

Early Assistance Intakes

From: 12/14/2015

Thru: 12/20/2015

Run Date: 12/21/2015 09:07:

| Case Number | Address | Work Proposed | Type of Use | Date Rec'd | Date Issued | Status |
|--|---------------------------|---|--|------------|---|-------------|
| 15-278635-000-00-EA | 50 SW 2ND AVE, 97204 | | DA - Design Advice Request | 12/17/15 | | Application |
| <p><i>Pre-Application Conference to discuss a Type III Historic Resource Review for a new 4-story, mixed-use creative office building addition to the New Market Theater Historic Building. The New Market Theatre is a designated Historic Landmark, within the Skidmore/Old Town Historic District. The applicant has submitted 3 different possible fascades that illustrate the design options being considered.</i></p> | | 1N1E34DC 01100 | Applicant: KURT SCHULTZ SERA ARCHITECTS 338 NW 5TH AVENUE PORTLAND, OR 97209 | | Owner: SFI 115 SW ASH ST LLC 260 CALIFORNIA ST, STE 300 SAN FRANCISCO, CA 94111 | |
| 15-279255-000-00-EA | 1624 NE HANCOCK ST, 97212 | | EA-Zoning & Inf. Bur.- w/mtg | 12/18/15 | | Application |
| <p><i>Parking lot upgrades in historic district</i></p> | | 1N1E26DC 11300 HOLLADAYS ADD BLOCK 261 LOT 1-8 | Applicant: JENNIFER KIMURA VLMK CONSULTING ENGINEERS 3933 SW KELLY AVENUE PORTLAND, OR 97239 | | Owner: WESTMINSTER PRESBYTERIAN 0245 SW BANCROFT ST #D PORTLAND, OR 97239-4272 Owner: CHURCH OF PORTLAND OREGON 0245 SW BANCROFT ST #D PORTLAND, OR 97239-4272 | |
| 15-279513-000-00-EA | , 97205 | | EA-Zoning & Inf. Bur.- w/mtg | 12/18/15 | | Application |
| <p><i>PROPOSAL IS FOR A CONSOLIDATION OF UNITED WAY'S STAFF INTO THE SOUTH BUILDING IN PREPARATION FOR SELLING THE NORTH BUILDING. RENOVATIONS ARE MOSTLY INTERIOR WITH MINOR EXTERIOR RENOVATIONS PROPOSED.</i></p> | | 1N1E33DD 04100 PORTLAND BLOCK 257 LOT 1&2 | Applicant: DAVID HORSLEY DAO ARCHITECTURE LLC 1919 SE 43RD AVE PORTLAND OR 97215 | | Owner: UNITED WAY OF THE 619 SW 11TH AVE #300 PORTLAND, OR 97205-2646 Owner: COLUMBIA-WILLAMETTE 619 SW 11TH AVE #300 PORTLAND, OR 97205-2646 | |
| 15-276813-000-00-EA | 3732 NE 7TH AVE, 97212 | | EA-Zoning Only - no mtg | 12/14/15 | | Pending |
| <p><i>PROPOSAL IS FOR A THREE LOT LAND DIVISION.</i></p> | | 1N1E23CC 15400 | Applicant: GUY BRYANT GPB CONSTRUCTION INC 17764 KELOK RD LAKE OSWEGO, OR 97034 | | Owner: ANDREW J AUGE 3732 NE 7TH AVE PORTLAND, OR 97212 Owner: JENNIFER L ANDERSEN 3732 NE 7TH AVE PORTLAND, OR 97212 | |

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| 15-277291-000-00-EA | 8010 N CHARLESTON AVE, 97203 | | PC - PreApplication Conference | 12/15/15 | | Pending |
| <p><i>Pre-Application Conference to discuss a possible Type II Design Review and a Type III Conditional Use Review to change the use (conditional use) from a Community Service to a College use for a 2-year, State-accredited associate degree program--Wayfinding Academy. The first year of the program will begin with 24 students. Within 4 years, the college intends to enroll up to 150 students. The applicant submitted questions for staff response.</i></p> | | | | | | |
| | | 1N1W12AB 10800 | | | | |
| | | JERSEY ST ADD | | | | |
| | | BLOCK 1 | | | | |
| | | INC 1/2 OF VAC LEONARD AVE S OF & ADJ | | | | |
| | | LOT 4-6 | | | | |
| | | | Applicant: COLIN KOACH WAYFINDING ACADEMY PO BOX 13483 PORTLAND, OR 97213 | | | Owner: DSE INVESTMENTS LLC 888 SW 5TH AVE #870 PORTLAND, OR 97204 |
| | | | Applicant: MICHELLE JONES WAYFINDING ACADEMY PO BOX 13483 PORTLAND OR 97213 | | | |

Total # of Early Assistance intakes: 5

Final Plat Intakes

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|---------------------|---------------------------|------------------------|-------------|------------|-------------|-------------|
| 15-200449-000-00-FP | 3738 NE EMERSON ST, 97211 | FP - Final Plat Review | | 12/16/15 | | Application |

Approval of a Preliminary Plan for a 2-parcel partition, that will result in two parcels for attached housing as illustrated with Exhibit C-1, subject to the following conditions:

1N1E24AA 09300

KILLINGSWORTH AVE ADD
BLOCK 6
LOT 1

Applicant:
JULIE SELBY
1631 NE BROADWAY #805
PORTLAND, OR 97232

Owner:
JULIE SELBY
1631 NE BROADWAY PMB 805
PORTLAND, OR 97232-1425

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.4-B.5 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A (title of document) has been recorded as document no. _____, Multnomah County Deed Records."

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

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

Utilities

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

2. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the cesspool on the site.

Existing Development

3. A finalized permit must be obtained for demolition of the existing residence and detached garage 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.1. All demolition work must be in conformance with the recommendations in the applicant's arborist report (Exhibit A.3).

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 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.

5. A Maintenance Agreement shall be executed for the Private Sewer Management Easement described in Condition A.2 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

reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.

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

1. Development on Parcel 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.5). Specifically, the 7.4' Shore Pine located in the southwest corner of Parcel 2 is required to be preserved, with the root protection zones indicated on Exhibits C.1 and A.3. 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/her supervision.

2. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.

3. The applicant must meet the addressing requirements of the Fire Bureau. The location of the sign must be shown on the building permit

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

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Land Use Review Intakes

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|---------------------|--|-----------------|---|------------|--|-------------|
| 15-277988-000-00-LU | 2118 NE 121ST AVE, 97220 <i>ADJUSTMENT TO SIDE SETBACK TO BUILD CARPORT.</i> | AD - Adjustment | Type 2 procedure | 12/16/15 | | Pending |
| | 1N2E27DA 15000 SAN RAFAEL PK BLOCK 4 LOT 13 | | Applicant: MIKHAIL SHIRYAYEV 12017 NE EUGENE ST PORTLAND, OR 97220-1859 | | Owner: MIKHAIL SHIRYAYEV 12017 NE EUGENE ST PORTLAND, OR 97220-1859 Owner: ALLA SHIRYAYEVA 12017 NE EUGENE ST PORTLAND, OR 97220-1859 Owner: STEPAN GUSTEY 12017 NE EUGENE ST PORTLAND, OR 97220-1859 | |
| 15-277280-000-00-LU | 4737 NE 32ND PL, 97211 <i>Adjustment request to reduce the percentage of openings on north street-facing facade from 15% to 7%.</i> | AD - Adjustment | Type 2 procedure | 12/15/15 | | Pending |
| | 1N1E24BD 18900 ELBERTA BLOCK 10 LOT 22 | | Applicant: MARTY BUCKENMEYER BUCKENMEYER ARCHITECTURE 2517 NE 47TH AVE PORTLAND, OR 97213 | | Owner: KRISTIN HENSHAW 4737 NE 32ND PL PORTLAND, OR 97211-7027 | |
| 15-277355-000-00-LU | 1177 NE 21ST AVE, 97232 <i>3 Adjustment requests: max building coverage, rear setback, and landscape requirement.</i> | AD - Adjustment | Type 2 procedure | 12/15/15 | | Pending |
| | 1N1E35AA 11300 HOLLADAY PK & 1ST ADD BLOCK A LOT 20 | | Applicant: SULLIVAN'S GULCH GROUP LLC 3330 NW YEON AVE #210 PORTLAND OR 97210 | | Owner: E JOHN RUMPAKIS 2006 NE MULTNOMAH ST PORTLAND, OR 97232-2118 | |
| 15-279295-000-00-LU | , 97211 <i>Adjustment request to 33.266.130.F.1.b Parking area layouts</i> | AD - Adjustment | Type 2 procedure | 12/18/15 | | Application |
| | 1N1E22AA 10900 WALNUT PK BLOCK 25 LOT 7-9 | | Applicant: PHILLIP BROWN MAJESTIC REALTY CO 13191 Crossroads Parkway North City of Industry, CA 91746 | | Owner: PORTLAND CITY OF(PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812 | |
| 15-279527-000-00-LU | 5802 N KERBY AVE, 97217 <i>ADJUSTMENT TO HEIGHT OF ADU.</i> | AD - Adjustment | Type 2 procedure | 12/18/15 | | Application |
| | 1N1E15CD 11100 WEST PIEDMONT BLOCK 8 LOT 1 | | Applicant: ANDREW WILLIAMSON 5802 N KERBY AVE PORTLAND, OR 97217 | | Owner: ANDREW WILLIAMSON 5802 N KERBY AVE PORTLAND, OR 97217 | |

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| 15-276093-000-00-LU | 626 N SKIDMORE ST, 97217 <i>ADJUSTMENTS FOR EXISTING ACCESSORY STRUCTURE, FENCES, AND GARAGE</i> | AD - Adjustment | Type 2 procedure | 12/17/15 | | Pending |
| | 1N1E22CA 10700 CENTRAL ALBINA BLOCK 8 E 1/2 OF LOT 16 | | Applicant: TERRY HELLEM PROJECTIVE CONSTRUCTION DESIGN PO BOX 6542 BEAVERTON, OR 97007 | | Owner: RONALD E NIKEL 626 N SKIDMORE ST PORTLAND, OR 97217 | |
| Total # of LU AD - Adjustment permit intakes: 6 | | | | | | |
| 15-279171-000-00-LU | 3060 SE STARK ST, 97214 <i>Pre-Application Conference to discuss a Conditional Use Review or Possible Conditional Use Master Plan Review for the demolition of two existing buildings and their replacement with a 2-3 story building that houses a Memory Care and Residential Care Facility. The existing central wing (Building G West) will have an interior renovation, converting it to Skilled Nursing Units. Other site improvements are planned and approx. 22 additional parking spaces will be constructed on site. Currently there are 202 existing beds. The applicant proposes to add 134 beds of which 22 will be Skilled Nursing and 112 will be for Memory and Residential Care.</i> | CU - Conditional Use | Type 3 procedure | 12/18/15 | | Application |
| | 1S1E01BA 14300 SECTION 01 1S 1E TL 14300 4.27 ACRES | | Applicant: CYNTHIA SCHUSTER LRS Architects 720 NW DAVIS ST SUITE 300 PORTLAND OR 97209 | | Owner: CHEVALIER PORTLAND 3060 SE STARK ST PORTLAND, OR 97214-3053 Owner: LAURELHURST LLC 3060 SE STARK ST PORTLAND, OR 97214-3053 | |
| Total # of LU CU - Conditional Use permit intakes: 1 | | | | | | |
| 15-277813-000-00-LU | 3700 SW RIVER PKY <i>PROPOSAL TO ADD A RIVERWALK ON PRIVATE PROPERTY BETWEEN BUILDING AND GREENWAY.</i> | DZ - Design Review | Type 2 procedure | 12/16/15 | | Pending |
| | 1S1E10DB 00207 WATERFRONT SOUTH NO 2 LOT 12&13 | | Applicant: KATHERINE SCHULTZ GBD ARCHITECTS 1120 NW COUCH ST #300 PORTLAND OR 97229 | | Owner: BLOCK 37 OWNER LLC 1411 4TH AVE #500 SEATTLE, WA 98101-2296 | |
| 15-278158-000-00-LU | 1122 NW DAVIS ST, 97209 <i>REMODEL OF STOREFRONT SYSTEM AND EXTERIOR CANOPIES. ENTRY RELOCATION AND REPLACEMENT OF CLOTH AWNINGS.</i> | DZ - Design Review | Type 2 procedure | 12/17/15 | | Pending |
| | 1N1E33DA 04800 COUCHS ADD BLOCK 80 | | Applicant: CHRIS WAYBURN GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND, OR 97209 | | Owner: SPF BREWERY BLOCKS LLC 351 NW 12TH AVE PORTLAND, OR 97209-2905 | |
| 15-278061-000-00-LU | 4119 NE M L KING BLVD <i>NEW MIXED USE BUILDING, SIX STORY WITH RETAIL AND RESIDENTIAL UNITS AT GROUND LEVELS AND RESIDENTIAL UNITS ON THE UPPER FLOORS.</i> | DZ - Design Review | Type 2 procedure | 12/16/15 | | Pending |
| | 1N1E22DA 12801 ALBINA HMSTD BLOCK 1 LOT 6&7 | | Applicant: RICHARD RAPP TVA ARCHITECTS 920 SW 6TH AVE. #1500 PORTLAND OR 97204 | | Owner: ARDESHIR TALEBI 8422 NW GILLIAM LN PORTLAND, OR 97229-9191 Owner: VIC REMMERS VWR DEVELOPMENT LLC 735 SW 158th Ave Suite 180 Beaverton, OR 97006-4952 | |
| Total # of LU DZ - Design Review permit intakes: 3 | | | | | | |

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| 15-277781-000-00-LU | 4525 SW LEE ST, 97221 | EN - Environmental Review | Type 2 procedure | 12/16/15 | | Pending |
| <i>CULVERT REPLACEMENT MOST OF WORK IN ROW MAY CROSS INCLUDED PROPERTIES</i> | | | | | | |
| | 1S1E18AD 00100 | | Applicant: LISA MOSCINSKI BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE, ROOM 1000 PORTLAND OR | | Owner: BARNES & HOCKING LLC 1785 SCHOOL ST MORAGA, CA 94556-1120 | |
| | FAIRVALE BLOCK 23 LOT 1&2 | | | | Owner: MOLLY MANOR LLC 2008 SW 19TH AVE PORTLAND, OR 97201-2471 | |
| | | | | | Owner: 4525 SW LEE ST LLC PO BOX 762 BEAVERTON, OR 97075 | |
| 15-277509-000-00-LU | 7111 NE ALDERWOOD DR, 97218 | EN - Environmental Review | Type 2 procedure | 12/15/15 | | Pending |
| <i>INSTALL PIPE ACROSS LOTS TO REDUCE FLOODING</i> | | | | | | |
| | 1N2E17AA 00500 | | Applicant: STEVE BLOOMQUIST PORT OF PORTLAND PO BOX 3529 PORTLAND OR 99208 | | Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529 | |
| | SECTION 17 1N 2E TL 500 8.80 ACRES | | | | Owner: BUREAU OF PARKS 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912 | |
| | | | | | Owner: COLWOOD INDUSTRIAL PARK 2 LLC 1300 SW 5TH AVE #3050 PORTLAND, OR 97201-5647 | |
| Total # of LU EN - Environmental Review permit intakes: 2 | | | | | | |
| 15-278348-000-00-LU | 837 SW 2ND AVE, 97204 | HR - Historic Resource Review | Type 1x procedure | 12/17/15 | | Application |
| <i>NEW STOREFRONT WINDOWS, DOOR, GARAGE DOOR, AWNING, & SIGN</i> | | | | | | |
| | 1S1E03BA 04200 | | Applicant: ANNABELLE LEE ORANGE 3530 N MISSISSIPPI AVE PORTLAND OR 97227 | | Owner: DOWNTOWN DIRT LLC PO BOX 8547 PORTLAND, OR 97207 | |
| | PORTLAND EXC PT IN ST LOT 4 BLOCK 22 | | | | | |

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| 15-279116-000-00-LU <i>NEW LETTERS ON EXISTING MARQUEE ON THE NORTH AND SOUTH FACING SIDES</i> | 621 SW BROADWAY, 97205 | HR - Historic Resource Review | Type 1x procedure | 12/18/15 | | Application |
| | 1N1E34CC 08500 PORTLAND BLOCK 212 LOT 3 | | Applicant: DAVE NOEL 52 IMAGING 305 NE RUSSEL ST PORTLAND OR 97212 | | Owner: CANDI LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204-1207 Owner: GM LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204-1207 | |
| 15-279220-000-00-LU <i>Historic Design Review for dormers, relocation of windows; window replacements and skylights</i> | 1646 SE ELLIOTT AVE, 97214 | HR - Historic Resource Review | Type 2 procedure | 12/18/15 | | Application |
| | 1S1E02DB 03100 LADDS ADD BLOCK 21 SWLY 30' OF LOT 18 NELY 20' OF LOT 21 | | Applicant: Elizabeth Marchalonis WEEDMAN DESIGN PARTNERS 1033 SE Main Street Suite 5 Portland, OR 97214 | | Owner: MICHAEL L TEVIS 530 PAL GRPVE AVE #201 MENLO PARK, CA 94025 | |
| 15-279354-000-00-LU <i>CONVERT EXISTING GARAGE TO ADU</i> | 1445 SE DIVISION ST, 97214 | HR - Historic Resource Review | Type 2 procedure | 12/18/15 | | Application |
| | 1S1E02DC 12600 LADDS ADD BLOCK 3 LOT 7 | | Applicant: WILLIE DEAN GROUND UP DESIGN WORKS 615 SE ALDER ST #303 PORTLAND, OR 97214 | | Owner: ANTHONY HUNT 1445 SE DIVISION ST PORTLAND, OR 97202-1139 Owner: ELIZABETH S HUNT 1445 SE DIVISION ST PORTLAND, OR 97202-1139 | |
| 15-279478-000-00-LU <i>PROPOSAL IS TO REPLACE THE WOOD DECK WITH A CONCRETE PATIO, INSTALL NEW LARGER SLIDING PATIO DOORS ON THE WEST FACADE, INSTALL NEW LIGHTING OVER EXTERIOR DOORS AND NEW LANDSCAPING. THEIR WILL BE A SLIGHT ALTERATION OF THE ADA RAMPS FROM THE DESIGN APPROVED IN THE PREVIOUS LAND USE REVIEW 13-149158.</i> | 919 NW 23RD AVE, 97210 | HR - Historic Resource Review | Type 2 procedure | 12/18/15 | | Application |
| | 1N1E33BC 11900 KINGS 2ND ADD BLOCK 25 S 16 2/3' OF LOT 2 N 16 2/3' OF LOT 3 | | Applicant: TODD LASHER TODD LASHER ARCHITECT 5632 N ATLANTIC AVE PORTLAND, OR 97217 | | Owner: ZACHARY LEVOW 2238 SE 12TH AVE CAMAS, WA 98607-2282 Owner: HOLLY LEVOW 2238 SE 12TH AVE CAMAS, WA 98607-2282 | |
| 15-278460-000-00-LU <i>NSFR</i> | 4523 N MISSISSIPPI AVE, 97217 | HR - Historic Resource Review | Type 2 procedure | 12/17/15 | | Application |
| | 1N1E22BD 15900 CLIFFORD ADD BLOCK 1 S 1/2 OF LOT 6 | | Applicant: NICK FINKE FINKE CONSTRUCTION PO BOX 1565 WILSONVILLE, OR 97070 | | Owner: FINKE CONSTRUCTION LLC P O BOX 1565 WILSONVILLE, OR 97070 | |

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| 15-279195-000-00-LU <i>NSFR</i> | 21 SW MEADE ST - Unit A, 97201 | HR - Historic Resource Review | Type 2 procedure | 12/18/15 | | Application |
| | 1S1E10BB 03500 CARUTHERS ADD BLOCK 53 E 30.5' OF LOT 5 | | Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND, OR 97290 | | Owner: BTS HOMES INC 237 NE CHKALOV DR #112 VANCOUVER, WA 98684 | |
| Total # of LU HR - Historic Resource Review permit intakes: 7 | | | | | | |
| 15-277518-000-00-LU <i>PROPOSAL TO DIVIDE LOT INTO 9 LOTS WITH SF DETACHED DWELLINGS, PLUS A NEW PRIVATE STREET TRACT.</i> | 4804 SE 118TH AVE, 97266 | LDS - Land Division Review (Subdivision) | Type 2x procedure | 12/15/15 | | Pending |
| | 1S2E15AA 05700 SECTION 15 1S 2E TL 5700 0.77 ACRES | | Applicant: SPRING KWONG SUNSTONE HOMES 4835 COMMERCIAL ST. SE SALEM, OR 97302 | | Owner: CHUN XIA KWONG 4835 COMMERCIAL ST SE SALEM, OR 97302-1905 | |
| Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1 | | | | | | |
| Total # of Land Use Review intakes: 20 | | | | | | |