



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: March 18, 2016
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-218257 AD

GENERAL INFORMATION

Representative: Paul Roeger
Cmt Surveying & Consulting
9136 SE St Helens St - Ste J
Clackamas, OR 97015

Owner: Alicia Johnson
Po Box 271
Corbett, OR 97019

Site Address: 3419-3421 SE CORA DR

Legal Description: BLOCK 4 E 16.75' OF LOT 13, PALUMBO'S 1ST ADD; BLOCK 4 W 47.75' OF LOT 13 E 1/2 OF LOT 14, PALUMBO'S 1ST ADD

Tax Account No.: R641800590, R641800600, R641800600

State ID No.: 1S1E12DC 06600, 1S1E12DC 06500, 1S1E12DC 06500

Quarter Section: 3434

Neighborhood: Creston-Kenilworth, contact Zachary Smith at 503-866-8575.

Business District: Greater Brooklyn, contact David Weislogel at 503-872-9320.

District Coalition: Southeast Uplift, contact Anne Dufay at 503-232-0010.

Zoning: R2 (Multi-Family Residential 2,000 square feet)

Case Type: AD (Adjustment)

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The 8,224 sq. ft. subject site has two historic lots, (Lot 1: tax lot 6500: legally described as the east half of lot 14, west 47.5 feet of lot 13, block 4 Palumbo's First addition and Lot 2: tax lot 6600, legally described as the east 16.75 feet of lot 13, block 4, Palumbo's First Addition) located on it. The existing duplex (3419-3421 SE Cora Dr.) is located on tax lot 6500 (shown as Parcel 1 on the attached site plan). The applicant has applied for a Lot Confirmation/Property Line Adjustment (15-198869 PLA) to re-establish the historic lot described in correlation with

tax lot 6600 on the site. If approved, it would result in a developable lot (shown as Parcel 2 on attached site plan) for a detached dwelling unit located directly east of the duplex.

Based on the proposed Lot Confirmation/Property Line Adjustment described above, the existing duplex would lose its required off street parking which is currently located partially on tax lot 6600. The applicant has applied for an Adjustment from Zoning Code section 33.266.110 (Table 266-2) which requires one off street parking space per dwelling unit in order to allow the existing duplex on the site to not meet the minimum required off street parking requirement.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria.

ANALYSIS

Site and Vicinity: The existing duplex on the site was built in 1964. An existing detached garage is located adjacent to the duplex on the subject site. The driveway associated with this detached garage currently provides room for off street parking for the duplex. SE Cora Dr. has a mixture of multi-family and single family residential development along this block. For example, the property abutting the sites west property boundary (addressed 3413-3417 SE Cora Dr.) has a triplex located on it, while the home abutting the site's eastern property boundary (addressed 3427-3429 SE Cora Dr.) has a duplex located on it. The property located directly across the street (to the south) from the site along SE Cora St. (addressed 3418 SE Cora Dr.) has an existing single family residence located on it. The site is zoned R2 (multi-Family residential 2,000), however the property located directly south of the subject site (across SE Cora Dr.) is zoned R5 (Single Family Residential 5,000 sq. ft.).

Zoning: The R2 designation is one of the City's multi-dwelling zones which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing.

Land Use History: The applicant has applied for a Lot Confirmation/Property Line Adjustment (15-198869 PLA) to re-establish a historic lot on the site and move this property boundary. City records indicate no other prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 15, 2015**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Life Safety

Bureau of Transportation Engineering (PBOT) has responded with the following comments (exhibit E-2):

Consistent with the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 4th Edition*, the average parking demand for a single-family detached dwelling unit is 2 spaces per unit. As proposed, the existing driveway will be closed which will result in sufficient curb length in front of the duplex to accommodate approximately three on-street parking spaces. Additionally, a new curb-cut/driveway is proposed along the eastern boundary of the new lot (in association with the Lot confirmation/Property line adjustment currently under review). The new lot will have sufficient space to accommodate at least one on-site parking space and sufficient curb length on SE Cora to accommodate one on-street parking space.

In support of the Adjustment request, the applicant submitted photographic evidence (Exhibits A.5-A.7) to document the existing demand for on-street parking along this segment of SE Cora during the residential peak period (overnight). Additionally, the applicant's survey consultant documented that there is an existing supply of approximately 25 on-street parking spaces along SE Cora between SE 34th & SE 35th.

Based upon the applicant's photographs, there is ample on-street parking available to accommodate the minimal additional demand generated by the proposed development. The surrounding area has an established residential development pattern that includes lots that accommodate one or, in many cases, multiple on-site parking spaces thereby reducing the demand for on-street parking in this area. Additionally, there are also transit facilities in the area with the closest stop located at SE Holgate & SE 34th approximately 633-ft from the subject site. Access to area transit facilities is accommodated via a fully improved sidewalk system that meets City standards. Transportation (PBOT) has no objection to the proposal.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 15, 2015. Two written response have been received from Neighbors in response to the proposal.

Summary Neighborhood response: Both letters (Exhibits F.1 and F.2) expressed opposition to the requested adjustment to remove the two required parking spaces associated with the duplex on the subject site. One of the letters (Exhibit F.1) noted that every dwelling unit on SE Cora Drive has at least one off street parking space and many have two or more off street parking spaces due to garage and associated driveway areas. This letter indicated that "pushing more cars onto the public street will have a negative effect on the livability of SE Cora Drive and the Kenilworth Neighborhood." The letter went to request that the duplex continue to provide at least two off street parking spaces, and that any future development on the new lot proposed (in association with the Lot confirmation/Property Line Adjustment previously described) be required to provide at least one off street parking space.

The second letter (Exhibit F.2) also did not support the adjustment request. The letter noted that all the single family and multifamily structures along SE Cora Dr. have existing off street parking available. This letter noted that "even with the current off street parking, there are more and more added cars parking on the street." This letter indicated that by removing the off street parking associated with the duplex, it will automatically result in more cars parked along the street (SE Cora Dr.), which the author of the letter felt "will significantly detract form the livability or appearance of our area."

BDS response: Planning staff appreciates the comments and concerns. These comments were forwarded to Transportation (PBOT) and the applicant/owner as part of the review process. However, Planning staff disagrees with the letters premise that since the adjacent neighbors have driveways with room for multiple vehicles, the duplex on the subject site should also provide off street parking. The fact that the adjacent neighbors all have off street parking further enhances the applicants argument that on street parking is readily available along this block and that this adjustment to eliminate off street parking for this duplex would not have a detrimental impact on parking conditions along this street. In addition, any new homes built in the future as a result of the proposed lot confirmation/Property line adjustment will be required to provide onsite parking.

The applicant provided (Exhibits A.5-A.7) evidence that ample on street parking is available in the vicinity of the site throughout the week including different AM and PM times on weekends and weekdays. No compelling evidence was presented by the neighbors that demonstrated why removing the two onsite parking spaces associated with the duplex would significantly detract from the livability or appearance of the Neighborhood. As noted in the findings below, there would be approximately 3-4 on street parking spaces (depending on vehicle size) available in front of the duplex along SE Cora Dr. if the proposed lot confirmation/Property line adjustment described above is approved. In addition, SE Cora Dr. appears to have on street parking spaces readily available in the vicinity of the site. Please see the staff findings below in this report for a more detailed response to the neighborhood concerns and more information on how the adjustment criterion has been met.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The purpose of the regulation has several elements, only those that are relevant to this request are identified below. The purpose of required parking spaces as stated in Zoning Code Section 33.266.110 is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Sites that are located in close proximity to transit, have good street connectivity, and good pedestrian facilities may need little or no off-street parking. The required parking numbers correspond to broad use categories, not specific uses, in response to this long term emphasis.

The applicants requested an Adjustment to waive the one required on-site parking space required with each unit (for a total of two parking spaces associated with the existing duplex located on the site). The Zoning Code requires no on-site parking spaces for sites within 500 feet of a frequent service transit line (33.266.110 B.3). The 500 feet equates to approximately two blocks. The intent for this allowance, as stated above, is that those sites that are well-served by transit may need little or no on-site parking. While the applicant's site is located approximately 635 feet north of the #17 bus route which runs on SE Holgate Blvd., the bus service (Exhibit G-4) offers very frequent service (every 20 minutes or less in the morning peak times between 7 and 8:30am and evening peak times between 4 and 6pm), exceeding the 20 minutes or less service during morning and evening rush hours the code requires to waive onsite parking on sites within 500 feet of frequent transit service. The proximity of this bus line lessens the need for on-site parking.

A visit to the site showed that there is ample space alongside the roadway for parking in front of the house, there are no on street parking restrictions. The public right-of-way abuts the front lot line of the duplex, following the proposed Lot confirmation/Property Line Adjustment the site will still have will approximately 60 feet of frontage along SE Cora Dr. which provides room for approximately three to four vehicles to park (depending on vehicle size). The applicant also provided photographs (Exhibits A.5-A.7) that documented the on street parking conditions and demand at the site during different AM (between approximately 6:30am to 8:30 am) and PM (between approximately 6:20pm and 10:26pm) on a weekdays and weekends (approximately 8:30am and 2:10pm). These photographs further demonstrated that abundant on street parking is available in the vicinity of the site. In addition, the applicant provided an aerial photograph (Exhibit A.5) that shows the amount of on street parking available along SE Cora Dr. based on the amount of contiguous curb space available on the block where vehicles are allowed to park on the street.

In addition, all the houses on this block with frontage along SE Cora Dr. have driveways and associated off street parking. It appears that there is more than adequate space to

accommodate parking demand by the residents, and there are no other uses nearby that would add to that demand.

PBOT has reviewed the Adjustment request for its potential impact on the public right-of-way, traffic impacts, and for conformance with adopted transportation policies and street designations. PBOT did not indicate any concern with the requested Adjustment to waive the required parking spaces. Their response to such requests is generally based on the parking demand in an area. The parking environment along SE Cora Dr. is such that all of the properties are developed with off-street parking. There appears to be a minimal demand for on-street parking, which leaves available ample on-street parking. Waiving the two required on-site parking spaces will have negligible impact on the parking environment.

Based on the discussion above, the loss of this existing off street parking pads will likely not result any change or impact to the parking conditions along SE Cora Dr.

Therefore, this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: As indicated in criterion A above, there does not appear to be a high demand for on-street parking along this street (street defined as SE Cora Dr. between SE 34th Ave and SE 35th Pl., including the area along SE Cora Dr. directly east of SE 35th Pl. before SE Cora Dr. turns north, adjacent to the property addressed 3511-3515 SE Cora Dr.) that would be generated by something other than the residences on it.

In addition, the fact that the adjacent neighbors all have off street parking further enhances the applicants argument that on street parking is readily available along this block and that this adjustment to eliminate off street parking for this site would not have a detrimental impact on parking conditions along this street. In addition, any new homes built in the future as a result of the proposed lot confirmation/property line adjustment will be required to provide onsite parking.

Consequently, the proposal does not detract from either the livability or appearance of this residential area.

Therefore, this criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: An adjustment to the same standard is requested for each dwelling unit within the duplex. As indicated above, the impact of the requested adjustments is negligible. This criterion is met.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: There are no discernible impacts that would result from granting the requested adjustment. There is no physical change to the parking situation to which the neighborhood is accustomed. This criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not within an environmental zone, which is designated on the zoning map by either a “c” or “p” overlay. Therefore, this criterion is not applicable.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposal to waive the two off-street parking spaces would allow the current owner to complete a Lot Confirmation/Property line on the site that would result in an additional lot. The site is on a low volume street where parking demand is primarily from the residents of this street, and is not generated by any other nearby use. There is adequate on-street parking to meet the demand for the residents of this duplex without creating impacts to the neighborhood. The proposal satisfies all of the relevant adjustment approval criteria.

ADMINISTRATIVE DECISION

Approval to waive the two required off-street parking spaces for the existing duplex (addressed 3419-3421 SE Cora Dr.) per the approved site plan, Exhibit C-1, signed and dated March 15, 2016

Staff Planner: Shawn Burgett

Decision rendered by: S. Burgett **on March 15, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: March 18, 2016

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on August 14, 2015, and was determined to be complete on **December 2, 2015**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on August 14, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 75 days, as stated with Exhibit (Exhibit A.3) Unless further extended by the applicant, **the 120 days will expire on: 6/14/16**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has

independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on 4/1/16** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **April 4, 2016 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

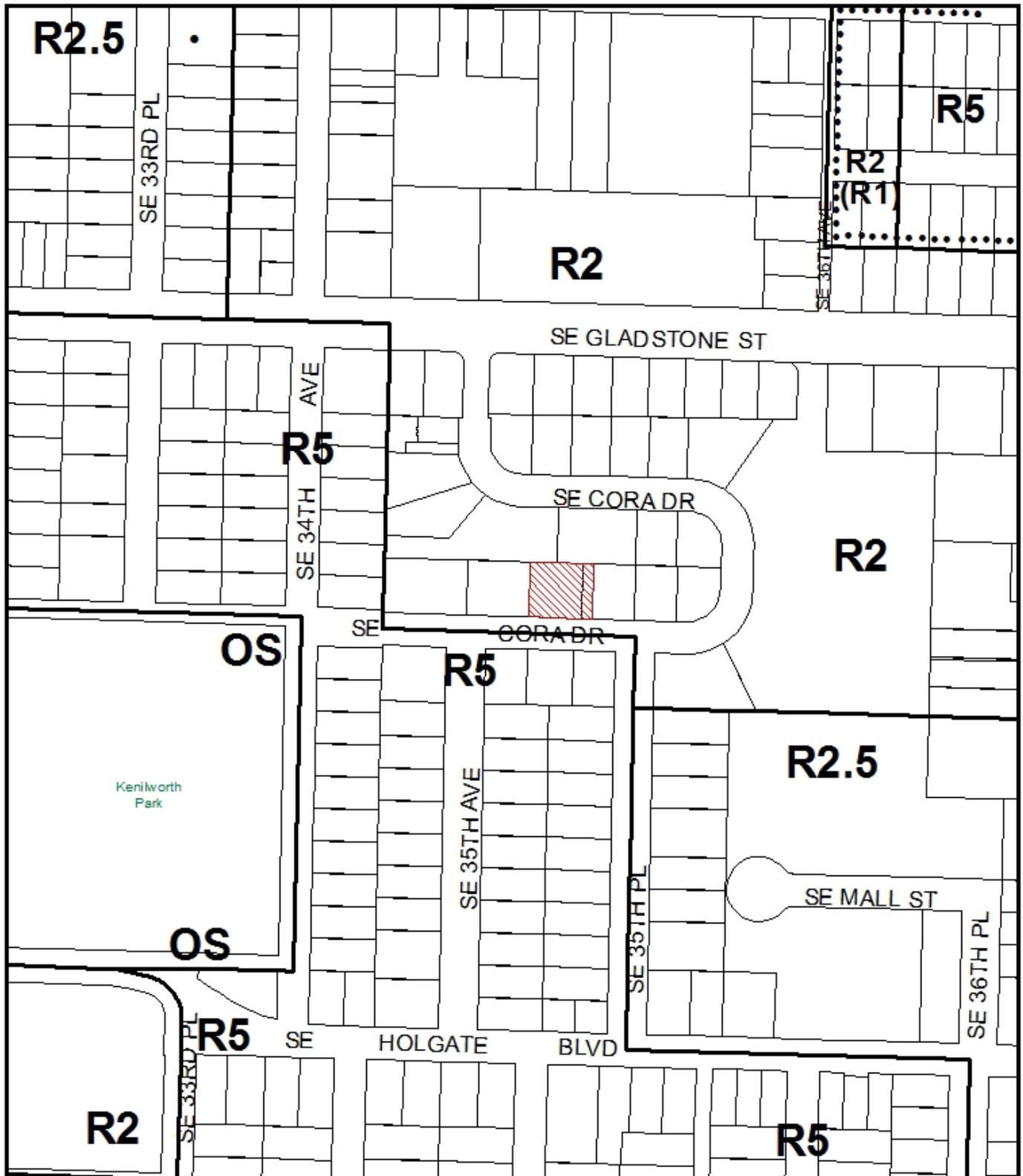
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicants Narrative
 - 2. Photos/parking conditions on SE Cora Dr.
 - 3. 75 day extension to 120 day clock
 - 4. Deed History
 - 5. Parking Availability analysis
 - 6. Photos/Parking conditions on SE Cora Dr.
 - 7. Adjustment approval criteria, parking data, photos
 - 8. Site Plan submitted with application (since revised)
 - 9. Survey associated with proposed Lot confirmation/PLA (not part of this review)
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Life Safety Plans Examiner
- F. Correspondence:
 - 1. Norman and Peggy Hayes/ Gary and Vickie Hayes. 12720 SE Mountain Dr. Happy Valley, OR 970866/normhayesre@yahoo.com
 - 2. Eleanore Baccellieri, 4301 SE 35th PL. Portland, OR 97202/eamato@comcast.net
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter dated 9/9/15
 - 3. Land Use History
 - 4. Tri Met schedule bus line 17

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



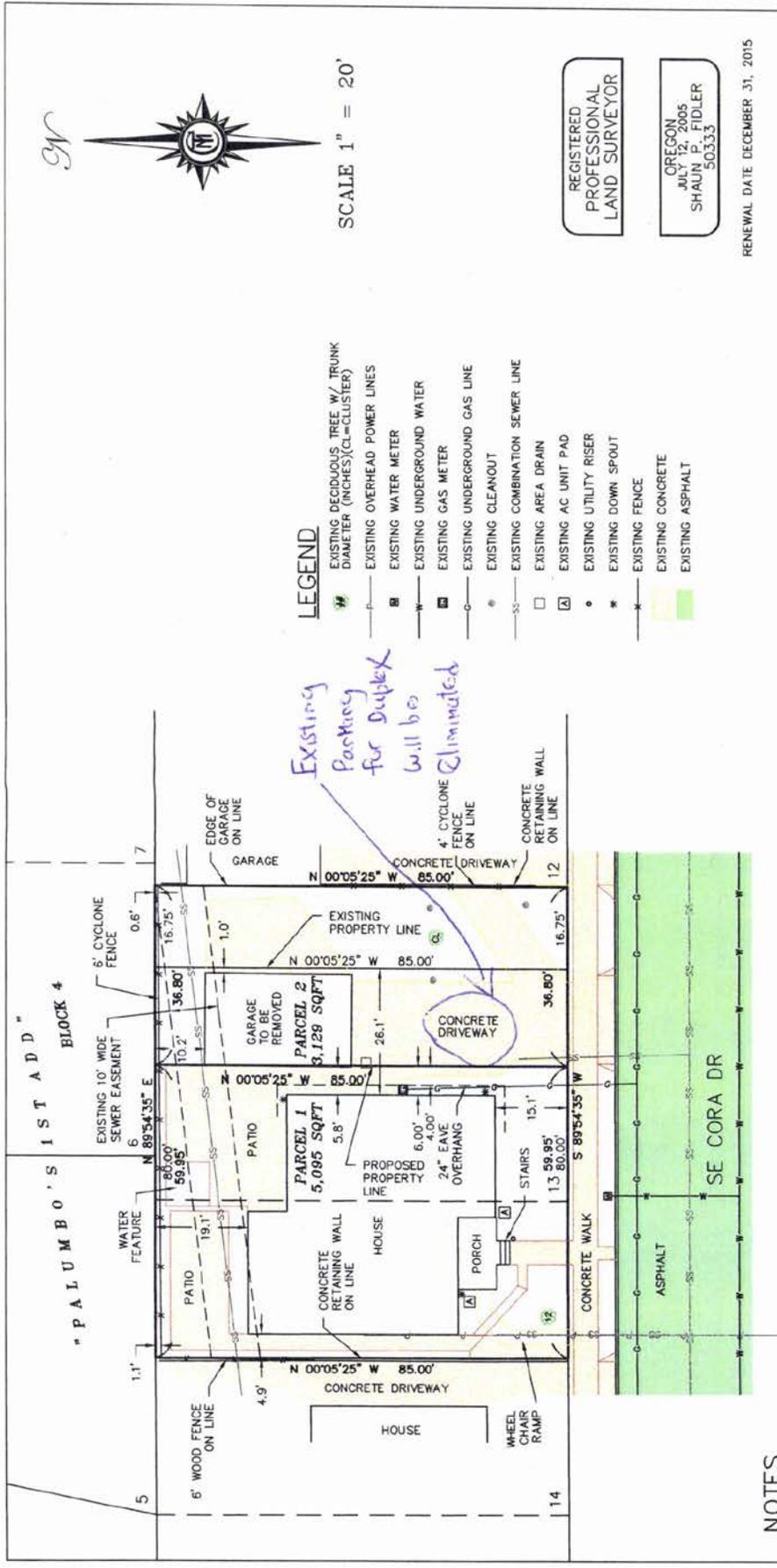
ZONING

-  Site
-  Historic Landmark



NORTH

File No.	<u>LU 15-218257 AD</u>
1/4 Section	<u>3434</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1S1E12DC 6500</u>
Exhibit	<u>B</u> (Aug 19, 2015)



SCALE 1" = 20'

LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING OVERHEAD POWER LINES
- EXISTING WATER METER
- EXISTING UNDERGROUND WATER
- EXISTING GAS METER
- EXISTING UNDERGROUND GAS LINE
- EXISTING CLEANOUT
- EXISTING COMBINATION SEWER LINE
- EXISTING AREA DRAIN
- EXISTING AC UNIT PAD
- EXISTING UTILITY RISER
- EXISTING DOWN SPOUT
- EXISTING FENCE
- EXISTING CONCRETE
- EXISTING ASPHALT

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULIA M. JOHNSON
SHAUN P. FIDLER
50333

RENEWAL DATE DECEMBER 31, 2015

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS AND PROPOSED PROPERTY LINE ADJUSTMENT FOR 3419 & 3421 SE CORA DR.
 2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "PALUMBO'S 1ST ADD", MULTNOMAH COUNTY RECORDS.
 3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF ALICIA JOHNSON.
 4. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED PROPERTY LINE ADJUSTMENT SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
- ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. SURVEYOR TAKES NO RESPONSIBILITY FOR UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

SUPPLEMENTAL PLAN

SE 1/4 SEC 12, T15S, R12E, W1M.

CITY OF PORTLAND
 MULTNOMAH COUNTY, OREGON
 DECEMBER 2, 2015
 DRAWN: DMR CHECKED: SPF
 SCALE: 1"=20' ACCOUNT # 500-181
 Z:\500-181\DWG\500181BASE

3419 & 3421 SE CORA DR



CMT SURVEYING AND CONSULTING
 9136 SE ST HELENS ST, SUITE J
 CLACKAMAS, OR 97015
 PHONE (503) 850-4672 FAX (503) 850-4590

Approved

City of Portland - Bureau of Development Services

Planner *S Barcott* Date *3/15/16*

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EXHIBIT NO. *15-21825J*
 EXHIBIT *C-1*