

Early Assistance Intakes

From: 12/5/2016

Thru: 12/11/2016

Run Date: 12/12/2016 08:24:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-282880-000-00-EA	1961 NW GLISAN ST, 97209		EA-Zoning & Inf. Bur.- w/mtg	12/6/16		Pending
	<i>PROPOSAL TO RENOVATE PLAYGROUND WITH NEW EQUIPMENT AND PERVIOUS/IMPERVIOUS SURFACING. INSTALLATION OF PORTLAND LOO AND ASSOCIATED UTILITIES. COLLECT AND MANAGE STORMWATER ON-SITE IN STORMWATER PLANTERS. REPAIR AND REPLACE BRICK PLAZA PAVING FOR ADA.</i>	1N1E33AC 08200 COUCHS ADD BLOCK 273 LOT 1-14 LOT 15-18 EXC W 1'	Applicant: GARY DATKA PORTLAND PARKS AND RECREATION 1120 SW 5TH AVE SUITE 1302 PORTLAND, OR 97204		Owner: SCHOOL DISTRICT NO 1(LEASED) PO BOX 3107 PORTLAND, OR 97208-3107	
16-282039-000-00-EA	6144 SE FOSTER RD, 97206		EA-Zoning & Inf. Bur.- w/mtg	12/5/16		Pending
	<i>Partial Demo and remodel of existing retail building.</i>	1S2E07DD 06900 J F LYNDS ADD BLOCK 1 LOT 1-10	Applicant: RYAN SCHERA DEACON DEVELOPMENT 901 NE GLISAN ST # 100 PORTLAND OR 97214 Applicant: MICHAEL PARSHALL WOODBLOCK ARCHITECTURE 107 SE WASHINGTON ST SUITE 250 PORTLAND OR 97214		Owner: WINSON INTERNATIONAL LLC 17552 CLOVERDALE WAY EASTVALE, CA 92886	
16-283539-000-00-EA	12150 NE AIRPORT WAY		EA-Zoning & Inf. Bur.- w/mtg	12/9/16		Application
	<i>CONSTRUCT NEW 3,000 SF MINI MARKET AND PUBLIC FUEL SERVICE FACILITY WITH DOUBLE-WALL UNDERGROUND STORAGE TANKS AND PIPING FOR PETROLEUM PRODUCTS.</i>	1N2E14C 00602 PARTITION PLAT 1999-27 LOT 2	Applicant: Caryl Pinner Barghausen Consulting Engineers, Inc. 18215 72ND AVE S KENT WA 98032		Owner: HUOYENG INVESTMENTS LLC PO BOX 872043 VANCOUVER, WA 98687	
16-283460-000-00-EA	5640 NE KILLINGSWORTH ST, 97218		EA-Zoning & Inf. Bur.- w/mtg	12/7/16		Application
	<i>PROPOSAL IS TO DEVELOP SITE WITH UP TO 15 UNITS RESIDENTIAL HOUSING.</i>	1N2E19AB 00100 SECTION 19 1N 2E TL 100 0.77 ACRES	Applicant: DAVID BONN HABITAT FOR HUMANITY - PORTLAND/METRO EAST 1478 NE KILLINGSWORTH STREET 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	
16-282318-000-00-EA	2133 N ARGYLE ST, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/6/16		Pending
	<i>This project is for a mixed use/mixed income multi-family residential development. Approximately 15,000 sf commercial/retail with 215 apartment units.</i>	1N1E09AC 00600 SECTION 09 1N 1E TL 600 0.92 ACRES	Applicant: BILL LANNING MWA ARCHITECTS 70 NW COUCH ST #401 PORTLAND, OR 97209		Owner: TRI-COUNTY METROPOLITAN 4012 SE 17TH AVE PORTLAND, OR 97202-3940	

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16-281549-000-00-EA	1825 NE 108TH AVE, 97220		EA-Zoning Only - w/mtg	12/5/16		Pending
	<i>Follow up EA - with planner only - to discuss in more depth - questions surround the CU and what will be needed for LUR.</i>	1N2E27CD 11100 CASMUR BLOCK 21&22 TL 11100	Applicant: ANDREW TULL 3J CONSULTING INC 5075 SW GRIFFITH DR, STE 150 BEAVERTON OR 97005		Owner: OREGON BAPTIST RETIREMENT 1825 NE 108TH AVE PORTLAND, OR 97220 Owner: HOMES 1825 NE 108TH AVE PORTLAND, OR 97220	
16-282597-000-00-EA	6647 SE 64TH AVE, 97206		EA-Zoning Only - w/mtg	12/6/16		Pending
	<i>Proposal to Divide land into 2-3 lots, existing home to remain. Questions about the large tree on property and development options.</i>	1S2E20BB 06800 BRENTWOOD & SUB BLOCK 25 N 108' OF LOT 4	Applicant: ROBERT PRICE PLANNING AND DEVELOPMENT SERVICES 3935 NE 72ND AVENUE PORTLAND OR 97213		Owner: JUN SLICK 1255 NW 9TH AVE, UNIT 1006 PORTLAND, OR 97209	
16-283875-000-00-EA	, 97203		EA-Zoning Only - w/mtg	12/9/16		Application
	<i>Removal of accumulated sediment from the channel connecting Smith and Bybee Lakes. The disposal of the sediment in adjacent emergent wetlands to allow the growth of trees and shrubs; a habitat type that has diminished in acreage in recent years.</i>	2N1E31 00400 SECTION 31 2N 1E TL 400 105.50 ACRES	Applicant: JOHN VAN STAVEREN PACIFIC HABITAT SERVICES, INC 9450 SW COMMERCE CIRCLE SUITE 180 WILSONVILLE OR 97070		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	
16-281887-000-00-EA	, 97212		PC - PreApplication Conference	12/5/16		Pending
	<i>New construction of a 6-story, multi-family, 77-unit, mixed-used building with ground floor retail and an outdoor plaza on the south side of the property. Stormwater managed through onsite drywell.</i>	1N1E27DD 08700 HOLLADAYS ADD BLOCK 244 LOT 7&8	Applicant: KEGAN FLANDERKA WORKS PROGRESS ARCHITECTURE 811 SE STARK ST # 210 PORTLAND OR 97206		Owner: ENT VENTURES V LLC 1825 NW 23RD AVE PORTLAND, OR 97210	
16-283991-000-00-EA	418 SW 2ND AVE, 97204		PC - PreApplication Conference	12/9/16		Application
	<i>New 20-story mixed-use building with ground floor retail, office space on floors 2-8, and 182 multi-family units on floors 9-20, with 4 floors of below-grade parking.</i>	1N1E34CD 08500 PORTLAND BLOCK 38 LOT 7&8	Applicant: AUGSTIN ENRIQUEZ GBD ARCHITECTS 1120 NW COUCH STREET #300 PORTLAND OR 97209		Owner: BLOCK 38 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204	

Total # of Early Assistance intakes: 10

Final Plat Intakes

From: 12/5/2016

Thru: 12/11/2016

Run Date: 12/12/2016 08:24:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-195679-000-00-FP	7450 SE 152ND AVE, 97236	FDP - Final Dev Plan Review		12/6/16		Application
<i>Approval of a Preliminary Plan for a 16 lot subdivision, that will result in standard lots, as illustrated with Exhibits H.8 and H.12.</i>		1S2E24AC 04200	Applicant: KEITH JONES		Owner: LF II 152 LLC	
<i>Approval of a Tree Review for tree removal within the Johnson Creek Plan District, South Subdistrict, as illustrated with Exhibit H.8 and H.12.</i>		SECTION 24 1S 2E TL 4200 2.08 ACRES	HARPER HOUF PETERSON RIGHELLIS INC 205 SE SPOKANE ST PORTLAND, OR 97202		5285 MEADOWS RD #161 LAKE OSWEGO, OR 97035	
<i>Both approvals are subject to the following conditions:</i>						
Total # of FP FDP - Final Dev Plan Review permit intakes: 1						

Final Plat Intakes

From: 12/5/2016

Thru: 12/11/2016

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-147500-000-00-FP	3610 SE 141ST AVE - Unit A, 97236	FP - Final Plat Review		12/7/16		Application

Approval of a Preliminary Plan for a 2-parcel partition that will result in one standard lot (Parcel 1) and one flag lot (Parcel 2) as illustrated with Exhibit C. 1, subject to the following conditions:

1S2E11DA 00900

SECTION 11 1S 2E
TL 900 0.26 ACRES

Applicant:
COLLEEN SPURGEON
TOWNSHIP SURVEYS LLC
1415 WASHINGTON ST
OREGON CITY, OR 97045

Owner:
NORTHWEST INVESTMENT
HOLDINGS LLC
PO BOX 1152
GIG HARBOR, WA 98335

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use, BES, and Fire 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;*
- "Stormwater management facilities for Parcels 1 and 2, including the driveway on Parcel 2, to the satisfaction of the Bureau of Environmental Services;*
- "Any other information specifically noted in the conditions listed below.*

B. 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 Water Bureau concerning relocation of the water service connection to the existing home to remain on Parcel 1.

3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. 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.

4. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcel 1, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Parcel 2, if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.

Existing Development

5. The applicant must remove the shed on Parcel 2. The applicant must submit before and after photos of the removal (with the same perspective).

6. The applicant must obtain a permit and receive final inspection for 2 parking spaces on proposed Parcel 1 (originally required in land division case MCF 42-79). Existing parking may be used to meet this requirement. All parking must

7. Existing parking may be used to meet this requirement. All parking must meet the standards of 33.266.120, Development Standards for Houses and Duplexes. The permit plans must include the note: This permit fulfills requirements of Condition B.6 of LU 15-147500. The parking spaces must also be shown on the supplemental plan.

7. The applicant must either plant new trees on Parcel 1 or make a payment in lieu of planting, per the provisions of 11.50.050. If trees are planted on Parcel 1, a finalized Zoning Permit must be obtained and the trees must also be shown on the supplemental plan. The permit plans must include the note: This permit fulfills requirements of Condition B.7 of LU 15-147500.

8. The applicant must meet the requirements of BES for the stormwater systems on the existing house to remain on Parcel 1. Specifically, the gutters and downspouts must direct water to an approved disposal point that meets setback requirements from the new lot lines. The location of these features must be shown on the supplemental plan. If modifications to the system are required by BES, the applicant must obtain finalized plumbing permits for this work prior to final plat approval.

Required Legal Documents

9. If the Fire Bureau requires an Acknowledgement of Special Land Use Conditions, the applicant shall execute the acknowledgement to the satisfaction of the Fire Bureau.

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-270051-000-00-FP	532 NE 155TH AVE, 97230	FP - Final Plat Review		12/5/16		Application

Approval of a Preliminary Plan for a 2-parcel partition with a new private street, that will result in 2 single-dwelling parcels as illustrated with Exhibits C.1-C.4, 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 stormwater management system for the existing house on Parcel 1;*
- "Any other information specifically noted in the conditions listed below.*

B. The final plat must show the following:

- 1. The applicant shall meet the street dedication requirements of the City Engineer for NE 155th Avenue. The required 2-foot right-of-way dedication must be shown on the final plat.*
- 2. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street ".*
- 3. 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 C.9, C.10 and C.11 below. The recording blocks shall, at a minimum, include language substantially similar to the following example:
 ""A Declaration of Maintenance Agreement for Private Street (Tract A) has been recorded as document no. _____, Multnomah County Deed Records."
 ""An Acknowledgement of Special Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records."
 ""A Declaration of Covenant Requiring Front Yard Trees has been recorded as document no. _____, Multnomah County Deed Records."*

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 public 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.*
- 2. The applicant shall submit an application for a Site Development Permit for construction of the private street and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibits C.1 - C.3 and the Private Street Administrative Rule, and must address the following:*

1N2E36AC 03002

PARTITION PLAT 1998-19
 LOT 1&2 TL 3002

Applicant:
 LYUBOV SEMENYUTA
 74 SW 175TH AVE
 BEAVERTON, OR 97006

Owner:
 ILYA SEMENYUTA
 74 SW 175TH AVE
 BEAVERTON, OR 97006

Owner:
 LYUBOV SEMENYUTA
 74 SW 175TH AVE
 BEAVERTON, OR 97006

a. The design for the private street must include a driveway approach and curb cut in a location that can provide access to the new parking space required on Parcel 1, with the existing house that will remain.

b. The applicant shall provide a clearing and grading plan that shows the following:

"Stockpile areas;

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

"The disturbance area may be increased to include stockpiling and vehicle maneuvering area related to private street construction.

c. The applicant must meet Site Development requirements to submit a pervious pavement protection plan and construction management plan showing how the pervious pavement will be protected from contamination by soil during the construction of the private right-of-way improvements and the development on the individual parcels.

3. The applicant shall furnish a financial guarantee of performance, as approved by the Bureau of Development Services, for 125 percent of the estimated construction cost for the private street and all required site development improvements. The applicant shall provide an engineer's estimate of the cost

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

Total # of Final Plat intakes: 3

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-283355-000-00-LU	5631 N GREELEY AVE, 97217	AD - Adjustment	Type 2 procedure	12/7/16		Application
	<i>Adjustment request for setback reduction on the structure in "the back of the property". Currently - the 2nd floor of that back building is un-permitted. They are going through the building permit process (see RS 16-104670) to have it permitted. It was built/added in the 50's when a different owner owned the property. The permit was never finalized back then.</i>	1N1E16CD 14300	Applicant: SARAH Y PERELSTEIN 5625 N GREELEY AVE PORTLAND, OR 97217		Owner: SARAH Y PERELSTEIN 5625 N GREELEY AVE PORTLAND, OR 97217	
16-282680-000-00-LU	10215 SE FOSTER RD, 97266	AD - Adjustment	Type 2 procedure	12/6/16		Pending
	<i>Adjustment to landscape requirement for change of use. This property is within the 100yr Flood Plain.</i>	1S2E15CC 07300 MCKINLEY PK BLOCK 14 LOT 8 LAND & IMPS SEE R215723 (R551002501) FOR BILLBOARD	Applicant: Dave Spitzer DMS Architects Inc. 2325 NE 19TH AVE PORTLAND, OR 97212		Owner: TOP TREE LLC 12433 SE SCHERRER ST HAPPY VALLEY, OR 97086	
16-283866-000-00-LU	1526 N HOLMAN ST	AD - Adjustment	Type 2 procedure	12/9/16		Application
	<i>Adjustment to minimum lot width due to PLA to move property line from under (literally under) the adjacent existing house.</i>	1N1E16DA 09501 ROSALIND ADD BLOCK 6 LOT 3	Applicant: DAN WILLIAMS FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: HOLMAN STREET CONDOS LLC 3330 NW YEON AVE #100 PORTLAND, OR 97210-1531	
Total # of LU AD - Adjustment permit intakes: 3						
16-283842-000-00-LU	7931 NE HALSEY ST, 97213	DZ - Design Review	Type 2 procedure	12/9/16		Application
	<i>Add one antenna on the west side of the roof. See LU 06-123508 DZ</i>	1N2E29DD 10900 GLENHAVEN PK & SUB LOT 36&37 TL 10900 DEFERRED ADDITIONAL TAX LIABILITY	Applicant: TOM MCAULIFFE FDH VELOCITEL 4004 KRUSE WAY LAKE OSWEGO, OR 97035		Owner: NACM NORTHWEST CO 7931 NE HALSEY ST #103 PORTLAND, OR 97213-6761	
16-283891-000-00-LU		DZ - Design Review	Type 2 procedure	12/9/16		Application
	<i>Minor changes to LU 16-134889 DZM</i>	1N1E34BB 02635 HOYT STREET YARDS NO 2 LOT 29-32	Applicant: LESLIE CLIFF BORA ARCHITECTS 720 SW Washington St., Suite 800 Portland, OR 97205		Owner: HOYT STREET PROPERTIES LLC 1022 NW MARSHALL ST #270 PORTLAND, OR 97209-2989	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-283394-000-00-LU	5009 N INTERSTATE AVE, 97217 <i>PROPOSAL IS FOR NEW CONSTRUCTION OF MULTI-STORY APARTMENT BUILDING. EXISTING BUILDINGS WILL BE DEMOLISHED.</i>	DZ - Design Review	Type 2 procedure	12/7/16		Application
	1N1E21AA 22500 RIVERSIDE ADD BLOCK 12 LOT 13&14 EXC PT IN ST		Applicant: BOB THOMPSON THOMPSON VAIVODA & ASSOCIATES 920 SW 6TH, STE 1500 PORTLAND OR 97204 Applicant: JOHN JAMIEL TVA ARCHITECTS 920 SW 6TH AVE SUITE 1500 PORTLAND OR 97204		Owner: HELEN'S INVESTMENT 14608 SE 28TH ST VANCOUVER, WA 98683 Owner: PROPERTY LLC 14608 SE 28TH ST VANCOUVER, WA 98683	
16-283501-000-00-LU	8614 N CRAWFORD ST, 97203 <i>PROPOSAL IS TO BUILD A FIVE STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT OF APPROX. 157 APARTMENTS. THE GROUND LEVEL INCLUDES THE ENTRY LOBBY, PARKING, UTILITY SPACES, WALK-UP APARTMENTS AND AMENITY SPACES. THE SECOND FLOOR ROOF TERRACE WILL HAVE AN ECO-ROOF AND RAISED PLANTER AREAS ALONG WITH PRIVATE TERRACES AT EACH OF THE APARTMENTS FACING THE ECO-ROOF.</i>	DZ - Design Review	Type 2 procedure	12/7/16		Application
	1N1W12BD 06100 JAMES JOHNS ADD FRACTIONAL BLOCKS BLOCK 5 TL 6100		Applicant: RICHARD DOBROT GBD ARCHITECTS 1120 NW COUCH ST #300 PORTLAND OR 97209 Applicant: MONTE YPMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND, OR 97209		Owner: PACIFIC EQUIPMENT 8316 N LOMBARD ST PMB 451 PORTLAND, OR 97203-3727 Owner: RENTAL COMPANY 8316 N LOMBARD ST PMB 451 PORTLAND, OR 97203-3727	
16-283373-000-00-LU	, 97201 <i>TWO HIGH-RISE RESIDENTIAL TOWERS, EACH BUILDING CONSISTING OF AROUND 7,000SF OF RETAIL AND 300-550 MARKET RATE APARTMENTS AND BELOW GRADE PARKING.</i>	DZ - Design Review	Type 3 procedure	12/7/16		Application
	1S1E10DB 00300 SECTION 10 1S 1E TL 300 7.68 ACRES		Applicant: SUSAN MAKRIS GBD ARCHITECTS INC 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209 Applicant: JONATHAN STONE PROMETHEUS 1900 SOUTH NORFOLK ST., SUITE 150 SAN MATEO CA 94403		Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403	
Total # of LU DZ - Design Review permit intakes: 5						
16-282848-000-00-LU	6620 N RICHMOND AVE, 97203 <i>PROJECT IS A NEW FIVE STORY MULTI-FAMILY APARTMENT BUILDING WITH ONE LEVEL OF SUB-GRADE PARKING.</i>	DZM - Design Review w/ Modifications	Type 2 procedure	12/6/16		Application
	1N1W12DB 05100 SECTION 12 1N 1W TL 5100 0.54 ACRES		Applicant: JOSHUA LUPKIN SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209		Owner: MAINLAND NORTH RICHMOND LLC 118 16TH AVE S NASHVILLE, TN 37203	

Land Use Review Intakes

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16-283375-000-00-LU	, 97201 <i>NEW CONSTRUCTION OF TWO SEVEN STORY MIXED-USE BUILDINGS, EACH BUILDING CONSISTING OF APPROX. 5,000 SF OF RETAIL, 200-300 MARKET RATE APARTMENTS AND 150-250 OFF-STREET PARKING STALLS IN ONE LEVEL OF STRUCTURED UNDERGROUND PARKING AND A PARTIAL LEVEL OF STRUCTURED AT-GRADE PARKING.</i>	DZM - Design Review w/ Modifications 1S1E10DB 00300 SECTION 10 1S 1E TL 300 7.68 ACRES	Type 3 procedure Applicant: SUSAN MAKRIS GBD ARCHITECTS INC 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209 Applicant: JONATHAN STONE PROMETHEUS 1900 SOUTH NORFOLK ST., SUITE 150 SAN MATEO CA 94403	12/7/16		Application Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403
16-284073-000-00-LU	1440 SW TAYLOR ST, 97205 <i>REQUEST IS FOR APPROVAL OF A TYPE III DESIGN REVIEW TO ALLOW CONSTRUCTION OF A DEVELOPMENT OF A SEVEN STORY MIXED USE BUILDING, CONSISTING OF A FIVE-STORY WOOD FRAME BUILDING OVER A TWO LEVEL PODIUM WITH A CONCRETE STRUCTURE. 107 DWELLING UNITS.</i>	DZM - Design Review w/ Modifications 1N1E33DC 04200 PORTLAND BLOCK 308 LOT 7&8	Type 3 procedure Applicant: ROBERT LEEB LEEB ARCHITECTS 308 SW FIRST AVE #200 PORTLAND, OR 97204	12/9/16		Application Owner: C & R REALTY CO 9400 SW BARNES RD #400 PORTLAND, OR 97225
16-281912-000-00-LU	2222 NW RALEIGH ST, 97210 <i>New mixed-use building with 173 units, ground floor retail and 110 parking spaces. Vehicle ramp is proposed on NW Raleigh, with 2 modifications: bike parking width & vehicle parking width.</i>	DZM - Design Review w/ Modifications 1N1E28CD 04000 COUCHS ADD BLOCK 309 LOT 1&2 LOT 6&7&10	Type 3 procedure Applicant: KURT SCHULTZ SERA DESIGN & ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209	12/5/16		Pending Owner: 2222 RALEIGH LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403
16-283442-000-00-LU	1116 SW WASHINGTON ST, 97205 <i>PROJECT IS NEW CONSTRUCTION OF HIGH-RISE WITH UNDERGROUND PARKING, RETAIL ON FIRST TWO FLOORS, OFFICE SPACE OF UP TO SIX FLOORS AND UP TO 213 RESIDENTIAL UNITS.</i>	DZM - Design Review w/ Modifications 1N1E33DD 02200 PORTLAND BLOCK 256 LOT 1&2	Type 3 procedure Applicant: KIP STOREY ZGF ARCHITECTS 1223 SW WASHINGTON ST, STE 200 PORTLAND OR 97205 Applicant: JILL SHERMAN GERDING EDLEN 1477 NW EVERETT ST PORTLAND OR 97209	12/7/16		Application Owner: LOT-306 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204

Total # of LU DZM - Design Review w/ Modifications permit intakes: 5

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-283484-000-00-LU	, 97219	EN - Environmental Review	Type 2 procedure	12/7/16		Application
<p><i>PROPOSAL IS TO MODIFY THE EC AND EP ZONE BOUNDARIES AT TRYON CREEK STATE PARK MAIN ENTRANCE COMPLEX TO ACCURATELY REFLECT THE NATURAL RESOURCES AND FUNCTIONAL VALUES AT THE SITE.</i></p>						
	1S1E34 00200 SECTION 34 1S 1E TL 200 158.16 ACRES		Applicant: TIM BROOKS WINTERBROOK PLANNING 310 SW 4TH, STE 1100 PORTLAND OR 97204		Owner: OREGON STATE OF 525 TRADE ST SE SALEM, OR 97310	
Total # of LU EN - Environmental Review permit intakes: 1						
16-283903-000-00-LU	2215 NE 18TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	12/9/16		Application
<p><i>Replace front door. Rebuild front steps. Replace rotted garage door.</i></p>						
	1N1E26DB 12900 IRVINGTON BLOCK 49 LOT 4		Applicant: NATHANIEL PLOWMAN 2215 NE 18TH AVE PORTLAND, OR 97212		Owner: NATHANIEL PLOWMAN 2215 NE 18TH AVE PORTLAND, OR 97212 Owner: JULIA PLOWMAN 2215 NE 18TH AVE PORTLAND, OR 97212	
16-284057-000-00-LU	3404 NE 21ST AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	12/9/16		Application
<p><i>PROPOSAL IS TO REMOVE AN EXISTIN DOUBLE HUNG WINDOW AND SUBSTITUTE A LARGER DOUBLE HUNG WINDOW IN THE SAME LOCATION ON THE EAST FACADE OF THE RESIENCE. ALL ASPECTS OF THE NEW WINDOW WILL BE MATCHED. THE NEW WINDOW'S HEAD HEIGHT WILL REMAIN. THE TOTAL AREA AFFECTED WILL BE 15 SF.</i></p>						
	1N1E26AA 04200 IRVINGTON BLOCK 15 LOT 16		Applicant: MARK URBAN URBAN RESTORATION & CONSTRUCTION INC 4131 SW CONDOR AVE PORTLAND, OR 97239		Owner: SHANA H HAWLEY 3228 NE 20TH AVE PORTLAND, OR 97212 Owner: GREGORY B HAWLEY 3228 NE 20TH AVE PORTLAND, OR 97212	
16-281757-000-00-LU	87 NW 1ST AVE, 97209	HR - Historic Resource Review	Type 1x procedure	12/5/16		Pending
<p><i>Historic review for replacing existing parapet cap flashing, installing seismic upgrades for existing wood roof framing. Affected facade area is <500 sq ft.</i></p>						
	1N1E34DB 01000 COUCHS ADD BLOCK 12 LOT 5&8		Applicant: MILDRED WHITE BAMA ARCHITECTURE AND DESIGN LLC 1631 NE BROADWAY #754 PORTLAND OR 97232		Owner: SFII NAITO OLD TOWN LLC 260 CALIFORNIA ST #300 SAN FRANCISCO, CA 94111-4364	
16-284082-000-00-LU	1000 SW VISTA AVE, 97205	HR - Historic Resource Review	Type 3 procedure	12/9/16		Application
<p><i>TYPE II, TIER E, HISTORIC DESIGN REVIEW FOR EXTERIOR RENOVATION IMPROVEMENTS TO AN EXISTING 65 YEAR OLD NON-CONSTIBUTING BUILDING IN THE KING'S HILL HISTORIC DISTRICT.</i></p>						
	1N1E33CD 04200 JOHNSONS ADD BLOCK 3 LOT 1-12		Applicant: CHARLES KIDWELL LEEB ARCHITECTS 308 SW FIRST AVE #200 PORTLAND OR 97204		Owner: VISTA ST CLAIR APARTMENTS LLC 1000 SW VISTA AVE #114 PORTLAND, OR 97205	

Total # of LU HR - Historic Resource Review permit intakes: 4

Land Use Review Intakes

From: 12/5/2016

Thru: 12/11/2016

Run Date: 12/12/2016 08:24:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-282390-000-00-LU	, 97210	HRM - Historic Resource Review w/Modifications	Type 3 procedure	12/6/16		Pending
<p><i>New four story residential building with both structured and surface parking. Twenty one units are proposed and a total of 37 parking spaces. A roof deck is proposed.</i></p>						
	1N1E33CA 02400	MEADS ADD BLOCK 2 W 5' OF LOT 8 LOT 11 E 1/2 OF S 100' OF LOT 12	Applicant: EDWARD CRONIN WORKS PARTNERSHIP ARCHITECTURE 524 E BURNSIDE ST SUITE 320 PORTLAND OR 97214		Owner: FLANDERS PDX LLC 116 NE 6TH AVE #400 PORTLAND, OR 97232-2904	
			Applicant: KRISTEN PICKETT WORKS PARTNERSHIP ARCHITECTURE LLC 811 SE STARK ST PORTLAND, OR 97214			
Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 1						
16-283963-000-00-LU	3299 SE 115TH AVE, 97266	LDS - Land Division Review (Subdivision)	Type 1x procedure	12/9/16		Application
<p><i>Divide into 3 lots plus a private street. Existing house to be demolished.</i></p>						
	1S2E10AC 07000	MCGREWS TR BLOCK 3 LOT 9	Applicant: RICHARD GEORGESCU RSG ENGINEERING CO 16802 NE 152ND AVE BRUSH PRAIRIE, WA 98606		Owner: MIKE ILIE-NICOLOF 3132 SE 115TH AVE PORTLAND, OR 97266-1142	
					Owner: CLAUDIU ILIE-NICOLOF 3132 SE 115TH AVE PORTLAND, OR 97266-1142	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
16-282701-000-00-LU	5029 SE DIVISION ST, 97215	NU - Nonconforming Situations Review	Type 2 procedure	12/9/16		Application
<p><i>Existing building in the R1 zone. Structure has been historically been used for office looking to change to a Pub.</i></p>						
	1S2E06CD 21500	51ST STREET ADD BLOCK 1 S 1/2 OF E 25' OF LOT 18 S 1/2 OF LOT 19	Applicant: DAVE SPITZER DMS ARCHITECTS 2325 NE 19TH Ave PORTLAND OR 97212		Owner: STONE CREEK BUILDING AND 10117 SE SUNNYSIDE RD #F502 CLACKAMAS, OR 97015	
					Owner: DEVELOPMENT INC 10117 SE SUNNYSIDE RD #F502 CLACKAMAS, OR 97015	
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						
Total # of Land Use Review intakes: 21						