



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

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**NOTICE OF PROPOSED
DEVELOPMENT IN AN ENVIRONMENTAL ZONE**

Date: January 25, 2017

To: Neighborhood Association and Interested Persons

From: Timothy Novak, City Planner, 503-823-5395,
Timothy.Novak@portlandoregon.gov

Re: The City has received a building permit application for development within an **environmental zone**. The purpose of this notice is to inform neighbors and interested persons of permitting activities and projects within the environmental zones that will utilize the Environmental Development Standards of Zoning Code Chapter 33.430. This is not a Land Use Review notice.

Permit Number: 16-273007-RS

Project Description: Construction of a new single-family residence in an Environmental Conservation Zone.

Applicant: Dan Williams, Faster Permits

Site Location: 8508 SW 46th Avenue

Legal Description: Portland Park Addition, Block 20, Lots 19&20 except part in street.

Zone: R7c **Quarter Section Map:** 3824 **Tax Account #:** R674253

The permit is being reviewed for compliance with the following environmental development standards:

- General development (including the proposed house) subject to Section 33.430.140;

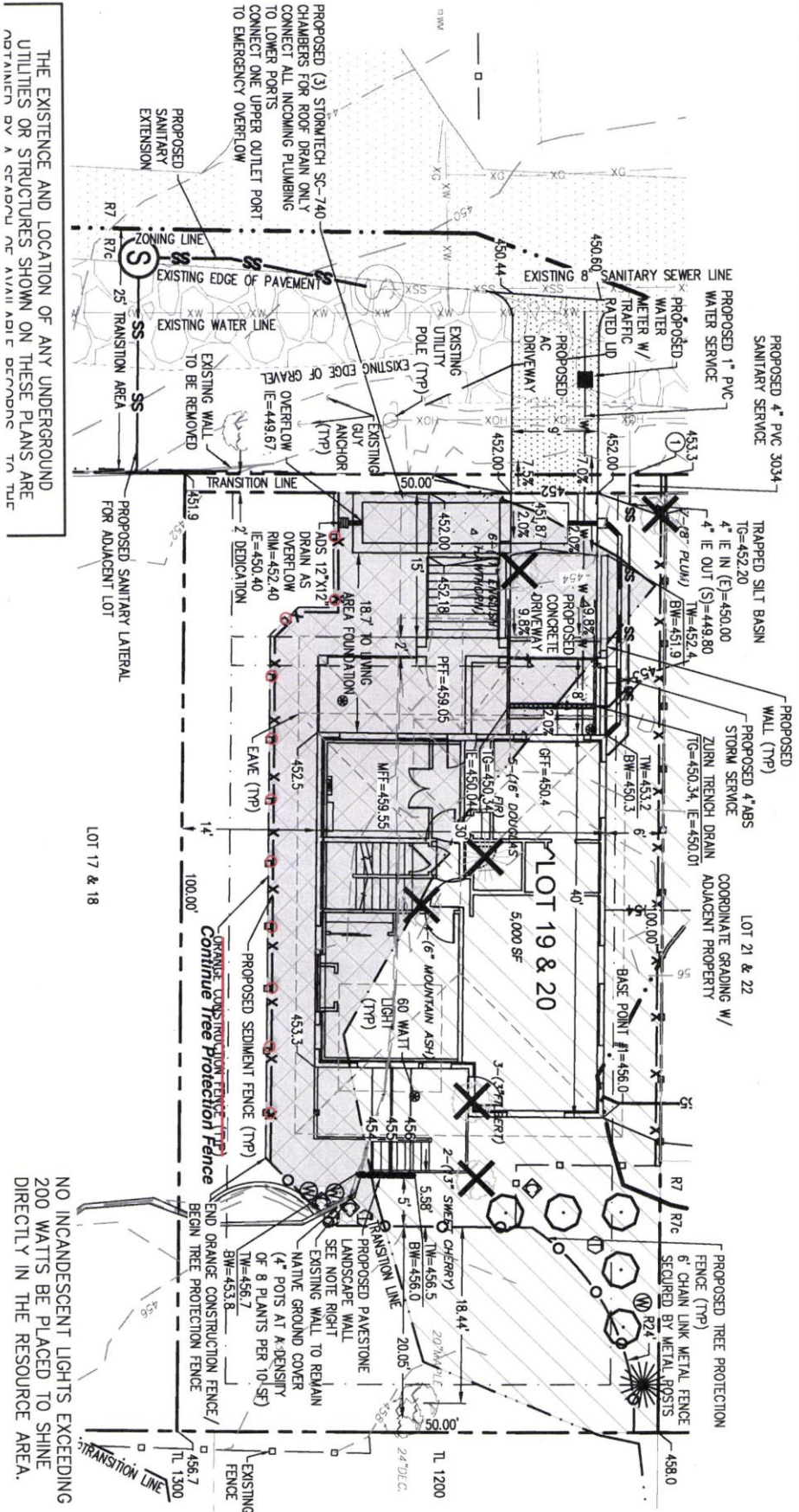
The site plan is enclosed and displayed on a notice board on site. Plans may be examined at **Document Services, second floor of 1900 SW 4th Avenue**, Monday – Wednesday and Fridays from 8:00 AM to 3:00 PM and Thursdays from 8:00 AM to Noon. Copies of the site plans and development standards can be obtained at the Development Services Center for a fee. The development standards are available on-line at www.portlandonline.com/zoningcode.

Any interested person may comment on the application by writing and specifically identifying errors or non-compliance with development standards. Comments should be directed to the staff person noted above. Comments may be used to clarify or improve the accuracy of the site plan, but may not be used by the City to influence the issuance of a permit for a project that meets development standards. **An inspector will visit the site to verify the accuracy of the site plan prior to issuance of any permits.**

Contact Timothy Novak at the above phone number or email address with any questions. Please reference the permit number and your request.

Symbol	Common Shrub Name	Numbers of proposed shrubs
⊗	Western Serviceberry	3 (1 gallon size)
⊕	Tall Oregongrape	3 (1 gallon size)
⊖	Common Snowberry	3 (1 gallon size)
	Total	9

Symbol	Common Tree Name	Numbers of proposed mitigation trees
☀	Douglas Fir	1
⊙	Cascara	5
	Total	6



THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A STANDARD OF AVAILABLE RECORDS TO THE