BC 06000 SWEENEYS ADD BLOCK 5 LOT 11-15		Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225		Owner: VIEW POINT TERRACE LLC 115 NE GREENWAY DR GRESHAM, OR 97030
Total # of LU EV - Environmental Violation permit intakes: 1						
15-226584-000-00-LU	1309 SE DIVISION ST, 97214	HR - Historic Resource Review	Type 1x procedure	8/27/15		Application
<i>New 3' x 7' entry door and replacement of 8' x 8' garage door.</i>						
		1S1E02CD 08200 LADDS ADD BLOCK 4 EXC NELY 20' LOT 5		Applicant: TONI KING TONI KING & ASSOCIATES 330 SE MLK BLVD #350 PORTLAND, OR 97214		Owner: MICHAEL REILLY 1309 SE DIVISION ST PORTLAND, OR 97202-1137 Owner: JANEEN A REILLY 1309 SE DIVISION ST PORTLAND, OR 97202-1137
Total # of LU HR - Historic Resource Review permit intakes: 1						
15-224226-000-00-LU	12626 SE TIBBETTS ST, 97236	LDP - Land Division Review (Partition)	Type 1x procedure	8/24/15		Pending
<i>PROPOSAL IS TO DIVIDE THIS 11,200 SQ FT INTO ONE REGULAR LOT AND ONE FLAG LOT. EXISTING HOUSE TO REMAIN.</i>						
		1S2E11BC 03500 SECTION 11 1S 2E TL 3500 0.26 ACRES		Applicant: LISA BARKER LMB PERMIT SERVICES 10511 NW 31ST AVE VANCOUVER, WA 98685		Owner: JANICE EDBERG 19275 SE TICKLE CREEK RD BORING, OR 97009-9513 Owner: E CRAIG EDBERG 19275 SE TICKLE CREEK RD BORING, OR 97009-9513
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						
Total # of Land Use Review intakes: 13						