

Early Assistance Intakes

From: 1/4/2016

Thru: 1/10/2016

Run Date: 1/11/2016 11:45:0

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-101587-000-00-EA	7007 N CUTTER CIR, 97217 <i>Addition to existing structure and reconfiguration of stormwater, parking lot, and landscaping, including new driveway on west side of the property.</i>	1N1E17A 00400 ANDERSEN ADD LOT 1&2 TL 400	EA-Zoning & Inf. Bur.- w/mtg	1/7/16		Application
			Applicant: MARA INDRA HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: PERRL LLC PO BOX 3109 PORTLAND, OR 97208-3109	
16-101082-000-00-EA	2761 NE HALSEY ST, 97232 <i>New 3-story apartment building with 29 one- and two-bedroom units.</i>	1N1E25CC 19200 EAST HOLLADAY ADD BLOCK 1 E 7' OF LOT 2 LOT 3&4	EA-Zoning & Inf. Bur.- w/mtg	1/6/16		Application
			Applicant: DAVID MULLENS URBAN DEVELOPMENT GROUP 735 SW 158TH AVENUE BEAVERTON, OR 97006		Owner: MICHAEL R SCHAEFFER 2761 NE HALSEY ST PORTLAND, OR 97232-1734	
16-100209-000-00-EA	5209 SE 18TH AVE, 97202 <i>PROPOSAL TO DEMOLISH EXISTING SFR'S, CONSOLIDATE LOTS, AND BUILD NEW 6-STORY APT BUILDING WITH GROUND FLOOR PARKING</i>	1S1E14AC 02200 HOLGATE ADD BLOCK 8 LOT 13	EA-Zoning & Inf. Bur.- w/mtg	1/5/16		Pending
			Applicant: BRETT SCHULZ BRETT SCHULZ ARCHITECT 2222 NE OREGON ST., SUITE 203 PORTLAND OR 97232		Owner: SOURTHEAST PORTLAND 10117 SE SUNNYSIDE RD #F707 CLACKAMAS, OR 97015	
					Owner: INVESTORS LLC 10117 SE SUNNYSIDE RD #F707 CLACKAMAS, OR 97015	
16-101066-000-00-EA	6003 SE MILWAUKIE AVE, 97202 <i>Proposed 4 story apartment building with underground parking and basement.</i>	1S1E14DC 18500 P J MARTINS TR BLOCK 4 LOT 1&2	EA-Zoning & Inf. Bur.- w/mtg	1/6/16		Application
			Applicant: DAVID MULLENS URBAN DEVELOPMENT GROUP 735 SW 158TH AVENUE BEAVERTON, OR 97006		Owner: HB & B ENTERPRISES LLC PO BOX 22069 PORTLAND, OR 97269-2069	
16-102458-000-00-EA	6838 SE BELMONT ST, 97215 <i>Proposal for a 9 or 10 lot land division with new rowhouses.</i>	1S2E05BA 14500 TABOR HTS BLOCK Q S OF BELMONT ST LOT 4 LOT 5	EA-Zoning & Inf. Bur.- w/mtg	1/8/16		Application
			Applicant: GEORGE ZIFCAK 6838 SE BELMONT ST PORTLAND, OR 97215-2142		Owner: GEORGE ZIFCAK 6838 SE BELMONT ST PORTLAND, OR 97215-2142	
					Owner: ISABELLE ZIFCAK 6838 SE BELMONT ST PORTLAND, OR 97215-2142	

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16-101537-000-00-EA	11831 SW RIVERWOOD RD - Unit A <i>Remodel existing residence including 3rd floor addition and new 2-car garage.</i>	1S1E35CA 00800 ABERNETHY HTS LOT 9 TL 800	EA-Zoning Only - w/mtg		1/7/16	Application
			Applicant: RISA LERITZ RISA BOYER ARCHITECTURE 1001 SE WATER AVE SUITE 230 PORTLAND, OR 97214		Owner: DOUGLAS W AIKEN 11831 SW RIVERWOOD RD #A PORTLAND, OR 97219-8493 Owner: PATRICIA E AIKEN 11831 SW RIVERWOOD RD #A PORTLAND, OR 97219-8493	
16-100523-000-00-EA	2561 NW UPSHUR ST, 97210 <i>PROPOSAL IS FOR AN EXTERIOR RENOVATION WITH COMPLETE INTERIOR REMODEL. THIS IS AN HISTORIC LANDMARK BUILDING (FAIRMOUNT APARTMENTS).</i>	1N1E29DD 03100	PC - PreApplication Conference		1/5/16	Application
			Applicant: SETH MORAN MICHAEL FLOWERS ARCHITECT PO BOX 5303 PORTLAND OR 97228		Owner: FAIRMOUNT NW LLC 116 NE 6TH AVE #400 PORTLAND, OR 97232	
16-102376-000-00-EA	, 97209 <i>A 6-story market rate apartment building with approximately 115 units and basement parking.</i>	1N1E33AB 04000 COUCHS ADD BLOCK 232 LOT 6&7	PC - PreApplication Conference		1/8/16	Application
			Applicant: KURT SCHULTZ SERA DESIGN LLC 338 NW 5TH AVE PORTLAND OR 97209		Owner: REDSIDE PETTYGROVE INVESTORS LLC PO BOX 42310 PORTLAND, OR 97242	

Total # of Early Assistance intakes: 8

Final Plat Intakes

From: 1/4/2016

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-103388-000-00-FP	6122 SW HAINES ST, 97219	FP - Final Plat Review		1/5/16		Application

Approval of a Preliminary Plan for a 3-Lot partition, that will result in three 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 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 stormwater facilities*

B. The final plat must show the following:

1. A private storm sewer easement shall be shown and labeled over the relevant portions of Parcel 2 and 3 for the benefit of Parcels 1-3.

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 C.8-C.10 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."

3. Parcels 1-3 must meet all applicable lot size standard found in 33.610. Modifications to the lots sizes can exceed the standards found under 33.663.200.A since the public street dedication shown on Exhibit C.1 in not required. The lots must be in substantial conformance with Exhibit C.1.

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

Streets

1. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.

Utilities

2. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public storm sewer main in SW Gunther Lane. The public sewer extension requires a Public Works Permit, which must be at a stage acceptable to BES prior to final plat approval. As part of the Public Works Permit, the applicant must provide engineered designs, and performance guarantees for the sewer extension to BES prior to final plat approval. The applicant must also provide legal access from the site across 6035 SW Gunther Lane prior to final plat approval.

3. The applicant shall meet the requirements of the Bureau of Environmental Services: to construct all portions of the shared storm sewer serving Parcels 1-3

1S1E31CC 00200

GUNTHER AC
LOT 1 TL 200

Applicant:
BRUCE GOLDSON
THETA LLC
PO BOX 1345
LAKE OSWEGO, OR 97034

Owner:
WEST COAST REAL ESTATE
PO BOX 1969
LAKE OSWEGO, OR 97035-0059

Owner:
HOLDINGS LLC
PO BOX 1969
LAKE OSWEGO, OR 97035-0059

services, to construct all portions of the shared storm sewer serving parcels 1 & 2 with plumbing and connection permits receiving final inspection approval prior to final plat approval. This includes decommissioning of the existing private storm line located on the site to the satisfaction of the Bureau of Development Services.

4. The applicant shall meet the requirements of the Fire Bureau and verify adequate Fire Hydrant spacing. If required, the applicant will be required to install a new fire hydrant. If a new hydrant is required, 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

15-234346-000-00-FP	8249 SE BUSH ST, 97266	FP - Final Plat Review	1/8/16	Application
<p>Approval of a Preliminary Plan for a 4-lot subdivision, that will result in four single dwelling lots, as illustrated with Exhibit C-1, subject to the following conditions:</p>		1S2E09CB 03800	<p>Applicant: GENE PAVLENKO ANAMIC CONSTRUCTION INC. 12808 SE COOPER ST PORTLAND, OR 97236</p>	<p>Owner: ANAMIC CONSTRUCTION INC 12808 SE COOPER ST PORTLAND, OR 97236</p>
<p>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey if the applicant is proposing to utilize the reduced side setbacks allowed under 33.120.270.D for lots 1 and 4. That plan must portray how the conditions of approval listed below are met and include proposed building footprints showing the reduced side setbacks.</p>		<p>GRAND VIEW HTS BLOCK 1 E 1' OF LOT 19 LOT 20&21 W 15' OF LOT 22</p>	<p>Applicant: PAUL ROEGER CMT SURVEYING & CONSULTING 9136 SE ST HELENS ST - STE J CLACKAMAS, OR 97015</p>	
<p>B. The final plat must show the following:</p>				
<p>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Bush St. The required right-of-way dedication must be shown on the final plat.</p>				
<p>C. The following conditions are applicable to site preparation and the development of individual lots:</p>				
<p>1. Lots 2 and 3 may only be developed with attached housing units.</p>				
<p>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.</p>				
<p>3. The applicant must meet the Portland Bureau of Transportation requirements: Frontage improvements to the satisfaction of the City Engineer will be required prior to Building Permit approval for each new home. Street trees shall be installed per Urban Forestry.</p>				
<p>Total # of FP FP - Final Plat Review permit intakes: 2</p>				

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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
16-101577-000-00-LU	7403 SE 65TH AVE, 97206 <i>Bring existing side setback into compliance via adjustment.</i>	AD - Adjustment	Type 2 procedure	1/7/16		Application
	1S2E20BC 13100 BRENTWOOD & SUB BLOCK 22 S 2' OF LOT 3 N 50' OF LOT 4		Applicant: FRED FLEENER 7403 SE 65TH AVE PORTLAND, OR 97206		Owner: FRED G FLEENER 7403 SE 65TH AVE PORTLAND, OR 97206 Owner: BRENDA STROMBO 7403 SE 65TH AVE PORTLAND, OR 97206	
16-102358-000-00-LU	6010 N WILBUR AVE, 97217 <i>Adjustment to parking for proposed ADU to extend into the setback</i>	AD - Adjustment	Type 2 procedure	1/8/16		Application
	1N1E16CA 18900 WILLAMETTE BLOCK 2 LOT 13		Applicant: JOE ROBERTSON SHELTER SOLUTIONS LLC 1973 SE DUNCAN DRIVE HILLSBORO, OR 97123		Owner: YANICA CHENG 6010 N WILBUR AVE PORTLAND, OR 97217 Owner: NELSON JON KHOV 6010 N WILBUR AVE PORTLAND, OR 97217	
Total # of LU AD - Adjustment permit intakes: 2						
16-102498-000-00-LU	2080 SW RIVER DR, 97201 <i>Requesting revisions to an approved Type 3 design review regarding landscaping, mechanical, and passenger loading zone.</i>	DZ - Design Review	Type 2 procedure	1/8/16		Application
	1S1E03CD 00200 PARTITION PLAT 1994-55 LOT 2 TL 200		Applicant: KYLE EMERY SERA 338 NW 5TH AVE PORTLAND, OR 97209		Owner: RIVERPLACE HOTEL INVESTORS LLC 1308 NW EVERETT ST PORTLAND, OR 97209-2629	
16-101514-000-00-LU	1704 SW BROADWAY, 97201 <i>Tenant improvement within existing retail space to add a new Green Zebra Grocery.</i>	DZ - Design Review	Type 2 procedure	1/7/16		Application
	1S1E04AD 08200 PORTLAND BLOCK 189 WLY 50' OF LOT 8		Applicant: GABRIEL DOMINEK DOMINEK ARCHITECTURE, LLC 2246 E BURNSIDE ST SUITE A PORTLAND, OR 97214		Owner: OREGON STATE OF (BOARD OF PO BOX 751 PORTLAND, OR 97207 Owner: HIGHER EDUCATION PO BOX 751 PORTLAND, OR 97207	
Total # of LU DZ - Design Review permit intakes: 2						

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16-100496-000-00-LU		DZM - Design Review w/ Modifications	Type 3 procedure	1/5/16		Pending
<i>PROJECT IS FOR A SIX STORY MIXED-USE MULTIFAMILY STRUCTURE LOCATED WITHIN THE NW MASTER PLAN. 105 PARKING SPACES WILL BE PROVIDED FOR THE RESIDENTS IN A BELOW-GRADE PARKING LEVEL ACCESSED VIA RAMP AT NW PETTYGROVE.</i>		1N1E33BA 00101	Applicant: ALEX YALE		Owner: BLOCK 290 LLC	
		COUCHS ADD INC PT VAC ST BLOCK 290	YBA ARCHITECTS PC 123 NW 2ND AVE, SUITE 204 PORTLAND, OR 97209		710 NW 14TH AVE, 2ND FL PORTLAND, OR 97209	

Total # of LU DZM - Design Review w/ Modifications permit intakes: 1

Total # of Land Use Review intakes: 5