

Early Assistance Intakes

From: 10/12/2015

Thru: 10/18/2015

Run Date: 10/19/2015 08:45:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-250024-000-00-EA	4557 NE 60TH AVE, 97218		EA-Zoning & Inf. Bur.- no mtg	10/13/15		Pending
	<i>Demo existing structure to build a 12x45' one-story structure to house a retail business.</i>	1N2E19AD 09100 BERRY AC BLOCK 1 E 100' OF LOT 8 EXC N 50' OF E 85'	Applicant: GABE DOMINEK DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST #A PORTLAND, OR 97214		Owner: BRIAN C HALL 3991 SE LOUDEN RD CORBETT, OR 97019	
15-249435-000-00-EA	4642 NE SUMNER ST, 97218		EA-Zoning & Inf. Bur.- no mtg	10/12/15		Pending
	<i>Early Assistance to discuss a 2-phase project. Phase 1: Existing lot to be divided off south end and a detached NSFR to be built immediately. Phase 2: 5 yr plan calls for remainder to be divided again with 50'x85' lot in middle and a 80'x85' lot on end, which would be divided again for an attached house. Existing house will be removed during Phase 2 (after resident moves out in 3-5 yrs from now).</i>	1N2E19BB 13300 BOUNDARY AC LOT 14	Applicant: JAMES LASHBAUGH VINTAGE PROPERTIES NW 1556 SE LEXINGTON ST PORTLAND, OR 97202		Owner: JUDY F PHENEY 4642 NE SUMNER ST PORTLAND, OR 97218-2060	
15-249591-000-00-EA	130 NE 6TH AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	10/12/15		Pending
	<i>NEW FIVE STORY CREATIVE OFFICE BLDG WITH RETAIL/RESTAURANT SPACE ON GROUND FLOOR.</i>	1N1E35CB 04500 EAST PORTLAND BLOCK 148 LOT 2	Applicant: BRIAN PURDY EMERICK ARCHITECTS 321 SW 4TH AVE SUITE 200 PORTLAND OR 97204		Owner: CENTRAL EASTSIDE PARTNERS LLC 5845 JEAN RD LAKE OSWEGO, OR 97035	
15-252085-000-00-EA	718 NE 12TH AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	10/16/15		Application
	<i>Multi-story urban self-service storage building with ground floor commercial space.</i>	1N1E35BD 01301 PARTITION PLAT 1995-130 LOT 1 TL 1301	Applicant: KURT SCHULTZ SERA DESIGN LLC 338 NW 5TH AVE PORTLAND OR 97209		Owner: POINT WEST CREDIT UNION 718 NE 12TH AVE PORTLAND, OR 97232-2274	
15-252022-000-00-EA	4605 NE 73RD AVE, 97218		EA-Zoning & Inf. Bur.- w/mtg	10/16/15		Application
	<i>Type IIx LDS, for 4 lots. Not Floodway or landslide hazard area.</i>	1N2E20AC 14900 SECTION 20 1N 2E TL 14900 0.77 ACRES	Applicant: EVAN DAIGNEAULT ADVANCE DESIGN BUILD LLC 6435 SW PARKHLL WAY PORTLAND OR 97239		Owner: CAROLE J PONCE 18989 NE MARINE DR #C-39 PORTLAND, OR 97230 Owner: RAUL R PONCE 18989 NE MARINE DR #C-39 PORTLAND, OR 97230	
15-252008-000-00-EA	4926 SE DIVISION ST, 97206		EA-Zoning & Inf. Bur.- w/mtg	10/16/15		Application
	<i>New mixed-use building.</i>	1S2E06CD 13900 PECKS ADD BLOCK 3 TL 13900	Applicant: David Mullens UDG ANKENY LLC 735 SW 158TH AVE BEAVERTON, OR 97006		Owner: A'LA CARTS FOOD PAVILION LLC 8122 SW 61ST AVE PORTLAND, OR 97219-3108	

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15-250140-000-00-EA	1445 N HAYDEN ISLAND DR, 97217 <i>New single story retail building with 45 parking stalls on existing vacant pad.</i>	2N1E34 00200 SECTION 34 2N 1E TL 200 0.76 ACRES	EA-Zoning & Inf. Bur.- w/mtg	10/13/15		Pending
			Applicant: RICHARD PIACENTINI BELMAR PROPERTIES 2001 SIXTH AVE, STE 2300 SEATTLE WA 98121		Owner: UMATILLA INC 1131 SE UMATILLA ST PORTLAND, OR 97202	
			Applicant: RICK TILAND TILAND/SCHMIDT ARCHITECTS 3611 SW HOOD AVE SUITE 200 PORTLAND, OR 97239			
15-250541-000-00-EA	620 SW WASHINGTON ST <i>Expansion of Marriot Hotel. 4 story adition above the existing parking garage to connect to existing hotel. 127 additional rooms.</i>	1N1E34CC 07500A1 PORTLAND EXC NWLY 1' LOT 1 BLOCK 177 EXC NWLY 1'-N 1/2 OF LOT 2 BLOCK 177 IMPS ONLY SEE R246302 (R667718060) FOR LAND	PC - PreApplication Conference	10/14/15		Application
			Applicant: GARY GOLLA SERA ARCHITECTS 338 NW 5TH AVE PORTLAND, OR 97209		Owner: BPM ASSOCIATES (1995) LLC 610 SW ALDER ST #1221 PORTLAND, OR 97205-3613	
15-250812-000-00-EA	1134 NW 18TH AVE, 97209 <i>PROPOSAL IS FOR MIXED USE DEVELOPMENT WITH RETAIL SPACE ON GRD FLOOR, A ROW OF TOWNHOMES AND AT-GRADE DOUBLE HEIGHT CAR PARKING WITH STACKING SEMI-AUTOMATED PARKING SYSTEM.</i>	1N1E33AB 03400 COUCHS ADD BLOCK 207 LOT 6&7	PC - PreApplication Conference	10/14/15		Application
			Applicant: ALEX YALE YBA ARCHITECTS PC 123 NW 2ND AVE, SUITE 204 PORTLAND OR 97209		Owner: HIRSCHBERGER FAMILY LLC 1714 NW NORTHRUP ST PORTLAND, OR 97209	
15-251449-000-00-EA	430 NW 10TH AVE, 97209 <i>PROPOSAL IS FOR 12 STORY TIMBER FRAMED BLDG WHICH WILL CONSIST OF ONE LEVEL OF GRD FLOOR RETAIL AND FIVE LEVELS OF OFFICE, FIVE LEVELS OF WORKFORCE HOUSING AND A ROOFTOP AMENITY SPACE.</i>	1N1E34CB 02300 COUCHS ADD BLOCK 61 LOT 6&7	PC - PreApplication Conference	10/15/15		Application
			Applicant: DOUG SHEETS LEVER ARCHITECTURE 239 NW 13TH AVE SUTIE 303 PORTLAND OR		Owner: BENEFICIAL STATE BANCORP INC 1438 WEBSTER ST #100 OAKLAND, CA 94612-3229	
15-252153-000-00-EA	13415 SE FOSTER RD, 97236 <i>Pre-application conference to discuss a 30 lot subdivision</i>	1S2E14DC 03000 LAMARGENT PK NO 2 LOT 12 TL 3000 POTENTIAL ADDITIONAL TAX	PC - PreApplication Conference	10/16/15		Application
			Applicant: DAVID BONN HABITAT FOR HUMANITY PORTLAND/METRO EAST 1478 NE KILLINGSWORTH PORTLAND, OR 97211		Owner: HABITAT FOR HUMANITY 1478 NE KILLINGSWORTH ST PORTLAND, OR 97211-4981	
					Owner: PORTLAND/METRO EAST 1478 NE KILLINGSWORTH ST PORTLAND, OR 97211-4981	

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15-252145-000-00-EA <i>Addition to single-story home.</i>	16830 SE CLINTON ST, 97236	1S3E07BA 08100 SECTION 07 1S 3E TL 8100 0.16 ACRES	Public Works Inquiry Applicant: MONTE HENDERSON 16830 SE CLINTON PORTLAND OR	10/16/15		Application Owner: KNOWLES INVESTMENT LLC 5140 SE 128TH AVE PORTLAND, OR 97236-4129
15-250110-000-00-EA <i>Public Works Inquiry</i>	1316 SW CURRY ST, 97201	1S1E09CA 01800 PORTLAND CITY HMSTD BLOCK 45 LOT 4	Public Works Inquiry Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVENUE PORTLAND, OR 97213	10/13/15		Pending Owner: CONNIE L MASUOKA 1316 SW CURRY ST PORTLAND, OR 97239

Total # of Early Assistance intakes: 13

Final Plat Intakes

From: 10/12/2015

Thru: 10/18/2015

Run Date: 10/19/2015 08:45:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-197837-000-00-FP	2516 NE 27TH AVE, 97212	FP - Final Plat Review		10/16/15		Application

Approval of a Preliminary Plan for a 2-lot partition, that will result in two standard lots 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;*
- "Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;*
- "The location of existing stormwater facilities on the site;*
- "The location of the existing sanitary sewer lateral serving the house (field located); and*
- "Any other information specifically noted in the conditions listed below.*

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.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."

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

Existing Development

1. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for documenting sanitary sewer service for Parcel 1 (the lot with the existing house). Prior to final plat approval the applicant must either:

- "Demonstrate that the service lateral for the existing house will be located on the lot that it serves; or*
- "Cap the existing lateral and establish a new lateral for the existing house.*

2. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for documenting that stormwater for Parcel 1 (the lot with the existing house) is managed on that property. The applicant must submit a site utility plan that shows the surveyed location of existing stormwater facilities for the house. If modifications to the existing system are needed, the applicant will need to obtain and finalize any required permits prior to plat approval.

3. The applicant must demonstrate that Parcel 1 meets the T1 tree requirement for 12 diameter inches of trees on the site prior to final plat approval, with one of the following options:

- "Provide a site plan and photographs that document that the lot currently meets the standard;*
- "Plant additional trees to meet the standard. A finalized Zoning Permit must be obtained to document tree planting; or*
- "Make a payment into the City Tree Fund for the difference between the total inches of existing trees and the 12 required inches*

1N1E25CB 02100
SECTION 25 1N 1E
TL 2100 0.24 ACRES

Applicant:
PAUL ROEGER
CMT SURVEYING & CONSULTING
PO BOX 3251
CLACKAMAS OR 97015

Owner:
WILLIAM R EDMONDS
2516 NE 27TH AVE
PORTLAND, OR 97212-4853

Owner:
HOLLY VAUGHN-EDMONDS
2516 NE 27TH AVE
PORTLAND, OR 97212-4853

names of existing trees and the 12 required items.

Required Legal Documents

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.

Other requirements

5. The applicant must pay into the City Tree Fund the amount equivalent to 8 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

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 Tree Preservation Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.4). Specifically, tree number 5, an 8-inch Arizona Cypress, is required to be preserved, with the root protection zones indicated on Exhibit C.1. Tree protec

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15-169630-000-00-FP	2024 SE HAROLD ST, 97202	FP - Final Plat Review		10/14/15		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 single dwelling lots, as illustrated with Exhibits C.1 and C.2, subject to the following conditions:</i></p> <p><i>A. The following must occur prior to Final Plat approval:</i></p> <p><i>Utilities</i></p> <p><i>1. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant spacing and flow. 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.</i></p> <p><i>Existing Development</i></p> <p><i>2. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. 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.2. All demolition work must be in conformance with the recommendations in the applicant's arborist report (Exhibit A.3).</i></p> <p><i>Required Legal Documents</i></p> <p><i>3. 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 recorded with Multnomah County and referenced on the final plat.</i></p> <p><i>Other requirements</i></p> <p><i>D. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. Development on Parcels 1 and 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.3). Specifically, the Japanese Cherry tree is required to be preserved, with the root protection zones indicated on Exhibit C.2. 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.</i></p> <p><i>2. An accessory dwelling unit is required on Parcel 2 to meet minimum density for the site.</i></p> <p><i>3. 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</i></p>		1S1E14DA 14800				
		FLORAL PK ADD BLOCK 4 LOT 16				
			Applicant: KERRY STEINMENTZ FIDELITY NATIONAL TITLE 900 SW 5th Ave - Mezanene Portland, OR 97204			Owner: PORTLAND DEVELOPMENT GROUP 11124 NE HALSEY ST PMB 643 PORTLAND, OR 97220
						Owner: INVESTMENTS LLC 11124 NE HALSEY ST PMB 643 PORTLAND, OR 97220

Parcels 1 and 2. The location of the sign must be shown on the building permit.

4. 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.

5. The applicant must plant 2 street trees in the planter strip on SE Harold Street adjacent to Parcels 1 and 2. Street trees will be chosen from the City's approved street tree list for the 6-8 ft street tree planting strip with overhead power lines. Tree size requirements for residential sites are to be 2-inch caliper. The applicant must contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final building permit approval.

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

Total # of Final Plat intakes: 2

Land Use Review Intakes

From: 10/12/2015

Thru: 10/18/2015

Run Date: 10/19/2015 08:45:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-249970-000-00-LU	3439 SW HAMILTON ST, 97221 <i>Adjustment request for setback from front lot line.</i>	AD - Adjustment	Type 2 procedure	10/13/15		Application
		1S1E08DC 04100 BRIDLEMILE BLOCK 13 LOT 4		Applicant: SUSAN KEM SLK DESIGN & DEVELOPMENT PO BOX 25183 PORTLAND, OR 97298		Owner: SUSAN L KEM 3439 SW HAMILTON ST PORTLAND, OR 97239
15-252056-000-00-LU	7934 SW CAPITOL HILL RD, 97219 <i>Adjustment request for landscape requirements</i>	AD - Adjustment	Type 2 procedure	10/16/15		Application
		1S1E21CB 02900 SECTION 21 1S 1E TL 2900 0.73 ACRES		Applicant: SAM KEM S. KEM DESIGN & CONSTRUCTION PO BOX 1571 HILLSBORO OR 97123		Owner: MAIN STREET DEVELOPMENT INC PMB 208 5331 SW MACADAM AVE #258 PORTLAND, OR 97239-3871
15-249730-000-00-LU	4432 NE 91ST AVE, 97220 <i>REQUEST IS FOR AN ADJUSTMENT TO THE SIDE SETBACK.</i>	AD - Adjustment	Type 2 procedure	10/12/15		Pending
		1N2E21CA 01500 ROSEWAY & PLAT 2 BLOCK 6 LOT 6		Applicant: CHRIS NESTLERODE PDS 2850 SW CEDAR HILLS BLVD #106 BEAVERTON OR 97005		Owner: BRIGHT STAR INVESTMENTS LLC 12131 113TH AVE NE #201 KIRKLAND, WA 98034
15-250132-000-00-LU	3915 NE 74TH AVE, 97213 <i>ADJUSTMENT TO N SIDE SETBACK FOR GARAGE CONVERSION TO ADU.</i>	AD - Adjustment	Type 2 procedure	10/13/15		Pending
		1N2E20DC 03600 ARGYLE PK BLOCK 6 LOT 15&16		Applicant: AMY GRIFFITH 1123 SE 34TH AVE PORTLAND, OR 97214		Owner: NICOLE D'ONOFRIO 3915 NE 74TH AVE PORTLAND, OR 97213-5726
Total # of LU AD - Adjustment permit intakes: 4						
15-251765-000-00-LU	, 97230 <i>Pre-Application Conference to discuss a Type III Conditional Use Review for a new 15.7 acre City park that will include: community gathering area with picnic shelter, walkways, community garden, playground, water play, skate dot, basketball court, informal soccer field, fenced off-leash dog area, and public restrooms. Right-of-way improvements and parking are also proposed. Stormwater will be addressed via drywells and swales. With Adjustment to Landscape Buffer Requirement.</i>	CU - Conditional Use	Type 3 procedure	10/16/15		Application
		1N2E23CD 01900 SECTION 23 1N 2E TL 1900 5.54 ACRES ORS 307.110		Applicant: MELINDA GRAHAM 2 INK STUDIO 107 SE WASHINGTON ST SUITE 228 PORTLAND OR 97214		Owner: PORTLAND CITY OF(PERMIT 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1933
				Applicant: BRITTA HERWIG CITY OF PORTLAND PARKS AND RECREATION 1120 SW 5TH SUITE 1302 PORTLAND OR 97204		Owner: ALBERT J GARRE 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1933
Total # of LU CU - Conditional Use permit intakes: 1						

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Thru: 10/18/2015

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-250369-000-00-LU	1933 W BURNSIDE ST, 97209 <i>Update and upgrade building for Chipotle Mexican Grill - 4 signs</i>	DZ - Design Review	Type 2 procedure	10/13/15		Application
		1N1E33DB 08000 COUCHS ADD BLOCK 277&278 TL 8000		Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: DENNIS C THOMPSON 9295 SW ELECTRIC ST TIGARD, OR 97223-6108
15-251943-000-00-LU	3204 NE WEIDLER ST, 97232 <i>Constructin of a new 5 story market rate housing project with one level of sub-grade parking.</i>	DZ - Design Review	Type 3 procedure	10/16/15		Application
		1N1E25CD 12200 BROADWAY ADD BLOCK 4 LOT 1&2		Applicant: JULIO ROCHA LRS ARCHITECTS 720 NW DAVIS ST SUITE 300 PORTLAND OR 97209		Owner: KAL LLC 511 N TOMAHAWK ISLAND DR PORTLAND, OR 97217
Total # of LU DZ - Design Review permit intakes: 2						
15-251863-000-00-LU	635 SW ALDER ST, 97205 <i>Storefront modifications to 2 facades including new glazing and storefront system upgrades and refreshing and replacing existing finishes on the Exterior of the Historic Building.</i>	HR - Historic Resource Review	Type 2 procedure	10/16/15		Application
		1N1E34CC 07000		Applicant: APRIL THORNTON FITCH 16435 N. SCOTTSDALE RD SUITE 195 SCOTTSDALE AZ 85254		Owner: ELECTRIC BUILDING LLC 621 SW ALDER ST #800 PORTLAND, OR 97205
Total # of LU HR - Historic Resource Review permit intakes: 1						
15-249479-000-00-LU	, 97205 <i>SEE COMMENTS IN FILE EA 15-226895 APPT. NEW APARTMENT BUILDING CONSISTING OF 30 DWELLING UNITS. TOTAL OF THREE STORIES ABOVE GRADE WITH ONE BELOW. REQUESTING A DESIGN MODIFICATION TO REQUIRED SETBACKS.</i>	HRM - Historic Resource Review w/Modifications	Type 3 procedure	10/12/15		Pending
		1N1E33CD 03400 JOHNSONS ADD BLOCK 6 E 50' OF W 200' OF S 100'		Applicant: JOSHUA SCOTT KOZ DEVELOPMENT 1208 10TH ST, SUITE 201 SNOHOMISH, WA 98290		Owner: ADVANTAGE EQUITIES 8717 LLC 10220 SW GREENBURG RD #111 PORTLAND, OR 97223-5504
Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 1						
Total # of Land Use Review intakes: 9						