

Early Assistance Intakes

From: 1/2/2017

Thru: 1/8/2017

Run Date: 1/9/2017 10:12:29

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-102922-000-00-EA	4619 SE 40TH AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	1/6/17		Application
	<i>Demo existing 1 story home and develop a 2 & 3 story apartment building, 13 units proposed, no parking.</i>	1S1E13AA 04700 GRACELAND BLOCK 1 LOT 7 INC PT VAC ST LOT 8		Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE 3405 NE 46TH AVE PORTLAND, OR 97213		Owner: CHARLES D JR STILWELL 405 SE 53RD AVE PORTLAND, OR 97215
17-100206-000-00-EA	1515 NW 19TH AVE, 97209		EA-Zoning Only - w/mtg	1/3/17		Pending
	<i>PROPOSAL IS TO ADD TWO CONDENSER UNITS TO ROOF TO IMPROVE MECHANICAL SYSTEM WITHIN TENANT SPACE.</i>	1N1E28DC 05900		Applicant: RYAN SUAREZ ROBERT EVANS CO 1505 NW 19TH AVE PORTLAND OR 97217		Owner: AJL ENTERPRISES LLC P O BOX 1147 EUGENE, OR 97440
17-100402-000-00-EA	8940 NW SKYLINE BLVD, 97231		EA-Zoning Only - w/mtg	1/3/17		Pending
	<i>DEMOLITION OF EXISTING HOUSE AND DETACHED GARAGE AND CONSTRUCTION OF A REPLACEMENT SINGLE FAMILY HOME WITH ATTACHED GARAGE.</i>	1N1W10B 02000 SECTION 10 1N 1W TL 2000 1.78 ACRES		Applicant: OLEG PILIPENKO CRESCENT CUSTOM HOMES LLC 230 NW SEBLAR DR PORTLAND, OR 97210		Owner: BULLDOG CAPITAL LLC 4550 KRUSE WAY #125 LAKE OSWEGO, OR 97035
17-102883-000-00-EA	2251 NW MARSHALL ST, 97210		EA-Zoning Only - w/mtg	1/6/17		Application
	<i>Replacment of glass Blocks for Louver Ventelation Systems - at Legacy Good Samaritan Madical Center - Master Plan for this site.</i>	1N1E33BA 07700 COUCHS ADD BLOCK 305 TL 7700		Applicant: CAROL GOSS SODERSTROM ARCHITECTS 1200 NW NAITO PKW SUITE 410 PORTLAND OR 97209		Owner: GOOD SAMARITAN HOSPITAL 1919 NW LOVEJOY ST PORTLAND, OR 97209
17-101401-000-00-EA	600 SW 10TH AVE, 97205		EA-Zoning Only - w/mtg	1/4/17		Application
	<i>PROPOSAL IS FOR A NEW WIRELESS FACILITY ON ROOFTOP OF HISTORIC GALLERIA. ANTENNAS WILL BE SCREENED WITH NEW FAUX WATER TOWER STRUCTURE WHICH WILL REPLICATE HISTORIC WATER TOWER THAT WAS ORIGINALLY ON SITE.</i>	1N1E34CC 09400 PORTLAND BLOCK 217 LOT 1-8 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX		Applicant: DONALD DEBLANC NEW CINGULAR WIRELESS PCS, LLC 19801 SW 72ND AVE., SUITE 200 TUALATIN OR 97062		Owner: GALLERIA BUILDING DE LLC 2701 NW VAUGHN ST #390 PORTLAND, OR 97210

Total # of Early Assistance intakes: 5

Final Plat Intakes

From: 1/2/2017

Thru: 1/8/2017

Run Date: 1/9/2017 10:12:29

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-207207-000-00-FP	708 N BLANDENA ST, 97217	FP - Final Plat Review		1/4/17		Application

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

1N1E22BD 08300

Applicant:
KATHERINE J GENGLER
708 N BLANDENA ST
PORTLAND, OR 97217

Owner:
KATHERINE J GENGLER
708 N BLANDENA ST
PORTLAND, OR 97217

CLIFFORD ADD
BLOCK 10
LOT 5

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 proposed general location of future building footprints and stormwater facilities for each of the vacant lots.*
- "Any other information specifically noted in the conditions listed below.*

B. The final plat must show the following:

1. A 5-foot wide private sanitary sewer easement, for the benefit of Parcel 1, shall be shown and labeled over the relevant portions of Parcel 2.

2. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for the Private Sewer Easement has been recorded as document no. _____, Multnomah County Deed Records."

C. 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. The applicant must obtain a finalized demolition permit for removing the garage that straddles the proposed property line between Parcels 1 and 2.

Required Legal Documents

3. A Maintenance Agreement shall be executed for the Private Sewer described in Condition B.2 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, additional provisions for a reduced width easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of

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.

Other requirements

4. Prior to final plat approval, a Minor Improvement Permit must be obtained from PBOT for the required closure of the existing curb-cut and driveway along the site's N Blandena frontage.

5. The applicant must pay into the City Tree Preservation and Planting Fund the amount equivalent to 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

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

1. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-195824-000-00-FP	5505 SE 47TH AVE, 97206	FP - Final Plat Review		1/6/17		Application

Approval of a Preliminary Plan for a two-parcel partition that will result in two parcels for single dwelling development as illustrated with Exhibit C.1, subject to the following conditions:

1S2E18CA 12700

WOODSTOCK
BLOCK 99
LOT 1

Applicant:
ROBERT HAWTHORNE
PDX LIVING, LLC
6535 SE 21ST AVE
PORTLAND, OR 97202

Owner:
JULIE D GEDROSE
5505 SE 47TH AVE
PORTLAND, OR 97206

Owner:
JACK P VOLLERT
5505 SE 47TH AVE
PORTLAND, OR 97206

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval by the Land Use Services section of BDS. The 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;*
- "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 SE Harold Street. The required right-of-way dedication must be shown on the final plat.*
- 2. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.6 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Tree Preservation Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records."*
- 3. In order to meet the solar access requirements, Parcel 2 must be wider than Parcel 1.*

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

Streets

- 1. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer and pay the Local Transportation Infrastructure Charge (LTIC). 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 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

- 3. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the cesspool on*

the Bureau of Development Services for the decommissioning and cessation of the site.

4. The applicant must meet the tree density standard of 11.50.050 on Parcel 1 with the existing house by either planting trees on the lot or making the equivalent payment into the City Tree Preservation and Planting Fund. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval.

5. 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. 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

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

Other requirements

7. The applicant must pay into the City Tree Preservation and Planting Fund the amount equivalent to 19 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

D. The following conditions are applicable to site preparation and the devel

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

Total # of Final Plat intakes: 2

Land Use Review Intakes

From: 1/2/2017

Thru: 1/8/2017

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-100173-000-00-LU	3519 SE YAMHILL ST, 97214	AD - Adjustment	Type 2 procedure	1/3/17		Application
<p><i>REQUEST IS FOR AN ADJUSTMENT TO TABLE 110-4 AND 33.110.225 TO INCREASE THE 50% MAXIMUM BUILDING COVERAGE FOR A R2.5 ZONED LOT. PROJECT IS AN EXTENSION OF DORMER WHICH WILL ALSO CREATE A COVERED BACKYARD PORCH BELOW.</i></p>						
	1S1E01AB 07900	SUNNYSIDE & PLAT 2 & 3 BLOCK 20 E 1/3 OF LOT 1&2	Applicant: KRISTINA HALL MASTER BUILDING D&C LLC 14335 SW 164TH AVE TIGARD OR 97224		Owner: SEAN WATKINS 3519 SE YAMHILL ST PORTLAND, OR 97214	
					Owner: MAUREEN WATKINS 3519 SE YAMHILL ST PORTLAND, OR 97214	
Total # of LU AD - Adjustment permit intakes: 1						
17-101948-000-00-LU	325 SW HARRISON ST, 97201	DZ - Design Review	Type 2 procedure	1/5/17		Application
<p><i>Building Height Reduction - The Height of the original approved tower LU 15-209034 has been reduced by 2'-9" overall.</i></p>						
	1S1E03CB 01600	SOUTH AUDITORIUM ADD BLOCK A LOT 2 TL 1600	Applicant: MIKE COYLE FASTER PERMITS 14334 NW Eagleridge Lane Portland, OR 97229		Owner: FOURTH & HARRISON LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204	
Total # of LU DZ - Design Review permit intakes: 1						
17-102096-000-00-LU	, 97201	ENM - Env. Review w/ Modifications	Type 2 procedure	1/5/17		Application
<p><i>The applicant requested approval of a 17000 sq ft disturbance area for a proposed 36 unit apartment building, 2 modifications first to height and second to setback along Cardinell St.</i></p>						
	1S1E04DB 05400	SECTION 04 1S 1E TL 5400 0.72 ACRES	Applicant: PETER FRY 303 NW UPTOWN TER, #1B PORTLAND OR 97210		Owner: WESTVIEW DEVELOPMENT LLC PO BOX 80794 PORTLAND, OR 97280-1794	
Total # of LU ENM - Env. Review w/ Modifications permit intakes: 1						
17-101905-000-00-LU	50 SW PINE ST, 97204	HR - Historic Resource Review	Type 1x procedure	1/5/17		Application
<p><i>Proposed new telecommunications facility with 6 antennas mounted on top of existing penthouse & enclosed in FRP shroud, screened and painted to match penthouse.</i></p>						
	1N1E34DC 02600	PORTLAND BLOCK 26 N 1/2 OF LOT 8	Applicant: TAMMY HAMILTON ACOM CONSULTING INC 2215 SE 37TH AVE PORTLAND, OR 97214		Owner: KM BUILDING PORTLAND LLC PO BOX 50330 BELLEVUE, WA 98004-0330	
Total # of LU HR - Historic Resource Review permit intakes: 1						
17-101319-000-00-LU	2314 NE SCHUYLER ST, 97212	HR - Historic Resource Review	Type 2 procedure	1/4/17		Application
<p><i>ADDITION OF A PORCH ENCLOSURE ON SECOND LEVEL OF CONTRIBUTING DWELLING IN IRVINGTON HISTORIC DISTRICT. SEE 16-182122 HS.</i></p>						
	1N1E26DD 02700	JOHN IRVINGS 1ST ADD BLOCK 9 LOT 14	Applicant: Peter Finley Fry 303 NW UPTOWN TERRACE #1B PORTLAND OR 97210		Owner: ROBIN E MESCH 2314 NE SCHUYLER ST PORTLAND, OR 97212-4759	
Total # of LU HR - Historic Resource Review permit intakes: 2						

Land Use Review Intakes

From: 1/2/2017

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-100635-000-00-LU	14024 SE CENTER ST, 97236 <i>PROPOSAL IS FOR A FOUR LOT SUBDIVISION IN JOHNSON CREEK BASIN PLAN DISTRICT.</i>	LDS - Land Division Review (Subdivision)	Type 2x procedure	1/5/17		Application
	1S2E11DD 06000 SECTION 11 1S 2E TL 6000 0.58 ACRES		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: THOMAS STOUT P O BOX 196 CLACKAMAS, OR 97015	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
Total # of Land Use Review intakes: 6						