

Early Assistance Intakes

From: 12/1/2016

Thru: 12/31/2016

Run Date: 1/5/2017 08:30:22

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-291429-000-00-EA	1510 NE MULTNOMAH ST, 97232		DA - Design Advice Request	12/27/16		Pending
	<i>PROPOSAL IS TO DEVELOP THE EXISTING PARKING EAST OF SEARS AND THE SITE CURRENTLY OCCUPIED BY LLOYD CINEMAS INTO A MIXED USE COMMUNITY. THEY SUBMITTED FOR THEIR TYPE III LAND USE REVIEW SAME DAY (SEE LU 16-291413).</i>	1N1E35AB 07100 HOLLADAYS ADD BLOCK 172&173 TL 7100	Applicant: MARK SCHMIDT HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: CAPREF LLOYD CENTER LLC 2201 LLOYD CENTER PORTLAND, OR 97232-1315	
16-286391-000-00-EA	901 NE LLOYD CENTER, 97232		DA - Design Advice Request	12/14/16		Pending
	<i>Design Advice Request for the remodel of an existing 3-story mall anchor building (changing from an anchor building to multiple different stores). Please see PC 16-211779.</i>	1N1E35BA 00200 HOLLADAYS ADD BLOCK 114&115 TL 200	Applicant: BILL BAILEY WATERLEAF ARCHITECTURE, LLC 419 SW 11TH AVE #200 PORTLAND OR 97205		Owner: CAPREF LLOYD II LLC 8343 DOUGLAS AVE #200 DALLAS, TX 75225	
16-280804-000-00-EA	3721 SE 122ND AVE, 97266		EA-Zoning & Inf. Bur.- no mtg	12/2/16		Completed
	<i>Convert SFR & shop into 15 apartments. Consolidate 2 lots. The existing building crosses the property line of the two lots, and the smaller lot (R278059) is non conforming R1. Upgrade parking to meet zoning code and add filtration planter.</i>	1S2E10DA 02500 SUBURBAN HMS CLUB TR BLOCK B S 32.3' OF E 120' OF LOT 5 EXC PT IN ST N 46.7' OF E 120' OF LOT 6 EXC PT IN ST	Applicant: JOE KARMAN JOSEPH A KARMAN ARCHITECTS PC PO BOX 14631 PORTLAND, OR 97293		Owner: PARKE EAST LLC 8420 N SMITH ST PORTLAND, OR 97203	
16-287615-000-00-EA	3441 SE GLADSTONE ST, 97202		EA-Zoning & Inf. Bur.- no mtg	12/16/16		Pending
	<i>DEMO ONE EXISTING BUILDING ON SITE WHILE KEEPING THE OTHER. TWO 7-UNIT APARTMENTS WILL BE BUILT ON NORTHERN PORTION OF LOT. EXISTING BUILDING WILL BECOME 6-UNIT TOWNHOMES. ON-SITE PARKING WILL BE PROVIDED.</i>	1S1E12DC 03100 SECTION 12 1S 1E TL 3100 0.54 ACRES	Applicant: SCHUYLER SMITH POLYPHON ARCHITECTURE & DESIGN, LLC 412 NW COUCH ST, #309 PORTLAND, OR 97209		Owner: SEWELL PROPERTIES LLC 5717 SE MITCHELL ST PORTLAND, OR 97206-4847 Owner: MARK DESBROW GREEN LIGHT DEVELOPMENT 3050 SE DIVISION ST, STE 235 PORTLAND, OR 97202	
16-289613-000-00-EA	4332 SE MADISON ST, 97215		EA-Zoning & Inf. Bur.- w/mtg	12/21/16		Pending
	<i>Divide into 2 parcels and build one attached townhome and 1 detached ADU per lot. The townhomes will be attached to one another and the ADUs will also be attached to each other.</i>	1S2E06BC 17900 GLENCOE PK BLOCK 16 LOT 3	Applicant: DAN WILLIAMS FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: 3959 NE MALLORY LLC 4332 SE MADISON ST PORTLAND, OR 97215	
16-290174-000-00-EA	8608 N LOMBARD ST, 97203		EA-Zoning & Inf. Bur.- w/mtg	12/22/16		Pending
	<i>New mixed-use building.</i>	1N1W12BA 06600 JAMES JOHNS ADD BLOCK 39 SELY 1/2 OF LOT 4 EXC PT IN ALLEY	Applicant: SIENNA SHIGA JONES ARCHITECTURE 1231 NW HOYT ST #404 PORTLAND OR 97209		Owner: ST JOHN-3 LLC 10260 SW GREENBURG RD #1180 PORTLAND, OR 97223	

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16-289810-000-00-EA	4315 NW ST HELENS RD, 97210		EA-Zoning & Inf. Bur.- w/mtg	12/21/16		Pending
	<i>PROPOSAL AT FOREST PARK ENTRANCE AND NATURE CENTER. PLANNED IMPROVEMENTS: 1) NATURE CENTER WITH RESTROOMS, 2)ACCESS DRIVE AND PARKING WITH ADA SPACES AND BUS PARKING; 3) TRAILHEAD AND ACCESSIBLE PATHWAYS CONNECT TO FOREST PARK;4) STREET FRONTAGE IMPROVEMENTS</i>	1N1E19CA 00100 SECTION 19 1N 1E TL 100 2.31 ACRES	Applicant: BRITTA HERWIG CITY OF PORTLAND PARKS AND RECREATION 1120 SW 5TH SUITE 1302 PORTLAND OR 97204		Owner: PORTLAND CITY OF(BUREAU OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912 Owner: PARKS 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912 Owner: RECREATION 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
16-289192-000-00-EA	6723 NE KILLINGSWORTH ST, 97218		EA-Zoning & Inf. Bur.- w/mtg	12/20/16		Pending
	<i>PROPOSAL IS FOR REMODEL OF AN EXISTING ONE STORY BUILDING AND SURROUNDING SITE WITH 42 PARKING STALLS AND TWO ADA PARKING SPACES. SITE MAY BE SEPARATED INTO TWO PARTS BY A PROPERTY LINE ADJUSTMENT.</i>	1N2E17CD 02000 SECTION 17 1N 2E TL 2000 1.87 ACRES	Applicant: TODD LASHER TODD LASHER ARCHITECT 5632 N ATLANTIC AVE PORTLAND, OR 97217		Owner: TONY DEFALCO LIVING CULLY PLAZA LLC 6899 NE COLUMBIA BLVD, #A PORTLAND, OR 97218	
16-289109-000-00-EA	10414 NE HALSEY ST, 97220		EA-Zoning & Inf. Bur.- w/mtg	12/20/16		Pending
	<i>PROPOSAL IS TO TRANSFORM THIS TWO LEVEL STRUCTURE (WHICH IS CURRENTLY A HARDWARE STORE AND SADDLE SHOP WITH APARTMENT UNIT ON SECOND LEVEL) TO AN URBAN WINERY WITH PRODUCTION, TASTING ROOM, OFFICES AND STORAGE AREAS. APARTMENT UNIT WITH MINOR UPGRADES WILL STAY AS IS.</i>	1N2E34BB 00900 SECTION 34 1N 2E TL 900 0.27 ACRES	Applicant: SHEM HARDING DECA ARCHITECTURE, INC 935 SE ALDER ST PORTLAND OR 97214		Owner: ELVIN D MANN 10414 NE HALSEY ST PORTLAND, OR 97220 Owner: JOHN H MANN 10414 NE HALSEY ST PORTLAND, OR 97220	
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	

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16-282039-000-00-EA	6144 SE FOSTER RD, 97206 <i>Partial Demo and remodel of existing retail building.</i>	1S2E07DD 06900 J F LYNDS ADD BLOCK 1 LOT 1-10	EA-Zoning & Inf. Bur.- w/mtg	12/5/16		Pending
			Applicant: RYAN SCHERA DEACON DEVELOPMENT 901 NE GLISAN ST # 100 PORTLAND OR 97214		Owner: WINSON INTERNATIONAL LLC 17552 CLOVERDALE WAY EASTVALE, CA 92886	
			Applicant: MICHAEL PARSHALL WOODBLOCK ARCHITECTURE 107 SE WASHINGTON ST SUITE 250 PORTLAND OR 97214			
16-283539-000-00-EA	12150 NE AIRPORT WAY <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	EA-Zoning & Inf. Bur.- w/mtg	12/9/16		Pending
			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 <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	EA-Zoning & Inf. Bur.- w/mtg	12/7/16		Pending
			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	
16-291662-000-00-EA	1733 SE 40TH AVE, 97214 <i>PROPOSAL HAS 2 OPTIONS: #1 - PARTITION HOUSE @ NORTH EDGE INTO 50X100 LOT, LEAVING EXISTING POOL & ADU, POOL HOUSE WITH APARTMENT ABOVE. #2 - DEVELOP EACH LOT SEPARATELY RELATIVE TO DENSITY AND LOT COVERAGE CREATING 6 UNITS.</i>	1S1E01DA 05900 SECTION 01 1S 1E TL 5900 0.40 ACRES	EA-Zoning & Inf. Bur.- w/mtg	12/27/16		Pending
			Applicant: Zac Horton Faster Permits 14334 NW Eagleridge Lane Portland OR 97229		Owner: THOMAS R PEABODY 1733 SE 40TH AVE PORTLAND, OR 97214-5223	

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16-281217-000-00-EA	3208 NW YEON AVE, 97210		EA-Zoning & Inf. Bur.- w/mtg	12/2/16		Pending
	<i>PROPOSAL IS TO REMODEL EXISTING MCDONALD'S: NEW SIDING, NEW ACCENT WALLS, REMOVE MANSARD ROOF FOR NEW PARAPETS, NEW CASH BOOTH ADDITION, MODIFICATIONS TO THE DRIVE-THRU SIDE-BY-SIDE.</i>	1N1E29AA 01600 PARTITION PLAT 1990-25 LOT 1	Applicant: DOUG BATES MCDONALD'S CORPORATION 12131 113TH AVE NE SUITE 103 KIRKLAND WA 98034 Applicant: JAMIE TREND FREIHEIT & HO ARCHITECTS 5209 LAKE WASHINGTON BLVD NE. SUITE 200 KIRKLAND WA 98033		Owner: MCDONALD'S USA LLC 10230 SE 252ND DR DAMASCUS, OR 97089	
16-287666-000-00-EA	2525 SW 1ST AVE, 97201		EA-Zoning & Inf. Bur.- w/mtg	12/16/16		Cancelled
	<i>ON SITE IMPROVMENTS TO THE BELOW GRADE PARKING (CIRCULATION, WAYFINDING, SIGNAGE), ADDITION OF AN OPEN STAIRCASE TO LINK THE PARKING LEVEL TO PLAZA LEVEL, LANDSCAPING ENHANCEMENTS.</i>	1S1E10BB 00900 SOUTH AUDITORIUM ADD BLOCK F TL 900	Applicant: JENI JACKMAN BIXBY LAND COMPANY 1501 QUAIL ST, SUITE 130 NEWPORT BEACH CA 92660		Owner: KBS ADP PLAZA LLC 121 SW MORRISON ST #200 PORTLAND, OR 97204	
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	
16-293456-000-00-EA	2517 SE 82ND AVE, 97266		EA-Zoning & Inf. Bur.- w/mtg	12/30/16		Application
	<i>New affordable housing projet (LIHTC awarded through 2016 OHCS): 4-story transit-oriented mixed-use multi-family residential w/48 low-income units, ground floor commercial, & 18 parking stalls.</i>	1S2E05DD 00800 EASTLEIGH BLOCK 2 LOT 8 EXC PT IN STS LOT 9 EXC PT IN ST E 1/2 OF LOT 10 EXC PT IN ST	Applicant: GAURI RAJBALDIA SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209		Owner: METRO 600 NE GRAND AVE PORTLAND, OR 97232	
16-285872-000-00-EA	6025 SE POWELL BLVD, 97206		EA-Zoning & Inf. Bur.- w/mtg	12/13/16		Pending
	<i>PROPOSAL IS FOR NEW CONSTRUCTION OF A THREE STORY SELF STORAGE BUILDING THAT WILL HAVE 900 UNITS, PARKING, UTILITIES AND LANDSCAPING.</i>	1S2E07AD 02900 SECTION 07 1S 2E TL 2900 2.10 ACRES	Applicant: JAKE WALKER LEON CAPITAL GROUP 807 LAS CIMAS PARKWAY #270 AUSTIN TX 78746		Owner: RAM INVESTMENTS LLC 7355 SE JOHNSON CREEK BLVD PORTLAND, OR 97206-9329	

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16-281023-000-00-EA	1835 W BURNSIDE ST, 97209		EA-Zoning & Inf. Bur.- w/mtg	12/2/16		Pending
	<i>PROPOSAL TO REMODEL EXISTING MCDONALDS: NEW SIDING, NEW ACCENT WALLS, REMOVE MANSARD ROOF FOR NEW PARAPETS, OPTIMIZE DRIVE THRU TO ADD A 2ND ORDER POINT. ADA UPGRADES AND GUTTING THE INTERIOR FOR NEW BATHROOM, DINING ROOM, ORDER COUNTER AND KITCHEN.</i>	1N1E33DB 07200 COUCHS ADD BLOCK 169 LOT 3&6	Applicant: DOUG BATES MCDONALD'S CORPORATION 12131 113TH AVE NE SUITE 103 KIRKLAND WA 98034		Owner: MC DONALD'S CORP PO BOX 182571 COLUMBUS, OH 43218-2571	
16-280959-000-00-EA	2880 SE DIVISION ST, 97202		EA-Zoning & Inf. Bur.- w/mtg	12/2/16		Pending
	<i>4-story mixed-use multi-family apartment project with ground floor leasable space, lobby, MEP/Utility/Service space, and three elevated apartment floor levels (combo of studio and one-bedroom units for a total of 67 units). Onsite surface parking will be provided. They may need an adjustment to parking stall width.</i>	1S1E12BB 01300 EAST PORTLAND HTS BLOCK 4 LOT 1-3	Applicant: ROBERT THOMPSON TVA ARCHITECTS INC 920 SW 6TH AVE STE 1500 PORTLAND OR 97204		Owner: YONG MIN KIM 1683 SW PHYLLIS AVE GRESHAM, OR 97080	
16-281153-000-00-EA	1337 E BURNSIDE ST, 97232		EA-Zoning & Inf. Bur.- w/mtg	12/2/16		Pending
	<i>THE PROJECT CONSISTS OF A SIX-STORY APPROXIMATELY 200 UNIT APARTMENT BUILDING WITH BELOW-GRADE PARKING FOR APPROX. 118 VEHICLES.</i>	1N1E35CA 04800 LANES ADD BLOCK 276 S OF NE SANDY BLVD & INC PT VAC ST LOT 7&8	Applicant: CHRISTINE NAGAMINE ENCORE ARCHITECTS 1402 3RD AVE. STE. 1000 SEATTLE, WA. 98101		Owner: JOHN F POTTS 11808 NE GREN FELS DR BATTLE GROUND, WA 98604-5518	
16-280175-000-00-EA	8315 N BORTHWICK AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/1/16		Pending
	<i>Convert existing machine shop, storage & office to cannabis production and processing - no retail at the location.</i>	1N1E10CA 02000 SWINTON BLOCK 14 LOT 1-6 EXC PT IN ST LOT 9-10	Applicant: STEPHEN KORBICH KORBICH ARCHITECTS 2235 NE KLICKITAT STREET PORTLAND, OR 97212		Owner: BENZ INVESTMENT COMPANY LLC 11855 SW KATHERINE ST TIGARD, OR 97223	
16-291588-000-00-EA	10312 SW LANCASTER RD, 97219		EA-Zoning Only - w/mtg	12/27/16		Pending
	<i>PROPOSAL IS TO CREATE SEVEN LOTS OUT OF THREE EXISTING LOTS AND BUILD SINGLE FAMILY RESIDENCES WITH ACCESSORY DWELLING UNITS ATTACHED TO NEW SFR'S.</i>	1S1E28CD 04900 EDGECLIFF LOT 131 TL 4900	Applicant: LARRY COWLISHAW METHOD CONSTRUCTION PO BOX 33822 PORTLAND OR 97292		Owner: RIVERDELL LLC 1015 SW YAMHILL ST PORTLAND, OR 97205 Owner: GERALD C DOBLIE 1015 SW YAMHILL ST PORTLAND, OR 97205 Owner: PATRICIA K DOBLIE 1015 SW YAMHILL ST PORTLAND, OR 97205	

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16-287397-000-00-EA	714 NE 87TH AVE, 97220		EA-Zoning Only - w/mtg	12/16/16		Pending
<i>Multnomah University is seeking to amend its IMP boundary to remove certain parcels containing married student housing. Applicant is seeking to remove these parcels from the IMP boundary.</i>						
		1N2E33BD 09000 SECTION 33 1N 2E TL 9000 0.95 ACRES		Applicant: CHANDLER WILSON MULTNOMAH UNIVERSITY 8435 NE GLISAN ST PORTLAND OR 97220		Owner: MULTNOMAH UNIVERSITY 8435 NE GLISAN ST PORTLAND, OR 97220-5814
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 GRIFFTH 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
16-290135-000-00-EA	824 NW ALBEMARLE TER, 97210		EA-Zoning Only - w/mtg	12/22/16		Pending
<i>SMALL SECOND STORY BATHROOM APPROX 275 SF ADDITION; LINE OF EXISTING SETBACK PRESERVED.</i>						
		1N1E32AD 10100 WESTOVER TERR BLOCK 7 LOT 16 EXC SLY 15' S 40' OF LOT 17		Applicant: ALAN JONES JONES ARCHITECTURE 1231 SW HOYT ST, STE 404 PORTLAND OR 97209		Owner: LORI L SINGER 824 NW ALBEMARLE TER PORTLAND, OR 97210-3117 Owner: RICHARD D SINGER 824 NW ALBEMARLE TER PORTLAND, OR 97210-3117
16-283875-000-00-EA	, 97203		EA-Zoning Only - w/mtg	12/9/16		Pending
<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: ELAINE STEWART METRO 600 NE GRAND AVE PORTLAND OR 97232 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

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16-284939-000-00-EA	3123 NE 24TH AVE, 97212		EA-Zoning Only - w/mtg	12/12/16		Pending
	<i>Proposal for new wireless facility on existing building and accessory equipment on the ground on the exterior.</i>	1N1E26AA 15500 IRVINGTON BLOCK 2 LOT 1-20	Applicant: TAMMY HAMILTON ACOM CONSULTING INC 2215 SE 37TH AVE PORTLAND, OR 97214		Owner: ST MARY MAGDALENE CATHOLIC 3123 NE 24TH AVE PORTLAND, OR 97212	
16-281053-000-00-EA	920 SW 6TH AVE, 97204		EA-Zoning Only - w/mtg	12/2/16		Pending
	<i>PROPOSAL IS FOR EXTERIOR TERRACE AT THE 13TH FLOOR LEVEL OF EXISTING PUBLIC SERVICE BUILDING; RENOVATE APPROX. 3,000 SF TO INCLUDE OUTDOOR DECK (DECK PAVERS, GUARDRAIL, CASEWORK, MEP, STOREFRONT DOORS, PLANTERS, AND SUN SHADE SAIL); NEW EXIT ACCESS STAIR BETWEEN THE 12TH AND 13TH FLOOR LEVELS AND THE CONNECTING CORRIDOR ON THE 12TH FLOOR LEVEL.</i>	1S1E03BB 01000 PORTLAND BLOCK 170 LOT 5-8	Applicant: ERIN BROUILLETTE TVA ARCHITECTS, INC 620 SW 6TH AVE #1500 PORTLAND OR 97204		Owner: PUBLIC SERVICE BUILDING LLC 920 SW 6TH AVE STE 223 PORTLAND, OR 97204	
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	
16-288975-000-00-EA	4120 SE GLADSTONE ST, 97202		EA-Zoning Only - w/mtg	12/20/16		Pending
	<i>PROPOSAL TO USE EXISTING BUILDING FOR A MODEL TRAIN WORKSHOP.</i>	1S2E07CC 09600 MAPLEWOOD ADD BLOCK 1 LOT 11 EXC PT IN ST	Applicant: BEN SCHONBERGER WINTERBROOK PLANNING 310 SW 4TH AVE #1100 PORTLAND, OR 97204		Owner: JIM JR FELT PO BOX 5063 PORTLAND, OR 97208	
16-291726-000-00-EA	12434 SW ORCHARD HILL RD, 97035		EA-Zoning Only - w/mtg	12/27/16		Pending
	<i>PROPOSAL - A 7 LOT SUBDIVISION WITH PUBLIC STREET TO BE EXTENDED.</i>	1S1E33CB 03000 SECTION 33 1S 1E TL 3000 1.88 ACRES SPLIT MAP R331514 (R991330380)	Applicant: HARLAN BOROW PACIFIC EVERGREEN HOMES 7410 SW OLESON RD #133 PORTLAND, OR 97223		Owner: CLAUDE W JR WASHBURN 12434 SW ORCHARD HILL RD LAKE OSWEGO, OR 97035 Owner: LAURIE A WASHBURN 12434 SW ORCHARD HILL RD LAKE OSWEGO, OR 97035	

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16-289715-000-00-EA	, 97219		PC - PreApplication Conference	12/21/16		Pending
<p><i>A Pre-Application Conference to discuss correction of an environmental violation at Tryon Creek State Park. An area in the environmental protection zone ("p") was impacted by the clean up of debris clogging a trash rack. This caused water back-up at the Boones Ferry Road embankment. There is currently a land use review under review (16-256427) to approve construction of a bridge and associated work in the same area as the environmental violation.</i></p>		1S1E33AB 00100 CEDAR CREST LOT 1&2 TL 100	Applicant: ROB COZZI BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE ROOM 1100 PORTLAND OR 97204		Owner: OREGON STATE OF 525 TRADE ST SE SALEM, OR 97310	
			Applicant: LISA MOSCINSKI BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE, ROOM 1000 PORTLAND OR 97204			
16-291072-000-00-EA	2135 NW 29TH AVE, 97210		PC - PreApplication Conference	12/27/16		Pending
<p><i>PROJECT WILL ALLOW DEVELOPMENT TO PROCEED WITH RESIDENTIAL DEVELOPMENT PRIOR TO CHANGE IN ZONING FROM EG TO R1 AND EX (CONDITIONAL USE). PROJECT ALSO INCLUDES A STREET VACATION.</i></p>		1N1E29DB 04000 WILLAMETTE HTS ADD BLOCK 10 LOT 1-3&6&7&10	Applicant: DEE A WALKER RIGHT-OF-WAY ACQUISITION/CITY OF PORTLAND 1120 SW 5TH, STE 800 PORTLAND, OR 97204		Owner: STAN J TSOUMAS 3550 SW BOND AVE #1206 PORTLAND, OR 97239-4718	
			Applicant: KURT SCHULTZ SERA DESIGN & ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: ARMA P TSOUMAS 3550 SW BOND AVE #1206 PORTLAND, OR 97239-4718	
					Owner: KENNETH R WELDIN 5701 83RD AVE SE SNOHOMISH, WA 98290	
					Owner: MIRIAM J WELDIN 5701 83RD AVE SE SNOHOMISH, WA 98290	
					Owner: BILL NAITO COMPANY 2701 NW VAUGHN ST #390 PORTLAND, OR 97210	
					Owner: CAIRN PACIFIC PROPERTIES 7 LLC 1015 NW 11TH AVE #242 PORTLAND, OR 97209	

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16-292926-000-00-EA	7101 NE 82ND AVE, 97218		PC - PreApplication Conference	12/29/16		Application
	<i>Proposal is to construct a 4-story hotel with on-site parking. Project includes removal of existing 66-room hotel wing. Conditional Use approval through 16-106533 for identical project on same site.</i>	1N2E17AA 01400 SECTION 17 1N 2E TL 1400 4.48 ACRES	Applicant: DALE JOHNSON JRA ARCHITECTURE & PLANNING 2200 W ROSEBUD LN COEUR D ALENE, ID 83814		Owner: BHGAIH AIRPORT LLC PO BOX 1670 WILSONVILLE, OR 97070	
16-281887-000-00-EA	, 97212		PC - PreApplication Conference	12/5/16		Pending
	<i>A Pre-Application to discuss new construction of a six story mixed use building. Seventy-seven units and fifty-two structured parking spaces are proposed. Approximately 8,500 square feet of retail space on the ground floor and an outdoor plaza proposed.</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	
16-290805-000-00-EA	2525 SW 1ST AVE, 97201		PC - PreApplication Conference	12/23/16		Pending
	<i>A Pre-Application Conference to discuss site improvements and alterations to an existing building. Potential changes include: addition of an open staircase linking the parking and plaza levels, upgrades to the below grade parking and landscaping enhancements of the pedestrian plaza.</i>	1S1E10BB 00900 SOUTH AUDITORIUM ADD BLOCK F TL 900	Applicant: ANDREW HALIBURTON KPFF CONSULTING ENGINEERS 111 SW 5TH AVE #2500 PORTLAND OR 97204 Applicant: JENI JACKMAN BIXBY LAND COMPANY 1501 QUAIL ST, SUITE 130 NEWPORT BEACH CA 92660		Owner: KBS ADP PLAZA LLC 121 SW MORRISON ST #200 PORTLAND, OR 97204	
16-284428-000-00-EA	2620 SW 1ST AVE, 97201		PC - PreApplication Conference	12/12/16		Pending
	<i>A Pre-application Conference to discuss a new 6-story apartment building, One hundred twenty (120) units are proposed with ground floor retail and below grade parking. Approximately 50 parking stalls are proposed. Access to the parking is from SW 1st Avenue..</i>	1S1E10BB 00500 SOUTH AUDITORIUM ADD BLOCK G S 96.53' OF LOT 1 LOT 2	Applicant: KURT SCHULTZ SERA DESIGN & ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: LA GRAND IND SUPPLY CO INC PO BOX 1959 PORTLAND, OR 97207	
16-280945-000-00-EA	820 SE ALDER ST, 97214		PC - PreApplication Conference	12/2/16		Pending
	<i>A Pre-Application conference to discuss a new multi-dwelling development with ground floor retail and structured parking. The six story building is a combination of studios and one and two bedroom units. Forty-eight parking spaces are proposed. The access to the garage is from SE Alder.</i>	1S1E02BB 03700 EAST PORTLAND BLOCK 179 LOT 5-8 TL 3700 LAND & IMPS SEE R150344 (R226511381) FOR BILLBOARD	Applicant: ROBERT THOMPSON TVA ARCHITECTS INC 920 SW 6TH AVE STE 1500 PORTLAND OR 97204		Owner: PETER COTTONTAIL 7265 SW DOGWOOD PL PORTLAND, OR 97225-1503	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-291707-000-00-EA	2156 N WILLIAMS AVE, 97212		PC - PreApplication Conference	12/27/16		Application
	<i>PROPOSAL IS TO DEMOLISH 2 EXISTING ONE STORY COMMERCIAL BUILDINGS. BUILD NEW AFFORDABLE APARTMENT PROJECT, 55' TALL, 5 STORY, 66 UNITS, 78,000 SF, PLUS 2 STORY, 4 UNITS, 5,000 SF WITH BASEMENT BIKE PARKING; TOTAL 70 UNITS, 83,000 SF, 32 SPACES. EXIST COMMUNITY SERVICE USE TO REMAIN, THUS INST. DEV. STDS, CU.</i>	1N1E27DA 13200 ALBINA BLOCK 23&24 TL 13200	Applicant: SCOTT THAYER ANKROM MOISAN ASSOCIATES 6720 SW MACADAM, STE 100 PORTLAND OR 97219		Owner: MULTNOMAH COUNTY 501 SE HAWTHORNE BLVD #500 PORTLAND, OR 97214	
			Applicant: BOBBY DANIELS PORTLAND HOUSING BUREAU 421 SW 6TH AVE #500 PORTLAND OR 97204			
16-283991-000-00-EA	418 SW 2ND AVE, 97204		PC - PreApplication Conference	12/9/16		Pending
	<i>A Pre-Application Conference to discuss a new 20-story mixed-use building. There will be 21,742 square feet of ground floor retail and 215,396 square feet of office space on floors two through eight. Floors nine through twenty will have 182 residential units. Four floors of below grade parking is proposed. The access to the parking in from SW Stark Street</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	
16-284738-000-00-EA	1327 NW 19TH AVE, 97209		PC - PreApplication Conference	12/12/16		Pending
	<i>A Pre-application conference to discuss construction of a new six story mixed use building. Eighty-two units are proposed as well as ground floor retail space. No on-site parking is proposed. One loading space is required. An adjustment to the loading standards of 33.266.310 would be required to address the lack of a proposed on-site loading space.</i>	1N1E33AB 09800 COUCHS ADD BLOCK 265 LOT 2	Applicant: ROBERT THOMPSON TVA ARCHITECTS 920 SW 6TH AVE STE 1500 PORTLAND OR 97204		Owner: RASPOR LLC 6865 SW GABLE PKWY PORTLAND, OR 97225-2613	
					Owner: SOWDERS LLC 789 SW SUMMIT VIEW DR PORTLAND, OR 97225	
16-281107-000-00-EA	1500 NE IRVING ST, 97232		PC - PreApplication Conference	12/2/16		Pending
	<i>A Pre-Application Conference to discuss construction of a four story, 46,978 square foot multidwelling building. Sixty units and 15 parking spaces are proposed. The building is being developed on a site with an existing office building and surface parking lot which will remain.</i>	1N1E35AC 01200 HOLLADAYS ADD BLOCK 167&168 TL 1200	Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: SFI 1500 NE IRVING ST LLC 260 CALIFORNIA ST #300 SAN FRANCISCO, CA 94105	
16-288165-000-00-EA	510 NW 3RD AVE, 97209		PC - PreApplication Conference	12/19/16		Pending
	<i>Proposal is to renovate the existing historic fire station landmark building to retail and office space and construction of new on-grade parking.</i>	1N1E34BD 00600 COUCHS ADD BLOCK A&N TL 600	Applicant: RAHIM ABBASI ABBASI DESIGN WORKS 510 SW 5TH AVE #400 PORTLAND, OR 97204		Owner: PORTLAND CITY OF(PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812	

Early Assistance Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-286657-000-00-EA	<i>REQUEST FOR A PUBLIC WORKS INQUIRY FOR NEW SINGLE FAMILY RESIDENCE.</i>	1S1E29AA 01702 ALEXANDER VILLA HMS LOT 35-37 TL 1702	Public Works Inquiry	12/14/16		Completed
			Applicant: MICHAEL VAUGHN 6810 SW WALNUT TERRACE PORTLAND, OR 97223		Owner: KENNETH J SMITH PO BOX 506 BATTLE GROUND, WA 98604-0506	
16-280123-000-00-EA	7028 SE CRYSTAL SPRINGS BLVD, 97206	1S2E20CD 00500 72ND ST ADD & PLAT 2 BLOCK 4 LOT 9	Public Works Inquiry	12/1/16		Completed
	<i>Will Street improvments be required.</i>		Applicant: KEVIN PARTAIN 223 NE 56TH AVE PORTLAND, OR 97213-3705		Owner: FEDERAL NATIONAL MORTGAGE & ASSOCIATION 14221 DALLAS PKWY #1000 DALLAS, TX 75254-2946	

Total # of Early Assistance intakes: 47

Final Plat Intakes

From: 12/1/2016

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-195679-000-00-FP	7450 SE 152ND AVE, 97236 <i>Final plat to create a 16-lot subdivision with a new street.</i>	FDP - Final Dev Plan Review		12/6/16		Under Review
		1S2E24AC 04200 SECTION 24 1S 2E TL 4200 2.08 ACRES	Applicant: KEITH JONES HARPER HOUF PETERSON RIGHELLIS INC 205 SE SPOKANE ST PORTLAND, OR 97202		Owner: LF II 152 LLC 5285 MEADOWS RD #161 LAKE OSWEGO, OR 97035	
Total # of FP FDP - Final Dev Plan Review permit intakes: 1						
15-259172-000-00-FP	3322 SE CESAR E CHAVEZ BLVD, 97202 <i>Final plat for 6-lot subdivision and a private street tract.</i>	FP - Final Plat Review		12/19/16		Under Review
		1S1E12AD 07600 SECTION 12 1S 1E TL 7600 0.45 ACRES	Applicant: BOB CUSHMAN WILLIAM-ALLEN, LLC 1833 NE 50TH AVE PORTLAND, OR 97213		Owner: JEFFREY EVERSLED 1833 NE 50TH AVE PORTLAND, OR 97213-2035	

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		Under Review

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:
RENEE GONZALES
CENTERLINE CONCEPTS LAND SURVEYING INC.
19376 MOLLAZA AVE, SUIT 120
OREGON CITY OR 97045

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 previous

15-147500-000-00-FP 3610 SE 141ST AVE - Unit A, 97236

FP - Final Plat Review

12/7/16

Under Review

Final Plat to create 2 lots.

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

Final Plat Intakes

From: 12/1/2016

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-144753-000-00-FP	7835 SE RAYMOND ST, 97206	FP - Final Plat Review		12/29/16		Application

Approval of a Preliminary Plan for a 3-parcel partition, that will result in 3 narrow lots as illustrated with Exhibit C-1, subject to the following conditions:

A. The final plat must show the following:

1. A minimum 9-foot wide Reciprocal Access Easement shall be shown and labeled on the final plat, centered on the common property line between Parcel 2 and Parcel 3. The easement shall allow shared use of this area for all of the purposes of typical driveway use.

2. If required, a recording block is required for the required legal documents such as required by condition B.3 and B.4 below. The recording block shall, at a minimum, include language substantially similar to the following example: "Acknowledgement of Special Land Use condition Requirements has been recorded as document no. _____, Multnomah County Deed Records."

B. The following must occur prior to final plat approval:

Utilities

1. 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.

Existing Development

2. Finalized permits must be obtained for demolition of the existing residence and detached garage on the site and capping the existing sanitary sewer connection. 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.2. All demolition work must be in conformance with the recommendations in the applicant's arborist report (Exhibit A.4).

Required Legal Documents

3. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcel 1 and 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.

4. The applicant shall execute a Maintenance Agreement for the Reciprocal Access Easement described in Condition A.1 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 approved as to form, prior to final plat approval.

1S2E17AA 07000
MARYSVILLE
LOT 11 TL 7000

Applicant:
MICHAEL SUSAK
6663 SW BEAVERTON-HILLSDALE
HWY #194
PORTLAND OR 97225

Owner:
DK HOMES LLC
PO BOX 90277
PORTLAND, OR 97290-0277

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

1. Development on Parcel 1 and Parcel 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.4). Specifically, the tree numbered 14, an English Walnut tree is required to be preserved, with a 16-foot root protection zones indicated on Exhibit C.2. Tree protection fencing is required on the site along the root protection zone of this tree. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Planning and Zoning approval of development in the root protection zones beyond the allowances of 11.60.030 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

15-221513-000-00-FP	1530 SW 58TH AVE, 97221	FP - Final Plat Review	12/21/16	Under Review
<i>Final Plat for a 7-lot subdivision with a Shared Court Private street tract and Open Space tract.</i>		1S1E06CA 02400	Applicant: ERIC RYSTADT MAIN STREET DEVELOPMENT INC PMB 208 5331 SW MACADAM AVE SUITE 258 PORTLAND, OR 97239	Owner: MAIN STREET DEVELOPMENT INC PMB 208 5331 SW MACADAM AVE #258 PORTLAND, OR 97239-3871
		SECTION 06 1S 1E TL 2400 0.50 ACRES		
Total # of FP FP - Final Plat Review permit intakes: 5				
Total # of Final Plat intakes: 6				

Land Use Review Intakes

From: 12/1/2016

Thru: 12/31/2016

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-288871-000-00-LU <i>ADJUSTMENT TO LANDSCAPING REQUIREMENTS - RELATED TO 16-233648 CO</i>	2110 SE 82ND AVE, 97216	AD - Adjustment	Type 2 procedure	12/20/16		Pending
	1S2E04CC 08500 SECTION 04 1S 2E TL 8500 0.72 ACRES		Applicant: MIKE COYLE FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: PORTRED I LLC PO BOX 50447 PASADENA, CA 91115-0447	
			Applicant: MICHAEL RUSCH LEVER ARCHITECTURE 4713 N ALBINA AVE 4TH FLOOR PORTLAND OR 97217			
16-292788-000-00-LU <i>Developing three duplexes on site, needs 2 adjustments: one for building coverage and one for parking.</i>	1006 N AINSWORTH ST, 97217	AD - Adjustment	Type 2 procedure	12/29/16		Application
	1N1E15CC 00100 NORTH ALBINA BLOCK 25 LOT 11 EXC S 25'		Applicant: ART DUHON DUHON CONSULTING & DESIGN 233 E MAIN ST SUITE 204 HILLSBORO OR 97124		Owner: SKY HOLDINGS LLC PO BOX 11930 PORTLAND, OR 97211-0930	
16-286841-000-00-LU <i>2 Adjustments - Access Parking Spaces 33.266.130.F.1.b, and Loading Standards 33.266.310 for a new 70 unit 3 & 4 story Apartment Building.</i>	6445 NE M L KING BLVD, 97211	AD - Adjustment	Type 2 procedure	12/15/16		Incomplete
	1N1E15DA 00100 PIEDMONT BLOCK 60 INC STRIP E OF & ADJ LOT 5 INC STRIP E OF & ADJ LOT 6 EXC PT IN ST		Applicant: NANCY MERRYMAN MERRYMAN BARNES ARCHITECTS. INC 1231 NW HOYT #403 PORTLAND, OR 97209		Owner: PORTLAND CITY OF(PORTLAND 421 SW 6TH AVE #500 PORTLAND, OR 97204-1620	
					Owner: HOUSING BUREAU 421 SW 6TH AVE #500 PORTLAND, OR 97204-1620	
16-293325-000-00-LU <i>Adjustment requested for pedestrian connection standard for the development of a new restaurant. Please note CO 16-288129.</i>	11500 NE AIRPORT WAY, 97220	AD - Adjustment	Type 2 procedure	12/30/16		Application
	1N2E15DB 01000		Applicant: Danny Sanders CBOCS West Inc. (Cracker Barrel) 307 HARTMANN DR LEBANON, TN 37087		Owner: PACIFIC NW PROPERTIES LP 6600 SW 105TH AVE #175 BEAVERTON, OR 97008	
16-289135-000-00-LU <i>REQUEST IS FOR AN ADJUSTMENT TO LOADING STANDARD FOR (1) STANDARD A SPACE TO (1) STANDARD B SPACE. NEW CORE AND SHELL, DEVELOPMENT OF 4-STORY WOOD FRAME CONSTRUCTION OVER A 2-STORY CONCRETE PODIUM/DAYLIGHT BAEMENT LEVEL FOR WORKSPACE. PROPOSED WHOLESAL OR INDUSTRIAL SERVICE USE ON UPPER LEVELS AND PROPOSED RETAIL OR OFFICE AND PARKING ON LOWER LEVELS. TWO STAIRS AND ONE ELEVATOR ACCESSES EACH FLOOR. PROJECT TO BE COSTRUCTED ON VACANT LOT.</i>	919 N COOK ST, 97227	AD - Adjustment	Type 2 procedure	12/27/16		Pending
	1N1E27BA 04500 COOKS ADD BLOCK 12 LOT 2		Applicant: DAVE MOJICA WORKS PARTNERSHIP ARCHITECTURE 524 E BURNSIDE ST, S320 PORTLAND, OR 97214		Owner: SKK LLC 112 W 11TH ST #225 VANCOUVER, WA 98660	

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16-288240-000-00-LU	6915 NE 23RD AVE - Unit B, 97211 <i>Adjustment request to roof pitch requirement for new detached ADU.</i>	AD - Adjustment	Type 2 procedure	12/19/16		Pending
		1N1E14AD 16800	Applicant: CHICO WARREN 1735 N SUMNER ST PORTLAND, OR 97217		Owner: MORRIS W WARREN 6915 NE 23RD AVE PORTLAND, OR 97211-5251	
					Owner: JANET E WARREN 6915 NE 23RD AVE PORTLAND, OR 97211-5251	
16-287339-000-00-LU	2580 NW UPSHUR ST, 97210 <i>THREE ADJUSTMENTS REQUESTED FOR MIXED USE PROJECT: Building Height; bicycle parking; and three smaller parking stalls</i>	AD - Adjustment	Type 2 procedure	12/16/16		Pending
		1N1E29DD 06300 NORTH PORTLAND BLOCK 13 LOT 3-5	Applicant: CHRIS CREVER THE CFC GROUP, LLC 2580 NW UPSHUR ST PORTLAND, OR 97210		Owner: CFC GROUP L L C 2580 NW UPSHUR ST PORTLAND, OR 97210-2825	
16-290145-000-00-LU	10005 N EDISON ST, 97203 <i>Adjustment requested to setback standard for new ADU.</i>	AD - Adjustment	Type 2 procedure	12/22/16		Pending
		1N1W02DA 05100 NORTH ST JOHNS SWLY 100' OF SELY 100' OF LOT 20	Applicant: JOSHUA CHANG CONSRUCT DESIGN COLLABORATIVE, LLC 12640 NW BARNES RD #5 PORTLAND OR 97229		Owner: STEVEN P MARQUEZ 10005 N EDISON ST PORTLAND, OR 97203-1410	
					Owner: SHERYL R MARQUEZ 10005 N EDISON ST PORTLAND, OR 97203-1410	
16-283355-000-00-LU	5631 N GREELEY AVE, 97217 <i>Adjustment request to reduce the side and rear building setbacks from 5 feet to 2 feet in order to legalize an existing 2 story structure within the setbacks. 1952 permit number 325322 approved an addition to the existing garage on site that resulted in a 31'-6" x 31'-6" building with an 8' x 8' cut out near the garage doors creating an L-shape, located 2 feet from the side and rear lot lines, that had 8'-6" high walls and a 15'-9" gable for a roof midpoint height of 12'-1.5". The building was later expanded without any permits to its present form which is 34' in length across the rear property line and has 14' high walls and a 21' high gable for a roof midpoint of 17'-6".</i>	AD - Adjustment	Type 2 procedure	12/7/16		Pending
		1N1E16CD 14300	Applicant: SARAH Y PERELSTEIN 5625 N GREELEY AVE PORTLAND, OR 97217		Owner: SARAH Y PERELSTEIN 5625 N GREELEY AVE PORTLAND, OR 97217	
16-280741-000-00-LU	5526 SW HEWETT BLVD, 97221 <i>Adjustment request to reduce the required rear setback from 10 feet to as close as 3'-4" for a detached accessory structure composed of a storage area enclosure, a pool mechanical equipment enclosure, and an outdoor fireplace connected by a masonry wall. A new 190 sf covered terrace is also proposed.</i>	AD - Adjustment	Type 2 procedure	12/2/16		Pending
		1S1E07BA 00400 SECTION 07 1S 1E TL 400 2.09 ACRES	Applicant: ZACK GILLUM 1001 SE WATER AVE #230 PORTLAND OR 97214		Owner: ELIZABETH K HIGHET 5526 SW HEWETT BLVD PORTLAND, OR 97221-2239	

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-283866-000-00-LU	1526 N HOLMAN ST <i>Adjustment to minimum lot width due to PLA to move property line from under (literally under) the adjacent existing house.</i>	AD - Adjustment	Type 2 procedure	12/9/16		Incomplete
		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	
16-281131-000-00-LU	8814 N WILLAMETTE BLVD, 97203 <i>PROPOSAL TO CONSTRUCT (2) FOUR UNIT BUILDINGS WITH AN ADJUSTMENT TO THE NORTH SIDE OF BULDING "A" TO INCREASE THE MAXIMUM HEIGHT 25FT LIMIT WITHIN THE FIRST 10 FT OF PROPERTY LINE BY 4FT ALONG N WILLAMETTE BLVD. ONE ADJUSTMENT TO HEIGHT ONLY. EXISTING DWELLING TO BE DEMOLISHED.</i>	AD - Adjustment	Type 2 procedure	12/2/16		Incomplete
		1N1W12BA 11000 JAMES JOHNS ADD BLOCK 24 LOT 4	Applicant: EDDIE RADULESCU EPR DESIGN, LLC 919 NE 19TH AVE SUITE 155 PORTLAND OREGON 97232		Owner: BULLDOG CAPITAL LLC 438 1ST ST LAKE OSWEGO, OR 97034	
16-280916-000-00-LU	777 N COOK ST, 97227 <i>Adjustment request to reduce width of required long-term bicycle rack stalls from 2'-0" to 1'-6".</i>	AD - Adjustment	Type 2 procedure	12/2/16		Pending
		1N1E27BA 04100 RIVERVIEW SUB BLOCK 4 LOT 8-14 TL 4100	Applicant: AARON WIGOD MISSISSIPPI AVENUE APARTMENTS, LLC 30050 SW TOWN CENTER LOOP WEST #200 WILSONVILLE, OR 97070		Owner: MISSISSIPPI AVENUE 30050 SW TOWN CTR LOOP W #200 WILSONVILLE, OR 97070-7596	
16-282680-000-00-LU	10215 SE FOSTER RD, 97266 <i>Adjustment request to reduce the width of the perimeter landscape buffer for a new parking area along the east lot line from 10 feet to 2 feet</i>	AD - Adjustment	Type 2 procedure	12/6/16		Incomplete
		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	
16-280885-000-00-LU	6302 SE 58TH AVE, 97206 <i>They are converting the garage into living space and need to request an adjustment to setback of parking pad from 10' to 6.5'.</i>	AD - Adjustment	Type 2 procedure	12/2/16		Pending
		1S2E18DD 10500 TREMONT PL BLOCK 9 LOT 1	Applicant: CAITLIN RAMBERG 3622 SE GLADSTONE ST PORTLAND OR 97202		Owner: ALEX R RAMBERG 6302 SE 58TH AVE PORTLAND, OR 97206-6710	

Total # of LU AD - Adjustment permit intakes: 15

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-292724-000-00-LU	5901 SE BELMONT ST <i>PROPOSAL IS FOR COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENT FROM R2 TO CN1.</i>	CP_ZC - Comp Plan & Map Amend. 1S2E06AA 07804 SCHROBERG ESTATES LOT 4 INC UND INT TRACT A	Type 3 procedure	12/29/16		Application
			Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND, OR 97290		Owner: AARON D TINKLE 5901 SE BELMONT ST PORTLAND, OR 97215 Owner: AMANDA TINKLE 5901 SE BELMONT ST PORTLAND, OR 97215	
Total # of LU CP_ZC - Comp Plan & Map Amend. permit intakes: 1						
16-287648-000-00-LU	3926 SE 11TH AVE, 97202 <i>Type III Conditional Use Review for the construction of a new approximately 7,780 square-foot, 2-story Fellowship Center on the Sacred Heart Church site. Also proposed is additional parking at the rear of the proposed new building and a new grand stairway connecting the SE 11th Avenue sidewalk with the new building and existing rectory.</i>	CU - Conditional Use 1S1E11CA 17500 BENEDICTINE HTS BLOCK 7 LOT 1-5 & 7&9	Type 3 procedure	12/16/16		Pending
			Applicant: KEVIN GODWIN SG ARCHITECTURE, LLC 10940 SW BARNES RD., #364 PORTLAND OR 97225		Owner: SACRED HEART CATHOLIC CHURCH 3910 SE 11TH AVE PORTLAND, OR 97202	
Total # of LU CU - Conditional Use permit intakes: 1						
16-283842-000-00-LU	7931 NE HALSEY ST, 97213 <i>Add one antenna on the west side of the roof. See LU 06-123508 DZ</i>	DZ - Design Review 1N2E29DD 10900 GLENHAVEN PK & SUB LOT 36&37 TL 10900 DEFERRED ADDITIONAL TAX LIABILITY	Type 2 procedure	12/9/16		Pending
			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	
16-283394-000-00-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 1N1E21AA 22500 RIVERSIDE ADD BLOCK 12 LOT 13&14 EXC PT IN ST	Type 2 procedure	12/13/16		Incomplete
			Applicant: BOB THOMPSON THOMPSON VAIVODA & ASSOCIATES 920 SW 6TH, STE 1500 PORTLAND OR 97204		Owner: HELEN'S INVESTMENT 14608 SE 28TH ST VANCOUVER, WA 98683	
16-292549-000-00-LU	1723 NW 24TH AVE, 97210 <i>RENOVATION TO EXISTING 9,000 SF COMMERCIAL BUILDING WITH ASSOCIATED SITE ALTERATIONS. THE PROPOSAL IS TO RE-DEMISE THE BUILDING INTO SEPARATE TENANCIES, UPGRADE STRUCTURE AS REQUIRED ADD/REPLACE EXING WINDOW STOREFRONTS, PROVIDE NEW SIGNAGE LOCATIONS AND ADD SKYLIGHTS.</i>	DZ - Design Review 1N1E28CC 08800 BALCHS ADD BLOCK 318 E 18' OF LOT 16 LOT 17&18	Type 2 procedure	12/28/16		Pending
			Applicant: NATHAN COX SKYLAB ARCHITECTURE 413 SW 13TH AVE, SUITE 200 PORTLAND OR 97205		Owner: THE X-RAY LLC 4800 SW MACADAM AVE #120 PORTLAND, OR 97239-3929	

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16-289882-000-00-LU	10320 SE PINE ST, 97216	DZ - Design Review	Type 2 procedure	12/21/16		Pending
<p><i>NEW CONSTRUCTION AND REPLACEMENT OF PATIO COVER WITH NEW COMPOSITION ROOF TO MATCH EXISTING BUILDINGS, OPEN-FRAMED CONSTRUCTION WITH OUTDOOR KITCHEN AND BBQ. REPLACE CONCRETE WITH PAVER STONES AROUND NEW PATIO, COPING AROUND POOL AND HOT TUB.</i></p>		1N2E34CC 00704 NEW RUSSELLVILLE LOT 1	Applicant: SCOTT SMITH VULCAN DESIGN AND CONSTRUCTION INC 2856 NE 65TH AVE., SUITE C VANCOUVER WA 98661		Owner: MG RUSSELLVILLE COMMONS 10505 SORRENTO VALLEY RD #30 SAN DIEGO, CA 92121	
16-291850-000-00-LU	1316 NE BROADWAY ST, 97232	DZ - Design Review	Type 2 procedure	12/27/16		Pending
<p><i>TYPE II DESIGN REVIEW TO REMOVE WINDOWS AT SOUTH AND WEST OF BUILDING.</i></p>		1N1E26CD 12900	Applicant: OSCAR GRIFFIN WEST COAST PROPERTIES & CONSTRUCTION LLC 1835 NE FREMONT ST PORTLAND OR 97212		Owner: 13TH AND BROADWAY LLC 9400 SW BEAVERTON HWY #131A BEAVERTON, OR 97005	
16-289796-000-00-LU	1302 NW KEARNEY ST, 97209	DZ - Design Review	Type 2 procedure	12/21/16		Pending
<p><i>INSTALLATION OF ILLUMINATED CHANNEL SET @ 59.88 SF.</i></p>		1N1E33AD 01400 COUCHS ADD BLOCK 137 N 40' OF LOT 4 LOT 5&8	Applicant: STEVEN RUDNICK RUDNICK ELECTRIC SIGNS LLC 1625 WASHINGTON ST OREGON CITY, OR 97045		Owner: STAGECRAFT WAREHOUSE 1136 NW HOYT ST #200 PORTLAND, OR 97209-3097	
16-290122-000-00-LU	1017 SW WASHINGTON ST, 97205	DZ - Design Review	Type 2 procedure	12/22/16		Pending
<p><i>CORE AND SHELL RENOVATION OF 5-STORY OFFICE BUILDING: STORE FRONT MODIFICATIONS AT EXISTING LOBBY; WINDOW REPLACEMENTS; SIDING; PAINT, LIGHTING; NEW SKYLIGHT; NEW PENTHOUSES AT THE STAIRS AND ELEVATOR; AND A NEW ROOFTOP AMENITY SPACE.</i></p>		1N1E34CC 05200 PORTLAND BLOCK 254 E 99.5' OF LOT 3&4	Applicant: ALAN JONES JONES ARCHITECTURE 1231 SW HOYT ST, STE 404 PORTLAND OR 97209 Applicant: KATHY JOHNSON JONES ARCHITECTURE 1231 NW HOYT ST #404 PORTLAND, OR 97209		Owner: RD & KEARNEY ST LLC 812 SW WASHINGTON ST #850 PORTLAND, OR 97205	
16-283891-000-00-LU		DZ - Design Review	Type 2 procedure	12/9/16		Pending
<p><i>Minor changes to LU 16-134889 DZM, including: relocate the fire command room off the glazing on Quimby; revise from seven retail units to six along NW 11th, update facade and storm water planters accordingly; revise three retail units on Pettygrove to live/work units; relocate electrical room on NW 12th, update facade accordingly; and revise fiber cement concrete panels on facade from concealed fasteners to exposed fasteners.</i></p>		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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16-280158-000-00-LU	1605 SW BROADWAY ST, 97201 <i>Relocate antennas and equipment form north face of penthouse to the NW corner of the roof - reduce from 3 to 2 and replace 2 of the antennas on the east face of penthouse.</i>	DZ - Design Review	Type 2 procedure	12/1/16		Incomplete
	1S1E04AD 07600		Applicant: MICHAEL BIRNDORF FDH VELOCITEL, INC 4004 KRUSE WAY PLACE, STE 220 LAKE OSWEGO, OR 97035		Owner: OREGON STATE OF(BOARD OF PO BOX 751 PORTLAND, OR 97207-0751 Owner: HIGHER EDUCATION PO BOX 751 PORTLAND, OR 97207-0751	
16-286307-000-00-LU	2750 SW MOODY AVE, 97201 <i>Installation of one exterior "monument" sign (4'.3" x 14') on the SW Moody Ave elevation.</i>	DZ - Design Review	Type 2 procedure	12/14/16		Pending
	1S1E10 00200 SECTION 10 1S 1E TL 200 11.87 ACRES		Applicant: DEBORAH TOLKE TUBE ART GROUP 4243-A SE INTERNATIONAL WAY MILWAUKIE, OR 97222		Owner: OREGON HEALTH 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011	
16-291680-000-00-LU	10215 SE STARK ST, 97216 <i>PROPOSAL IS FOR EXTERIOR AND INTERIOR UPGRADES, INCLUDING HVAC, RELOCATING DRIVE-THROUGH MENU BOARDS APPROX FIVE FEET FOR IMPROVED VIEWS. NEW GREASE INTERCEPTOR, ETC.</i>	DZ - Design Review	Type 2 procedure	12/27/16		Pending
	1N2E34CC 01800 SECTION 34 1N 2E TL 1800 0.36 ACRES		Applicant: MICHELLE GOSS GPD GROUP 1117 PERIMETER CENTER WEST #W306 ATLANTA GA 30338		Owner: MARJORIE L ZEIGLER 1300 SW 5TH AVE #2400 PORTLAND, OR 97201-5610	
16-286190-000-00-LU	33 N FARGO ST, 97227 <i>NEW 5-STORY APARTMENT BUILDING, WITH GROUND FLOOR RETAIL AND UNDERGROUND PARKING</i>	DZ - Design Review	Type 2 procedure	12/14/16		Pending
	1N1E27AB 11500 WILLIAMS AVE ADD BLOCK 3 LOT 8		Applicant: KENNETH MOHOLT-SIEBERT PO BOX 4690 SANTA ROSA, CA 95402-4690		Owner: DEBORAH D PARKER PO BOX 861441 LOS ANGELES, CA 90086-1441 Owner: KDL LLC PO BOX 861441 LOS ANGELES, CA 90086-1441	
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		Incomplete
	1N1W12BD 06100 JAMES JOHNS ADD FRACTIONAL BLOCKS BLOCK 5 TL 6100		Applicant: RICHARD DOBROT GBD ARCHITECTS 1120 NW COUCH ST #300 PORTLAND OR 97209		Owner: PACIFIC EQUIPMENT 8316 N LOMBARD ST PMB 451 PORTLAND, OR 97203-3727	

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16-283373-000-00-LU	, 97201	DZ - Design Review	Type 3 procedure	12/7/16		Pending
<p><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></p>						
	1S1E10DB 00300		Applicant: SUSAN MAKRIS GBD ARCHITECTS INC 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403	
	SECTION 10 1S 1E TL 300 7.68 ACRES		Applicant: JONATHAN STONE PROMETHEUS 1900 SOUTH NORFOLK ST., SUITE 150 SAN MATEO CA 94403			
16-287887-000-00-LU	, 97232	DZ - Design Review	Type 3 procedure	12/19/16		Pending
<p><i>Proposal is for a new 12-story building with 7,500 square feet of ground floor retail and approximately 240 residential units. Project is a mix of affordable and market rate housing. No parking is proposed.</i></p>						
	1N1E35BB 03500		Applicant: CALISTA FITZGERALD LRS ARCHITECTS 720 NW DAVIS STE 300 PORTLAND, OR 97209		Owner: PORTLAND CITY OF(PORTLAND 421 SW 6TH AVE #500 PORTLAND, OR 97204-1620	
	HOLLADAYS ADD BLOCK 45 LOT 1-4		Applicant: DOUG SHEETS LEVER ARCHITECTURE 4713 N ALBINA AVE PORTLAND OR 97217-2605			
16-289838-000-00-LU	2014 SE 11TH AVE, 97214	DZ - Design Review	Type 3 procedure	12/21/16		Pending
<p><i>NEW FOUR STORY 26,500 GSF BUILDING PROVIDING 34 APARTMENT UNITS AND 1,771 SF OF RETAIL SPACE ON THE GROUND LEVEL. A CENTRAL APARTMENT ENTRY COURTYARD IS PROPOSED TO BE SHARED AS A PED/PUBLIC AMENITY.</i></p>						
	1S1E02CD 17600		Applicant: CHRIS HODNEY HACKER ARCHITECTS 733 SW OAK ST PORTLAND OR 97205		Owner: 2014 SE 11TH AVENUE LLC 3914 SW MARTINS LN PORTLAND, OR 97239	
	STEPHENS ADD BLOCK 126 LOT 2		Applicant: DAVID KELTNER HACKER ARCHITECTS 733 SW OAK ST PORTLAND OR 97205			
16-291413-000-00-LU	1510 NE MULTNOMAH ST, 97232	DZ - Design Review	Type 3 procedure	12/27/16		Pending
<p><i>PROJECT IS FOR NEW DEVELOPMENT ON SITE CURRENTLY OCCUPIED BY LLOYD CINEMAS AND THE EXISTING PARKING LOT EAST OF SEARS INTO A MIXED USE COMMUNITY. IT WILL INCLUDE THREE "5-OVER-1" BUILDINGS THAT TOGETHER CONTAIN 520 APARTMENT UNITS. BUILDINGS 1 & 2 SHARE UNDERGROUND PARKING FACILITY FOR RESIDENT USE ONLY.</i></p>						
	1N1E35AB 07100		Applicant: MARK SCHMIDT HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: CAPREF LLOYD CENTER LLC 2201 LLOYD CENTER PORTLAND, OR 97232-1315	
	HOLLADAYS ADD BLOCK 172&173 TL 7100					

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16-290087-000-00-LU	1332 N SKIDMORE ST, 97217 <i>2 NEW MIXED-USE BUILDINGS, 158 APARTMENT UNITS, 59 PARKING SPACES WITH UNDERGROUND PARKING. 2 MODS REQUESTED: PARKING AREA SETBACKS AND LANDSCAPING; STANDARDS FOR ALL BICYCLE PARKING.</i>	DZM - Design Review w/ Modifications 1N1E22CB 07100 MULTNOMAH BLOCK 7 W 50' OF LOT 2	Type 2 procedure Applicant: RENEE STRAND HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND OR 97214	12/22/16		Pending Owner: FERN VALLEY PROPERTIES LLC 4073 N MONTANA AVE PORTLAND, OR 97227-1123
16-284884-000-00-LU	25 NE 122ND AVE, 97220 <i>PROPOSAL IS FOR A MIXED USE PROJECT INCLUDING A COMMERCIAL CLINIC AND 176 RESIDENTIAL APARTMENTS. THE APARTMENTS WILL CONSIST OF A MIX OF TRANSITIONAL HOUSING STUDIOS AND SINGLE ROOM OCCUPANCY UNITS AND WILL PROVIDE HOUSING OPPORTUNITIES FOR MEDICALLY FRAGILE CLIENTS. PARKING WILL BE BELOW GRADE FOR APPROX. 75 SPACES. GROUND FLOOR AND LEVEL TWO TO CONTAIN THE CLINIC PROGRAM.</i>	DZM - Design Review w/ Modifications 1N2E34DA 08900 HAMLER ADD BLOCK 1 LOT 4&6 EXC PT IN STS & EXC PT IN R/W POTENTIAL ADDITIONAL TAX LOT 5 EXC PT IN R/W; POTENTIAL ADDITIONAL TAX	Type 2 procedure Applicant: MARIAH KIERSEY ANKRON MOISAN ARCHITECTS 38 NW DAVIS ST, STE 300 PORTLAND OR 97209	12/12/16		Incomplete Owner: CENTRAL CITY CONCERN 232 NW 6TH AVE PORTLAND, OR 97209-3609
16-288330-000-00-LU	, 97209 <i>Type II design review for a landscape development that serves as a pocket park. The plaza space features a stormwater planter, seating options, and a decorative metal fence. The pocket park provides an opportunity for an outdoor urban retreat in an area of the Pearl District with little outdoor space. This review also includes a modification for loading space height for the previously recorded land use review LU 16-174250 DZM.</i>	DZM - Design Review w/ Modifications 1N1E33AD 05100 COUCHS ADD BLOCK 99 W 1/2 OF LOT 2 EXC PT IN HWY W 1/2 OF LOT 3	Type 2 procedure Applicant: DOUG BURGESS HOLLAND PARTNER GROUP 1111 MAIN ST, STE 700 VANCOUVER WA 98660	12/19/16		Pending Owner: 14TH & GLISAN INVESTORS LP 1111 MAIN ST, #700 VANCOUVER, WA 98660
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 1N1W12DB 05100 SECTION 12 1N 1W TL 5100 0.54 ACRES	Type 2 procedure Applicant: JOSHUA LUPKIN SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209 Applicant: Ben Wood North Crawford Partners/Mainland N Richmond, LLC 215 NW Park Avenue Portland OR 97209	12/6/16		Incomplete Owner: MAINLAND NORTH RICHMOND LLC 118 16TH AVE S NASHVILLE, TN 37203
16-289173-000-00-LU	525 SE M L KING BLVD, 97214 <i>PROPOSAL IS FOR NEW CONSTRUCTION OF A SIX STORY BUILDING ABOVE GROUND WITH TWO LEVELS OF UNDERGROUND PARKING. THERE WILL BE FIVE LEVELS OF OFFICE SPACE ABOVE ONE LEVEL OF RETAIL OR RESTAURANT USE.</i>	DZM - Design Review w/ Modifications 1S1E03AA 00200 EAST PORTLAND BLOCK 82 LOT 5&6 EXC PT IN ST	Type 3 procedure Applicant: SCOTT MANNHARD HACKER ARCHITECTS 733 SW OAK ST PORTLAND OR 97205	12/20/16		Pending Owner: TAYLOR & METZKER LLC 531 SE M L KING BLVD PORTLAND, OR 97214-2120

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16-280148-000-00-LU	306 SE 8TH AVE, 97214 <i>Demo existing building, new development of 7 story 120 unit residential apartment building with ground floor retail and underground parking. 2 modifications, bike parking width & size of parking stalls.</i>	DZM - Design Review w/ Modifications 1N1E35CC 10400 EAST PORTLAND BLOCK 183 LOT 1-3&6-8 TL 10400 LAND & IMPS SEE R150358 (R226511642) FOR BILLBOARD & R646210 (R226511643) FOR MACH & EQUIP	Type 3 procedure	12/1/16		Incomplete
16-287598-000-00-LU	<i>New 7-story mixed use building. 55,000 square feet of floor area, 68 residential units and 28 structured parking spaces are proposed. The entrance to the parking is on NW 15th. There are three office spaces on the ground floor facing NW Overton. There is a Lot Confirmation completed to reestablish the line between lots 6 & 7 and lots 2 & 3 to create the 10,000 square foot site (16-186955PR). 5 modifications.</i>	DZM - Design Review w/ Modifications 1N1E33AA 02101 COUCHS ADD BLOCK 213 LOT 6&7	Type 3 procedure	12/16/16		Pending
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	12/7/16		Pending
16-284672-000-00-LU	1638 W BURNSIDE ST, 97205 <i>Proposal is for a new 8-story, mixed-use building with 134-units of residential apartments and commercial development. (See PC 16-231735 and DA 16-258120.)</i>	DZM - Design Review w/ Modifications 1N1E33DC 00200 PORTLAND ELY 100' OF WLY 150' OF BLOCK 324	Type 3 procedure	12/12/16		Pending

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16-283375-000-00-LU	, 97201	DZM - Design Review w/ Modifications	Type 3 procedure	12/7/16		Pending
<p><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></p>		1S1E10DB 00300	Applicant: SUSAN MAKRIS GBD ARCHITECTS INC 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403	
		SECTION 10 1S 1E TL 300 7.68 ACRES	Applicant: JONATHAN STONE PROMETHEUS 1900 SOUTH NORFOLK ST., SUITE 150 SAN MATEO CA 94403			
16-281912-000-00-LU	2222 NW RALEIGH ST, 97210	DZM - Design Review w/ Modifications	Type 3 procedure	12/5/16		Pending
<p><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></p>		1N1E28CD 04000	Applicant: KURT SCHULTZ SERA DESIGN & ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: 2222 RALEIGH LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403	
		COUCHS ADD BLOCK 309 LOT 1&2 LOT 6&7&10				
16-284073-000-00-LU	1440 SW TAYLOR ST, 97205	DZM - Design Review w/ Modifications	Type 3 procedure	12/9/16		Pending
<p><i>HEARING - The proposal is for a new 7-story mixed-use apartment building with 107 units, structured parking (approximately 21 stalls and 1 loading space), 95 long-term bike spaces, a rooftop amenity deck and eco-roof, and retail oriented to the corner of SW Taylor St and 15th Ave. The project will achieve a total FAR of 5.7:1 (88,222 SF). Allowed FAR is 6:1 (93,060 SF). Two (2) Modifications are requested: MOD#1 - Size of Parking Spaces; 33.266.130F. Table 266-4. Proposal to modify the space dimension from 8.5' x 16' to 7'-9" x 16' due to structural column encroachment. MOD#2 - Size of Bicycle Racks; 33.266.220.C3. Proposal is to modify the rack spacing from 24" on center to 18" on center..</i></p>		1N1E33DC 04200	Applicant: ROBERT LEEB LEE ARCHITECTS 308 SW FIRST AVE #200 PORTLAND, OR 97204		Owner: C & R REALTY CO 9400 SW BARNES RD #400 PORTLAND, OR 97225	
		PORTLAND BLOCK 308 LOT 7&8				
16-285161-000-00-LU	, 97214	DZM - Design Review w/ Modifications	Type 3 procedure	12/13/16		Pending
<p><i>Mixed use building with 15,000 sf of ground floor retail; 112,000 sf of office space on floors 2-6; 220 apartment units on floors 7-17; 160 below-grade parking stalls, and associated amenity and support areas.</i></p>		1N1E34DD 00500	Applicant: KURTIS FUSARO GERDING/EDLEN DEVELOPMENT CO INC 1477 NW EVERETT ST PORTLAND OR 97209		Owner: MKB INVESTMENT CO PO BOX 325 COLTON, OR 97017	
		EAST PORTLAND BLOCK 77 LOT 1 EXC PT IN ST LOT 2				
16-285307-000-00-LU		DZM - Design Review w/ Modifications	Type 3 procedure	12/13/16		Pending
<p><i>DESIGN HEARING - PROPOSAL IS FOR A 7 STORY APARTMENT BUILDING, CONSISTING OF 73 RENTAL UNITS. THE GROUND FLOOR CONTAINS PARKING FOR 11 CARS AND 110 BIKES, A RESIDENTIAL LOBBY, BUILDING SERVICES, AND THREE LOFT UNITS. THERE IS AN AMENITY ROOM AND ROOF TERRACE ON THE TOP FLOOR.</i></p>			Applicant: ERIC BUSCHERT GBD ARCHITECTS 1120 NW COUCH ST #300 PORTLAND, OR 97209		Owner: FRONT & PINE LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204-1207	

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16-288737-000-00-LU	, 97221	EN - Environmental Review	Type 1x procedure	12/20/16		Incomplete
<p><i>Restoration Creek, a Fanno Creek tributary, flows through Albert Kelly Park near Beaverton Hillsdale Highway and SW 39th Avenue. The creek flows above ground through the upper northeast portion of the park, then drains into a pipe that carries the water through the lower southwest portion of the park. The project proposes to remove a portion of the pipe, bring Restoration Creek back to the surface, and restore natural stream function.</i></p>		1S1E17BD 00800	Applicant: LISA MOSCINSKI BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE, ROOM 1000 PORTLAND OR 97204	Owner: CITY OF PORTLAND 1120 SW 5TH, 13TH FLOOR PORTLAND OR 97204		
16-280791-000-00-LU	6599 NW LEIF ERIKSON DR, 97229	EN - Environmental Review	Type 2 procedure	12/2/16		Incomplete
<p><i>Project to replace 3 culverts and one road bed repair along Leif Erikson Drive.</i></p>		1N1W14 00200	Applicant: FRED MACGREGOR BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE. ROOM 1000 PORTLAND OR 97204	Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204-1912		
			Applicant: Rachel Felice Portland Parks & Recreation 1120 SW 5TH AVE, ROOM 1300 PORTLAND OR 97204			
			Applicant: MARC PETERS CITY OF PORTLAND BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVENUE ROOM 1000 PORTLAND OR 97204-1912			
			Applicant: EMILY SHORT BES 1120 SW 5TH AVE ROOM 1100 PORTLAND OR 97204			
16-283484-000-00-LU	, 97219	EN - Environmental Review	Type 2 procedure	12/7/16		Incomplete
<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	Applicant: TIM BROOKS WINTERBROOK PLANNING 310 SW 4TH, STE 1100 PORTLAND OR 97204	Owner: OREGON STATE OF 525 TRADE ST SE SALEM, OR 97310		
		SECTION 34 1S 1E TL 200 158.16 ACRES				

Total # of LU EN - Environmental Review permit intakes: 3

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16-283903-000-00-LU	2215 NE 18TH AVE, 97212 <i>Replace front door. Rebuild front steps. Replace rotted garage door for non-contributing dwelling in Irvington Historic District.</i>	HR - Historic Resource Review	Type 1 procedure new	12/9/16		Pending
	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	
16-280837-000-00-LU	1000 SW VISTA AVE, 97205 <i>Historic review for installation of emergency generator. Work occurs along the building's loading zone and the alteration includes relocating an existing (small) window and installing a louvered vent. See CO 16-214409.</i>	HR - Historic Resource Review	Type 1 procedure new	12/2/16		Pending
	1N1E33CD 04200 JOHNSONS ADD BLOCK 3 LOT 1-12		Applicant: ALEX BROOKS ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST #300 PORTLAND OR 97209		Owner: VISTA ST CLAIR APARTMENTS LLC 1000 SW VISTA AVE #114 PORTLAND, OR 97205	
16-291166-000-00-LU	2005 NE 17TH AVE - Unit 1 <i>APPLICANT IS RESPONDING TO CC 16-275673 FOR WINDOW REPLACEMENT AT A CONTRIBUTING PROPERTY IN IRVINGTON HISTORIC DISTRICT. PREVIOUS OWNERS ARE APPLYING FOR A HISTORIC REVIEW AS A CONDITION OF SALE FOR REPLACEMENT OF A WINDOW ON SUN PORCH WHICH WAS FOUND TO HAVE DRY ROT. WINDOW REPLACEMENT WAS NOT "HISTORIC" BUT MATCHES SUN PORCH WINDOW JUST ABOVE IT ON SECOND FLOOR. WHEN THIS BUILDING BECAME A CONDOMINIUM IN 1998 ALL WINDOWS WERE REPLACED ON SUN PORCHES TO MATCH.</i>	HR - Historic Resource Review	Type 1 procedure new	12/27/16		Pending
	1N1E26DC 70001 CAYTON CONDOMINIUMS LOT 1		Applicant: NEIL C ANDERSON 3035 NE WEIDLER ST PORTLAND, OR 97232		Owner: IRINA GELMAN 2005 NE 17TH AVE #1 PORTLAND, OR 97212 Owner: PIPER MENKE 2005 NE 17TH AVE #1 PORTLAND, OR 97212	
16-284057-000-00-LU	3404 NE 21ST AVE, 97212 <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>	HR - Historic Resource Review	Type 1 procedure new	12/9/16		Pending
	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	

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16-287622-000-00-LU	1828 NE SISKIYOU ST, 97212 <i>CHANG EXISTING BASMENT WINDOW TO EGRESS WINDOW AT THE FRONT OF THE HOME AND REPLACE AN EXISTING WOOD WINDOW WITH A NEW VINYL WINDOW.</i>	HR - Historic Resource Review	Type 1 procedure new	12/16/16		Pending
	1N1E26AB 18700 IRVINGTON BLOCK 40 LOT 1&2		Applicant: KELLY BOLES GREEN SAVERS 2069 NE SANDY BLVD - A PORTLAND, OR 97232		Owner: CURTIS H ROBINHOLD 1828 NE SISKIYOU ST PORTLAND, OR 97212 Owner: ANGELA J UHERBELAU 1828 NE SISKIYOU ST PORTLAND, OR 97212	
16-286531-000-00-LU	1927 NE HANCOCK ST, 97212 <i>PROPOSED PROJECT IS FOR A NEW DETACHED SINGLE STORY 800 SF ADU.</i>	HR - Historic Resource Review	Type 1 procedure new	12/14/16		Pending
	1N1E26DD 11300 JOHN IRVINGS 1ST ADD BLOCK 19 LOT 5&6		Applicant: BRETT KILGORE POLYPHON ARCHITECTURE & DESIGN LLC 412 NW COUCH ST #309 PORTLAND OR 97209		Owner: JAMES N WESTWOOD 1927 NE HANCOCK ST PORTLAND, OR 97212-4562 Owner: JANET B WESTWOOD 1927 NE HANCOCK ST PORTLAND, OR 97212-4562	
16-284695-000-00-LU	1500 SE HAWTHORNE BLVD, 97214 <i>NEW REQUIRED CODE COMPLIANT STAIRS, CONNECTING SECOND FLOOR APPARTMENTS WITH GROUND PLAIN, PROVIDING 2ND MEANS OF EGRESS.</i>	HR - Historic Resource Review	Type 1 procedure new	12/12/16		Pending
	1S1E02DB 12100 LADDS ADD BLOCK 14 E 20' OF LOT 8 EXC PT IN ST LOT 11 EXC PT IN ST W 15' OF LOT 12 EXC PT IN ST		Applicant: ROBERT SALADOFF ROBERT SALADOFF, ARCHITECT 3435 NE 45TH AVE STE B PORTLAND OR 97213		Owner: JOSHUA SHULMAN PO BOX 82606 PORTLAND, OR 97282-0606 Owner: SLJ LLC PO BOX 82606 PORTLAND, OR 97282	
16-290214-000-00-LU	2608 NE TILLAMOOK ST, 97212 <i>Changes to existing windows (one pair will be larger and another window will be smaller than the existing) and the others are getting replaced like-for-like. Replace two doors, and change another door (that goes to the basement) to an egress window. Replace the concrete steps on the side of the house. (Note - not all of the windows/doors are being worked and/or replaced).</i>	HR - Historic Resource Review	Type 1 procedure new	12/22/16		Pending
	1N1E25CC 02900 EAST IRVINGTON BLOCK 6 LOT 3&4		Applicant: JACK BARNES JACK BARNES ARCHITECT, PC 615 SE ALDER ST #304 PORTLAND OR 97214		Owner: WARREN JR NEWBERRY 2608 NE TILLAMOOK ST PORTLAND, OR 97212-5061 Owner: OLIVIA ZIRKER 2608 NE TILLAMOOK ST PORTLAND, OR 97212-5061	

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16-288800-000-00-LU <i>CC- 16-247925 - REPLACE EXISTING ACCESSORY STRUCTURE - GARAGE AND ADD A WINDOW ON THE NORTH FACING WALL.</i>	, 97214	HR - Historic Resource Review	Type 1 procedure new	12/20/16		Pending
	1S1E02DC 13000 LADDS ADD BLOCK 3 LOT 6 TL 13000		Applicant: ANNE S LAWRENCE 6129 SE 13TH AVE PORTLAND, OR 97202-5329		Owner: LYNNE M STAINBROOK 2500 KALAKAUA AVE #2303 HONOLULU, HI 96815	
16-288642-000-00-LU <i>Historic review for new detached ADU.</i>	1331 NE KNOTT ST, 97212	HR - Historic Resource Review	Type 1 procedure new	12/20/16		Pending
	1N1E26BD 15000 IRVINGTON BLOCK 74 LOT 10		Applicant: RICHARD BRADSPIES 1331 NE KNOTT ST PORTLAND, OR 97212		Owner: RICHARD BRADSPIES 1331 NE KNOTT ST PORTLAND, OR 97212 Owner: THEODORE V EVERETT 1331 NE KNOTT ST PORTLAND, OR 97212	
16-280273-000-00-LU <i>Demo of existing not contributing garage and development of New Accesory Structure, ADU.</i>	1804 NE 25TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	12/1/16		Pending
	1N1E25CC 06300 WILD ROSE ADD BLOCK 7 LOT 4		Applicant: DENNIS MYERS DENNIS MYERS DESIGN 10622 SW 4TH AVE. PORTLAND OR 97219		Owner: ANDREW S MOTTAZ 1804 NE 25TH AVE PORTLAND, OR 97212 Owner: HELEN E GRAMATES 1804 NE 25TH AVE PORTLAND, OR 97212	
16-288173-000-00-LU <i>Remove one window, replace a double window with a triple window, replace three failing windows (like-for-like) and then remove a service chimney. Affected facade is <150 sq ft. (124 sq ft) for contributing dwelling in Irvington Historic District.</i>	3116 NE 12TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	12/19/16		Pending
	1N1E26BA 12500 IRVINGTON BLOCK 83 LOT 12		Applicant: KEYAN MIZANI EMZED ARCHITECTURE LLC 3302 SE SALMON ST PORTLAND, OR 97214		Owner: DAVID A GIOIA 3116 NE 12TH AVE PORTLAND, OR 97212-2241 Owner: STEPHANIE L GIOIA 3116 NE 12TH AVE PORTLAND, OR 97212-2241	
16-284779-000-00-LU <i>Replacment of 2 projecting signs and 2 pin mounted flat mounted letter signs. Like for like - total area about 75 sq ft.</i>	506 SW WASHINGTON ST, 97204	HR - Historic Resource Review	Type 1x procedure	12/12/16		Pending
	1N1E34CC 07700 PORTLAND BLOCK 174 LOT 1-4		Applicant: Cheri Fletcher-Powell ES&A SIGN AND AWNING CO 89975 PRAIRIE ROAD EUGENE OR 97402		Owner: HPT IHG-2 PROPERTIES TRUST 506 SW WASHINGTON ST PORTLAND, OR 97204	

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16-286291-000-00-LU	515 SW BROADWAY AVE, 97205 <i>Installation of 2 exterior signs (one is 31.95 sq ft and the other is 15.48 sq ft) on East elevation of the building.</i>	HR - Historic Resource Review 1N1E34CC 06600	Type 1x procedure	12/14/16		Pending
			Applicant: DEBORAH TOLKE TUBE ART GROUP 4243-A SE INTERNATIONAL WAY MILWAUKIE, OR 97222		Owner: GPO MORGAN LLC 1211 SW 5TH AVE #2230 PORTLAND, OR 97204-3722	
16-281757-000-00-LU	87 NW 1ST AVE, 97209 <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>	HR - Historic Resource Review 1N1E34DB 01000 COUCHS ADD BLOCK 12 LOT 5&8	Type 1x procedure	12/5/16		Pending
			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	
16-284608-000-00-LU	333 NW 23RD AVE, 97210 <i>Install 1 illuminated wall sign, 22.83 sq ft, on the East Elevation of the building at non-contributing structure in Alphabet Historic District.</i>	HR - Historic Resource Review 1N1E33CB 03400 MEADS ADD BLOCK 6 LOT 1 E 1' OF LOT 4	Type 1x procedure	12/12/16		Pending
			Applicant: CYNDI STOCKS SECURITY SIGNS, INC 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: FLANDERS PARTNERS LLC 200 INTERNATIONAL WAY SPRINGFIELD, OR 97477-1186	
16-280093-000-00-LU	223 W BURNSIDE ST, 97209 <i>Exterior alterations to the existing storefront - removal of alcove entry replaced with store front entry. New sign - proposed at 29 sq ft - projection into the ROW is under 2/3.</i>	HR - Historic Resource Review 1N1E34CA 10100 COUCHS ADD BLOCK 19 LOT 2 EXC PT IN STS LAND & IMPS SEE R140374 (R180201251) FOR BILLBOARD	Type 1x procedure	12/1/16		Pending
			Applicant: GARY ROMMEL THE ROMMEL ARCHITECTURE PARTNERSHIP 1200 NW NAITO PARKWAY, STE 550 PORTLAND OR 97209		Owner: 2 B WELL INC 5935 WILLOW LN LAKE OSWEGO, OR 97035	
16-291327-000-00-LU	1037 SW BROADWAY, 97205 <i>PROPOSAL IS TO REPLACE THE STAGE DOOR ASSEMBLY ALONG THE SW SALMON ST STOREFRONT ON THE ARLENE SCHNITZER CONCERT HALL.</i>	HR - Historic Resource Review 1S1E03BB 03500 PORTLAND BLOCK 208 LOT 1-8 TL 3500	Type 1x procedure	12/27/16		Pending
			Applicant: GARY SHEPHERD OFFICE OF METRO ATTORNEY 600 NE GRAND AVE PORTLAND OR 97232		Owner: PORTLAND CITY OF 777 NE M L KING BLVD PORTLAND, OR 97232-2742	
16-280863-000-00-LU	1220 SW MORRISON ST, 97205 <i>Replace fixed windows with sliders on north facade - 134 sq ft of affected facade.</i>	HR - Historic Resource Review 1N1E33DD 06200 PORTLAND BLOCK S 1/2 H LOT 1-8	Type 1x procedure	12/2/16		Void/ Withdrawn
			Applicant: CHRIS MAYKUT CASE DESIGN GROUP 232 SE OAK ST PORTLAND, OR 97214		Owner: WESTON INVESTMENT CO LLC 2154 NE BROADWAY #200 PORTLAND, OR 97232-1561	

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16-292690-000-00-LU	2706 NE KLICKITAT ST, 97212 <i>PROPOSAL IS FOR SECOND STORY ADDITION TO THE WEST SIDE (LESS THAN 500 SF) AND RECONSTRUCTION OF ROOF AND DECK TO THE EAST SIDE (ADDING ROOFING). AFFECTED FACADE IS MORE THAN 150 SF.</i>	HR - Historic Resource Review	Type 2 procedure	12/29/16		Pending
	1N1E25BB 13200 IRVINDALE BLOCK 3 LOT 16		Applicant: SUZANNE M CAREY 2706 NE KLICKITAT ST PORTLAND, OR 97212-2550		Owner: DAVID M CARTER 2706 NE KLICKITAT ST PORTLAND, OR 97212-2550 Owner: SUZANNE M CAREY 2706 NE KLICKITAT ST PORTLAND, OR 97212-2550	
16-288886-000-00-LU	, 97209 <i>Proposal is to provide new mechanical platform & screen wall for new mechanical units, which will replace existing mechanical units.</i>	HR - Historic Resource Review	Type 2 procedure	12/20/16		Pending
	1N1E33DA 70000 CHOWN PELLA CONDOMINIUMS GENERAL COMMON ELEMENTS		Applicant: ROBIN BEST PROFESSIONAL ROOF CONSULTANTS 1108 SE GRAND AVE #300 PORTLAND, OR 97214		Owner: CHOWN PELLA CONDOMINIUMS 2105 SE 9TH AVE PORTLAND, OR 97214	
16-289152-000-00-LU	421 SW 6TH AVE, 97205 <i>PROPOSAL IS FOR REMOVAL AND REPLACEMENT OF GLASS STOREFRONT SYSTEM WHICH IS LESS THEN 500 SF.</i>	HR - Historic Resource Review	Type 2 procedure	12/20/16		Pending
	1N1E34CC 04300 PORTLAND BLOCK 176 LOT 1-4		Applicant: ANNE ROGNESS ZIMMER,GUNSUL,FRASCA 1223 SW WASHINGTON ST., SUITE 200 PORTLAND OR 97205		Owner: KBSGI 421 SW 6TH AVENUE LLC PO BOX 28270 SANTA ANA, CA 92799 Owner: CLINT COPULOS KBS REALTY ADVISORS 620 NEW PORT CENTER DRIVE, SUITE 1300 NEWPORT BEACH CA 92660	
16-289675-000-00-LU	2526 NE 11TH AVE, 97212 <i>Small 22 sq ft addition to SFR in Irvington Historic District (>150 sq ft of affected facade).</i>	HR - Historic Resource Review	Type 2 procedure	12/21/16		Pending
	1N1E26CA 01500 IRVINGTON BLOCK 89 LOT 13		Applicant: VICKI SHUMATE GREEN GABLES DESIGN AND RESTORATION PO BOX 4264 PORTLAND, OR 97208		Owner: RICHARD R ROSE 2526 NE 11TH AVE PORTLAND, OR 97212 Owner: KAREN K ROSE 2526 NE 11TH AVE PORTLAND, OR 97212	

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16-284082-000-00-LU	1000 SW VISTA AVE, 97205 <i>TYPE III, TIER E, HISTORIC DESIGN REVIEW FOR EXTERIOR RENOVATION IMPROVEMENTS TO AN EXISTING 65 YEAR OLD NON-CONTRIBUTING BUILDING IN THE KING'S HILL HISTORIC DISTRICT.</i>	HR - Historic Resource Review 1N1E33CD 04200 JOHNSONS ADD BLOCK 3 LOT 1-12	Type 3 procedure	12/9/16		Pending
Total # of LU HR - Historic Resource Review permit intakes: 24						
16-292740-000-00-LU	2859 NE RODNEY AVE, 97212 <i>PROPOSAL CONSISTS OF A NEW REQUIRED, CODE COMPLIANT STAIR LOCATED IN WEST SIDE YARD, SERVICING SECOND FLOOR. SEE 16-107524 CC. STAIRS ARE IN THE SETBACK, MODIFICATION TO THAT STANDARD.</i>	HRM - Historic Resource Review w/Modifications 1N1E27AD 06600 ALBINA BLOCK 29 N 7.56' OF LOT 15 EXC PT IN ST E 70' OF LOT 16 EXC PT IN ST	Type 1 procedure new	12/29/16		Application
16-288682-000-00-LU	2138 NE HANCOCK ST, 97212 <i>Historic review of garage conversion (includes expansion) to ADU. Modification requested for setbacks.</i>	HRM - Historic Resource Review w/Modifications 1N1E26DD 09600 JOHN IRVINGS 1ST ADD BLOCK 15 LOT 12 W 1/2 OF LOT 13	Type 2 procedure	12/21/16		Pending
16-292382-000-00-LU	036 SW WHITAKER ST, 97201 <i>PROPOSAL IS TO DEMO EXISTING DETACHED GARAGE AND BUILD NEW ATTACHED ONE CAR GARAGE AND 35 SF MUDROOM AND NEW DRIVEWAY. ONE MODIFICATION TO SETBACK OF NEW GARAGE.</i>	HRM - Historic Resource Review w/Modifications 1S1E10BC 11500 CARUTHERS ADD BLOCK 133 E 60' OF LOT 1	Type 2 procedure	12/28/16		Application

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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	
<p>Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 4</p>						
16-288729-000-00-LU	9330 N FAIRHAVEN AVE, 97203	LC - Lot Consolidation	Type 1x procedure	12/20/16		Pending
<p><i>Consolidate lots 1 & 2, Block J, East of St. Johns, into one lot, for a future Lot Line Adjustment with lot 3. The existing home will remain. See PR 16-264408 PLA, LC.</i></p>						
	1N1E06CD 09400	EAST ST JOHNS BLOCK J LOT 1-3	Applicant: STEVE BUCKLES REPPETO & ASSOCIATES 12730 SE STARK ST PORTLAND OR 97233		Owner: 9330 FAIRHAVEN LLC 2865 NW SHENANDOAH TER PORTLAND, OR 97210	
<p>Total # of LU LC - Lot Consolidation permit intakes: 1</p>						
16-287542-000-00-LU	13035 NE OREGON ST, 97230	LDP - Land Division Review (Partition)	Type 1x procedure	12/16/16		Pending
<p><i>Divide site into 3 lots. No new street. Existing dwelling to be demolished.</i></p>						
	1N2E35BD 07300	ESPEDAL BLOCK 1 LOT 3 EXC SLY 414'	Applicant: BRETT GRANTHAM GREENWORKS CONTRACTORS LLC 121 SW SALMON ST, STE 1100 PORTLAND, OR 97204		Owner: GREENWORKS CONTRACTORS LLC 121 SW SALMON ST STE 1100 PORTLAND, OR 97204	
16-292247-000-00-LU	6344 SE 84TH PL, 97266	LDP - Land Division Review (Partition)	Type 1x procedure	12/28/16		Pending
<p><i>DIVIDE LOT INTO 2 PARCELS. EXISTING HOUSE TO REMAIN. EXISTING GARAGE TO REMAIN AND CONVERTED TO ADU.</i></p>						
	1S2E16CC 18100	ARLETA PK 2 BLOCK 6 LOT 21&22	Applicant: KYM NGUYEN CONCEPT DESIGN & ASSOCIATES PO BOX 8464 PORTLAND OR 97206		Owner: SINO-US INVESTMENTS LLC 10670 SE SUNSET VIEW CT HAPPY VALLEY, OR 97086	
16-292414-000-00-LU	5505 SE LEXINGTON ST, 97206	LDP - Land Division Review (Partition)	Type 1x procedure	12/28/16		Unnecessary Review
<p><i>THIS APPLICATION WILL BE A PLA, LC - PROPOSAL IS FOR A TWO LOT PARTITION WITH A POSSIBLE NEW DETACHED DWELLING ON PARCEL 1. THE EXISTING DWELLING ON PARCEL 2 TO REMAIN. TWO SMALL SHEDS ON PROPERTY WILL BE REMOVED.</i></p>						
	1S2E19DB 05900	DARLINGTON BLOCK 11 W 2.5' OF LOT 38 LOT 39-41	Applicant: COLLEEN SPURGEON TOWNSHIP SURVEYS LLC 1415 WASHINGTON ST OREGON CITY, OR 97045		Owner: LELAND T KLAUZER 5505 SE LEXINGTON ST PORTLAND, OR 97206-9023	

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16-280140-000-00-LU	9036 SE DUKE ST, 97266 <i>Divide into 3 parcels. House and garage to be demolished. No new street.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	12/1/16		Incomplete
	1S2E21BA 01000 MT SCOTT VIEW BLOCK 2 E 66 2/3' OF LOT 1		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: MICHAEL R BARKSDALE 9036 SE DUKE ST PORTLAND, OR 97266 Owner: VIRGINIA L BARKSDALE 9036 SE DUKE ST PORTLAND, OR 97266	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 4						
16-283963-000-00-LU	3299 SE 115TH AVE, 97266 <i>Divide into 3 lots plus a private street. Existing house to be demolished.</i>	LDS - Land Division Review (Subdivision)	Type 1x procedure	12/9/16		Incomplete
	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	
16-291559-000-00-LU	3825 SW CANBY ST, 97219 <i>PROJECT IS TO CREATE A THREE PARCEL SUBDIVISION WITH NEW PRIVATE STREET TRACT. EXISTING HOUSE TO REMAIN.</i>	LDS - Land Division Review (Subdivision)	Type 2x procedure	12/27/16		Pending
	1S1E20BD 09400 SECTION 20 1S 1E TL 9400 0.63 ACRES		Applicant: JAMES HARPER 3825 SW CANBY ST PORTLAND, OR 97219-1546		Owner: JAMES HARPER 3825 SW CANBY ST PORTLAND, OR 97219-1546 Owner: TRACEY S HARPER 3825 SW CANBY ST PORTLAND, OR 97219-1546	
16-286857-000-00-LU	12040 SE MILL CT, 97216 <i>Divide into a 9-lot subdivision. Existing dwelling to be demolished. No new street.</i>	LDS - Land Division Review (Subdivision)	Type 2x procedure	12/15/16		Pending
	1S2E03DA 04800 D & O LITTLE HMS SUB 1 LOT 11 TL 4800		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213		Owner: JAY WEBSTER RENTALS LLC 9230 SE CLAY ST PORTLAND, OR 97216	

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16-287694-000-00-LU	7134 N VANCOUVER AVE, 97217	LDS - Land Division Review (Subdivision)	Type 3 procedure	12/16/16		Pending
<p><i>Create 12 lots for residential development. The applicant is proposing to use the Amenity Bonus standards of Chapter 33.120.265 of the Portland Zoning Code to increase the allowed number of lots from 10 to 12 area and would be developed with attached townhouses each on its own lot. No new street is proposed.</i></p>						
	1N1E15AB 05100	LOVELEIGH BLOCK 8 LOT 1-4	Applicant: NATHAN ARNOLD FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229		Owner: 7120 VANCOUVER LLC 1116 NW 17TH AVE PORTLAND, OR 97209	
			Applicant: BEN WAECHTER WAECHTER ARCHITECTURE 2180 NW NICOLAI ST PORTLAND OR 97210			
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 4						
16-282701-000-00-LU	5029 SE DIVISION ST, 97215	NU - Nonconforming Situations Review	Type 2 procedure	12/9/16		Incomplete
<p><i>Existing building in the R1 zone. Structure has historically been used for office. Proposal is to change use to a restaurant/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: MARK BEIRWAGEN STONE CREEK BUILDING & DEVELOPMENT INC 10117 SE SUNNYSIDE RD F 502 CLACKAMAS, OR 97015-7708	
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						
16-293311-000-00-LU	11500 NE AIRPORT WAY, 97220	TR - Tree Review	Type 2 procedure	12/30/16		Application
<p><i>Tree Review for project consisting of new 9,113 sq ft restaurant with 1,284 sq ft porch. Associated LDP case (see 07-106345) has a condition (D1) which requires a tree preservation plan for development on this site. However, the trees were removed from this stie. This Type II TR is requested to amend that condition.</i></p>						
	1N2E15DB 01000		Applicant: RYAN HALVORSON DOWL 720 SW WASHINGTON ST #750 PORTLAND, OR 97205		Owner: PACIFIC NW PROPERTIES LP 6600 SW 105TH AVE #175 BEAVERTON, OR 97008	
Total # of LU TR - Tree Review permit intakes: 1						
16-292308-000-00-LU	2034 NW 27TH AVE, 97210	ZC - Zoning Map Amendment	Type 3 procedure	12/28/16		Pending
<p><i>PROPERTIES IN QUESTION ARE LOCATED AT 2638 NW WILSON ST AND 2034 NW 27TH AVE. THERE ARE TWO WAREHOUSES ON THE PROPERTY BOTH OF WHICH WILL REMAIIN. THE PROPERTY HAS BEEN INCLUDED IN THE CITY'S MIXED EMPLOYMENT ZONING PROJECT. APPLICANT WISHES TO PURSUE A ZONE CHANGE IN COMPLIANCE WITH THE COMP PLAN THAT WILL RESULT IN THE SAME ZONING DESIGNATION FOR THE PROPERTY THAT THE CITY HAS ALREADY PROPOSED IN THE ME PROJECT.</i></p>						
	1N1E29DD 00700	NORTH PORTLAND BLOCK 16 N 60' OF LOT 10-13 LOT 14	Applicant: ANNA LANGLEY LANGLEY INVESTMENT PROPERTIES 1211 SW 5TH AVE., SUITE 2230 PORTLAND OR 97209		Owner: THE FREEMAN GROUP LLC 2034 NW 27TH AVE PORTLAND, OR 97210	
Total # of LU ZC - Zoning Map Amendment permit intakes: 1						

Land Use Review Intakes

From: 12/1/2016

Thru: 12/31/2016

Run Date: 1/5/2017 08:30:22

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-281049-000-00-LU	300 N WINNING ST, 97227	ZE - Zoning Map Correction	Type 2 procedure	12/2/16		Pending
<i>ZONE MAP ERROR CORRECTION -</i>						
		1N1E34AB 01200		Applicant: DOUGLAS HARDY	Owner: PORTLAND CITY OF	
		MC MILLENS ADD		CITY OF PORTLAND, BUREAU OF	1120 SW 5TH AVE #1250	
		BLOCK 7&8&10-12&16 TL 1200		DEVELOPMENT SERVICES, LAND	PORTLAND, OR 97204-1912	
				USE SERVICES		
				1900 SW 4TH AVE #4100		
				PORTLAND OR 97201		

Total # of LU ZE - Zoning Map Correction permit intakes: 1

Total # of Land Use Review intakes: 92