

Early Assistance Intakes

From: 10/17/2016

Thru: 10/23/2016

Run Date: 10/24/2016 09:18:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-262033-000-00-EA	2104 NE 13TH AVE, 97212 <i>New 3 story apartment complex - approximately 11 units.</i>	1N1E26CA 10100 WEST IRVINGTON BLOCK 77 LOT 11 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX	DA - Design Advice Request	10/20/16		Application
16-260091-000-00-EA	1637 SE NEHALEM ST, 97202 <i>PROPOSAL IS FOR A NEW APARTMENT BUILDING WITH 61 UNITS AND 17 PARKING SPACES.</i>	1S1E23DB 08200 SELLWOOD BLOCK 73 W 42' OF LOT 7 LOT 8&15 EXC W 2' W 42' OF LOT 16	EA-Zoning & Inf. Bur.- w/mtg	10/17/16		Pending
16-261621-000-00-EA	7925 N JERSEY ST, 97203 <i>PROPOSAL IS FOR MAXIMUM DENSITY SIX UNIT CONDO PROJECT WITH AMENITY BONUS OPTION TO GET THE SIX UNITS.</i>	1N1W12AA 19300 ST JOHNS HTS & SUB BLOCK 6 LOT 9	EA-Zoning & Inf. Bur.- w/mtg	10/19/16		Pending
16-263014-000-00-EA	506 SW WASHINGTON ST, 97204 <i>: Proposed new roof top bar, lounge and outdoor patio addition and replacement of aging HVAC equipment on the Historic Building.</i>	1N1E34CC 07700 PORTLAND BLOCK 174 LOT 1-4	EA-Zoning & Inf. Bur.- w/mtg	10/21/16		Application
16-260114-000-00-EA	1335 SE HAWTHORNE BLVD, 97214 <i>PROPOSAL IS FOR A NEW APARTMENT BUILDING 39 UNITS & 7 PARKING SPACES.</i>	1S1E02BD 09300 HAWTHORNE PK BLOCK 291 LOT 5 EXC PT IN ST LOT 6	EA-Zoning & Inf. Bur.- w/mtg	10/17/16		Pending

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16-262098-000-00-EA	14708 NE GLISAN ST, 97230 <i>New 46 unit apartment complex.</i>	1N2E36CA 11200 ASCOT AC W 1/2 OF LOT 233	EA-Zoning & Inf. Bur.- w/mtg	10/20/16		Application
			Applicant: DOUG CIRCOSTA DOUG CIRCOSTA ARCHITECT LLC 14670 SW FOREST DR BEAVERTON, OR 97007		Owner: PORTLAND HABILITATION CENTER 5312 NE 148TH AVE PORTLAND, OR 97230-3438	
					Owner: INC 5312 NE 148TH AVE PORTLAND, OR 97230-3438	
16-262086-000-00-EA	222 SE 143RD AVE, 97233 <i>Development of a new 56 unit apartment complex -</i>	1N2E36CC 03900 ASCOT AC LOT 177 EXC W 1/2 OF S 1/2	EA-Zoning & Inf. Bur.- w/mtg	10/20/16		Application
			Applicant: DOUG CIRCOSTA DOUG CIRCOSTA ARCHITECT LLC 14670 SW FOREST DR BEAVERTON, OR 97007		Owner: PORTLAND HABILITATION CENTER 5312 NE 148TH AVE PORTLAND, OR 97230-3438	
					Owner: CENTER INC 5312 NE 148TH AVE PORTLAND, OR 97230-3438	
16-262369-000-00-EA	1445 SE DIVISION ST - Unit B, 97214 <i>PRE-APPLICATION CONFERENCE FOR DEMO OF CONTRIBUTING EXISTING GARAGE IN LADD'S ADDITION.</i>	1S1E02DC 12600	PC - PreApplication Conference	10/20/16		Pending
			Applicant: ANTHONY HUNT 1445 SE DIVISION ST PORTLAND, OR 97202-1139		Owner: ANTHONY HUNT 1445 SE DIVISION ST PORTLAND, OR 97202-1139	
					Owner: ELIZABETH S HUNT 1445 SE DIVISION ST PORTLAND, OR 97202-1139	
16-260060-000-00-EA	1715 NW COUCH ST, 97209 <i>NEW RESIDENTIAL DEVELOPMENT PROJECT WITH APPROX. 200 UNITS IN SIX STORIES WITH ONE LEVEL OF BELOW GRADE PARKING ACCOMMODATING APPROX 103 STALLS COMMERCIAL AND RESIDENTIAL.</i>	1N1E33DB 05400 COUCHS ADD BLOCK 167 LOT 1-8	PC - PreApplication Conference	10/17/16		Pending
			Applicant: CRAIG STOCKBRIDGE GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND, OR 97209		Owner: ST MARY CATHOLIC CATHEDRAL 1716 NW DAVIS ST PORTLAND, OR 97209	
			Applicant: KATHERINE SCHULTZ GBD ARCHITECTS, INC. 1120 SW COUCH ST, STE 300 PORTLAND, OR. 97209			

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16-261125-000-00-EA	1445 SE DIVISION ST - Unit B, 97214 <i>TYPE IV PRE-APP FOR DEMO REVIEW RELATING TO VIOLATION OF LU 16-103308 HR FOR DEMO OF CONTRIBUTING GARAGE.</i>	1S1E02DC 12600	PC - PreApplication Conference	10/18/16		Cancelled
			Applicant: ANTHONY HUNT 1445 SE DIVISION ST PORTLAND, OR 97202-1139		Owner: ANTHONY HUNT 1445 SE DIVISION ST PORTLAND, OR 97202-1139	
					Owner: ELIZABETH S HUNT 1445 SE DIVISION ST PORTLAND, OR 97202-1139	
16-261227-000-00-EA	1206 SW 19TH AVE, 97205 <i>Construction of a new 15 story mixed use apartment building. 268 apt units with some ground floor commercial. Below grade parking approximately 150 spaces.</i>	1S1E04BA 01400 AMOS N KINGS BLOCK 1 WLY 1/2 OF LOT 7&8	PC - PreApplication Conference	10/19/16		Application
			Applicant: SAMUEL SANDERSON C2K ARCHITECTURE, INC 1645 NW HOYT ST PORTLAND OR 97209		Owner: GILCO INVESTMENTS LLC 205 E 11TH ST #LL3 VANCOUVER, WA 98660-3311	
					Owner: GILCO INVESTMENTS I LLC 205 E 11TH ST #LL3 VANCOUVER, WA 98660-3311	
16-260728-000-00-EA	14601 SE DIVISION ST, 97236 <i>PROPOSAL IS FOR A NEW SELF-STORAGE BUILDING THAT IS MULTILEVEL AND APPROXIMATELY 85,000 SF.</i>	1S2E01CC 05600 SECTION 01 1S 2E TL 5600 0.84 ACRES	PC - PreApplication Conference	10/18/16		Application
			Applicant: MIKE GARRETT MAGELLAN ARCHITECTS 8383 158TH AVE., NE, SUITE 280 REDMOND WA 98052		Owner: JSP INVESTMENTS LLC PO BOX 3027 PORTLAND, OR 97208	
					Owner: DANIEL M LENZEN PO BOX 3027 PORTLAND, OR 97208	
16-262122-000-00-EA	1650 NW NAITO PKY - Unit 304, 97209 <i>New 17 story mixed use apartment building, 292 living units, first floor retail and parking, underground parking approximately 189 spaces. . Property to be divided prior to development.</i>	1N1E28DD 00400 WATSONS ADD LOT 1-10 TL 400	PC - PreApplication Conference	10/20/16		Application
			Applicant: TIM WYBENGA TVA ARCHITECTS 920 SW 6TH AVE SUTIE 1500 PORTLAND OR 97204		Owner: FREMONT PLACE LP 55 FRANCISCO ST #450 SAN FRANCISCO, CA 94133	
16-262911-000-00-EA	2014 SE 11TH AVE, 97214 <i>New 4 story 34 unit apartment building with 2000 SF of ground floor retail.</i>	1S1E02CD 17600 STEPHENS ADD BLOCK 126 LOT 2	PC - PreApplication Conference	10/21/16		Application
			Applicant: DANIEL CHILDS 733 SW OAK ST PORTLAND, OR 97205		Owner: STEVEN T DAY 2835 NE BROADWAY PORTLAND, OR 97232-1762	

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16-259769-000-00-EA	7619 SE 30TH AVE		Pre-Prmt Zoning Plan Chck.1-2	10/17/16		Pending
<i>Pre-permit plan check for NSFR, which is being built on vacant lot.</i>						
		1S1E24BD 16401	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: PORTLAND HOUSEWORK'S LLC 5105 SW 45TH AVE #201 PORTLAND, OR 97221-3651	
16-261274-000-00-EA	4200 SE 82ND AVE, 97266		Pre-Prmt Zoning Plan Chck.Oth	10/19/16		Pending
<i>PROPOSAL IS TO BUILD A CARPORT ON TOP OF EXISTING PARKING SPACE FOR CONSUMERS WHO UTILIZE THE PICK-UP PROGRAM; ALSO, ADD A DIRECTIONAL SIGN ON THE FACADE OF CANOPY; ADD 4-6 DIRECTIONAL SIGNS THROUGHOUT THE PARKING LOT.</i>						
		1S2E09CC 00101 EASTPORT PLAZA LOT 1 TL 101	Applicant: VIRGINIA TSAI BRR ARCHITECTURE INC 6700 ANTIOCH PLAZA SUITE 300 MERRIAM KS 66204		Owner: WAL-MART REAL ESTATE BUSINESS TRUST PO BOX 8050 BENTONVILLE, AR 72712-8055	

Total # of Early Assistance intakes: 16

Final Plat Intakes

From: 10/17/2016

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-125979-000-00-FP	8123 N IVANHOE ST, 97203	FP - Final Plat Review		10/19/16		Application
<p><i>Approval of a Preliminary Plan for a 2 lot partition, that will result in 2 single-dwelling or duplex lots as illustrated with Exhibit C-1, subject to the following conditions:</i></p> <p><i>The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access for development on Parcel 2. 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.</i></p> <p><i>2. The minimum and maximum density for the lots in this land division are as follows:</i></p> <p><i>Lot Minimum Density Maximum Density</i> 11 unit 2 units 21 unit 2 units</p> <p><i>3. Street trees shall be shown on building permit plans and installed prior to final inspection approval of permits.</i></p>		1N1W12AB 02900	Applicant: JENNIE BRICKER JENNIE BRICKER LAND & WATER LAW 818 SW 3RD AVE, PMB 1517 PORTLAND OR 97204	Owner: HAROLD A JR SCHMELZER 8123 N IVANHOE ST PORTLAND, OR 97203-3809		

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-147332-000-00-FP	4605 NE 73RD AVE, 97218	FP - Final Plat Review		10/20/16		Application

Approval of a Preliminary Plan for a 6 lot subdivision, that will result in two standard lots and four narrow lots for attached housing as illustrated with Exhibits C.1-C.3, subject to the following conditions:

1N2E20AC 14900

Applicant:
SARAH RADELET
STRATA LAND USE PLANNING
PO BOX 90833
PORTLAND, OR 97290

Owner:
ADVANCE DESIGN BUILD LLC
4605 NE 73RD AVE
PORTLAND, OR 97218

SECTION 20 1N 2E
TL 14900 0.77 ACRES

A. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for NE 72nd Ave along with the new public streets (NE 73rd Ave and public pedestrian connection) that are extended into the site. The required right-of-way dedication must be shown on the final plat.

2. If required, 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.9-B.111. 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. The (Open Space) tract shall be noted on the plat as "Tract A: (Open space). A note must also be provided on the plat indicating that the tract will either be owned by the owner of Lot 4 or commonly owned and maintained by the owners of the adjacent lots within the subdivision.

4. Lots 5 and 6 may be reduced based on required street dedication along NE 72nd Ave beyond the allowed variations of Zoning Codes section 33.663.200.A provided they still meet the lot dimension regulations of 33.610.

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

Streets

1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage and the new public street extension into the site. The applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation, the Bureau of Environmental Services and the Portland Fire Bureau access and parking allowances for the required street frontage improvements. New street trees must meet the requirements of Urban Forestry. The applicant must also execute street and stormwater waivers of remonstrance.

2. The applicant shall provide a clearing and grading plan with the Zoning permit required for the tree preservation described in Condition C.1. The clearing and grading plan must substantially conform to the Preliminary Clearing and Grading Plan approved with this decision (Exhibit C.2) with the following additions:

"It must show stockpile areas;

"It must note that topsoil must be stockpiled on site and re-used to the extent practicable;

"Limits of disturbance

"Tree Preservation as required by condition C.1 below

Utilities

3. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in the new public street. The public sewer extension requires a Public Works Permit, which must be initiated and 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.

4. The applicant shall meet the requirements of the Water Bureau for providing plans and financial assurances for the water main extension in the new public street.

5. The applicant shall meet the requirements of the Fire Bureau and demonstrate adequate Fire Hydrant spacing and if required, the applicant shall meet the requirements of the Fire Bureau for installing a new fire hydrant. 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 installin

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

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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
16-261250-000-00-LU	2825 NE 63RD AVE, 97213 <i>Demo of existing garage located at zero lot line and construct new garage 16" off te rear property line.</i>	AD - Adjustment	Type 2 procedure	10/19/16		Pending
	1N2E29BC 06900 BELLE CREST BLOCK 10 LOT 3		Applicant: SUE FIRPO SL FIRPO DESIGN/CRAFT 420 NE 56TH AVE PORTLAND OR 97213		Owner: BENJAMIN R POLAS 2825 NE 63RD AVE PORTLAND, OR 97213-4607	
16-261205-000-00-LU	7022 SW 33RD AVE, 97219 <i>Adjustment request to allow a new detached ADU (which is proposed to be built on NE corner of lot) to be built with a 5' setback instead of 15' on 32nd Ave.</i>	AD - Adjustment	Type 2 procedure	10/19/16		Pending
	1S1E20AB 10500 LAUDENKREST LOT 15		Applicant: CHRISTOPHER B DEARTH 7022 SW 33RD AVE PORTLAND, OR 97219		Owner: ROSEMARY N FURFEY 7022 SW 33RD AVE PORTLAND, OR 97219 Owner: CHRISTOPHER B DEARTH 7022 SW 33RD AVE PORTLAND, OR 97219	
16-261887-000-00-LU	6816 NE 22ND AVE, 97211 <i>Adjustment to side setback 33.110.220 to 3 feet for garage expansion.</i>	AD - Adjustment	Type 2 procedure	10/20/16		Application
	1N1E14AD 18100 IRVINGTON PK BLOCK 81 LOT 8		Applicant: ERIC M CRESPO 6816 NE 22ND AVE PORTLAND, OR 97211		Owner: LYNN C DUNNAM 6816 NE 22ND AVE PORTLAND, OR 97211 Owner: ERIC M CRESPO 6816 NE 22ND AVE PORTLAND, OR 97211	
16-260541-000-00-LU	3212 SW FAIRMOUNT BLVD, 97201 <i>Adjustment request to height for NSFR.</i>	AD - Adjustment	Type 2 procedure	10/18/16		Pending
	1S1E09CC 07300 WINDSWEPT HEIGHTS LOT 8		Applicant: ERIC RYSTADT MAIN STREET DEVELOPMENT INC PMB 208 5331 SW MACADAM AVE SUITE 258 PORTLAND, OR 97239		Owner: MAIN STREET DEVELOPMENT INC 5331 SW MACADAM AVE #258 PORTLAND, OR 97239 Owner: ERIC J RYSTADT 5331 SW MACADAM AVE #258 PORTLAND, OR 97239	

Total # of LU AD - Adjustment permit intakes: 4

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-259748-000-00-LU	5726 NE 109TH AVE, 97220	CU - Conditional Use	Type 3 procedure	10/17/16		Pending
<i>Conditional Use Review in order for the existing recycling facility (Industrial Service use), which currently processes only dry waste, to a Waste-Related Use that would accept wet waste (aka garbage/non-recyclable materials).</i>						
	1N2E15CD 01100		Applicant: ALANDO SIMPSON CITY OF ROSES DISPOSAL & RECYCLING PO BOX 301427 PORTLAND, OR 97294		Owner: COR LLC PO BOX 30178 PORTLAND, OR 97294	
	PARKROSE & RPLT BLOCK 107 TL 1100					
Total # of LU CU - Conditional Use permit intakes: 1						
16-262148-000-00-LU	407 SW BROADWAY, 97205	DZ - Design Review	Type 2 procedure	10/20/16		Application
<i>Replace existing split system HVAC unit.</i>						
	1N1E34CC 04600		Applicant: JOHN JURJU JJ QUALITY BUILDERS 10117 SE SUNNYSIDE ROAD #F-1255 CLACKAMAS, OR 97015		Owner: UBCT PARTNERSHIP 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201	
	PORTLAND BLOCK 214 LOT 1-8 LAND ONLY SEE R246454 (R667722981) FOR IMPS					
Total # of LU DZ - Design Review permit intakes: 1						
16-262957-000-00-LU	3641 SW 44TH AVE, 97221	EV - Environmental Violation	Type 2 procedure	10/21/16		Application
<i>Review for foot bridge and restoration plan for Fanno creek crossing within the c zone. CC 16-175477.</i>						
	1S1E08CB 03800		Applicant: MAHARSHI M CHAUHAN 3641 SW 44TH AVE PORTLAND, OR 97221		Owner: MAHARSHI M CHAUHAN 3641 SW 44TH AVE PORTLAND, OR 97221	
	MONTMORE BLOCK A LOT 2				Owner: THAO NGUYEN 3641 SW 44TH AVE PORTLAND, OR 97221	
Total # of LU EV - Environmental Violation permit intakes: 1						
16-259451-000-00-LU	2828 NE 24TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	10/17/16		Pending
<i>Replace window (48"x38").</i>						
	1N1E25BC 06800		Applicant: ALICIA S LIEBERT 2828 NE 24TH AVE PORTLAND, OR 97212		Owner: MARK A LIEBERT 2828 NE 24TH AVE PORTLAND, OR 97212	
	GLENEYRIE BLOCK 1 LOT 1 N 14 1/2' OF LOT 2				Owner: ALICIA S LIEBERT 2828 NE 24TH AVE PORTLAND, OR 97212	

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16-262007-000-00-LU	2322 NE 25TH AVE, 97212 <i>Addition of new bay for bathroom expansion at rear of the home.</i>	HR - Historic Resource Review	Type 1 procedure new	10/20/16		Application
	1N1E25CB 06600 BRAZEE ST ADD BLOCK 3 LOT 15&16		Applicant: ARAM IRWIN ARAM IRWIN DESIGN 5333 SW CUSTER ST PORTLAND OR 97219		Owner: JOHN A ROGERS 2322 NE 25TH AVE PORTLAND, OR 97212-4834 Owner: CHARLENE E ROGERS 2322 NE 25TH AVE PORTLAND, OR 97212-4834	
16-262986-000-00-LU	2405 NE 19TH AVE, 97212 <i>New construction on the rear of the home to include 1st floor porch, and stairs with conversion of window and door to french doors and 2nd story sleeping porch expansion with window removal to be replaced with french doors, keeping in the Arts and Crafts character of the home.</i>	HR - Historic Resource Review	Type 2 procedure	10/21/16		Application
	1N1E26DB 10400 IRVINGTON BLOCK 37 S 37 1/2' OF LOT 5 N 1/2 OF LOT 6		Applicant: BRYAN G LAMONTAGNE 2405 NE 19TH AVE PORTLAND, OR 97212		Owner: JULIE B LAMONTAGNE 2405 NE 19TH AVE PORTLAND, OR 97212 Owner: BRYAN G LAMONTAGNE 2405 NE 19TH AVE PORTLAND, OR 97212	
Total # of LU HR - Historic Resource Review permit intakes: 3						
16-262654-000-00-LU	9559 SE TENINO CT, 97266 <i>Divide lot into two parcels. Existing house to remain. No new street.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	10/21/16		Application
	1S2E21DC 01900 CRYSTAL VIEW AC W 200' OF LOT 16 EXC N 75' W 200' OF LOT 17 EXC PT IN ST		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND, OR 97290		Owner: MARICRUZ CARRERA-PADILLA 7924 SE 16TH AVE PORTLAND, OR 97202 Owner: JORGE PADILLA 7924 SE 16TH AVE PORTLAND, OR 97202	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						
16-259565-000-00-LU	8320 SE 89TH AVE, 97266 <i>Tree Review for amending the tree preservation plan (removal of a protected tree due to it being located in a public utility easement and will need to be removed).</i>	TR - Tree Review	Type 2 procedure	10/17/16		Pending
	1S2E21CD 01307 PARTITION PLAT 1992-73 LOT 1		Applicant: ANTE SKORO CLEARWATER HOMES LLC PO BOX 2885 CLACKAMAS, OR 97015		Owner: BOUNSONG SOMSANITH 8320 SE 89TH AVE PORTLAND, OR 97266 Owner: SENGTHAVY SOMSANITH 8320 SE 89TH AVE PORTLAND, OR 97266	

Total # of LU TR - Tree Review permit intakes: 1

Total # of Land Use Review intakes: 12