



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

Chloe Eudaly, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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

**Date:** April 4, 2017

**To:** Neighborhood Association and Interested Persons

**From:** Laura Lehman, City Planner, 503-823-7391,  
[Laura.Lehman@portlandoregon.gov](mailto:Laura.Lehman@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:** 16-292880 RS

**Project Description:** Addition to a single-family home in an Environmental Conservation Zone.

**Applicant:** CALEB REMMERDE DESIGN BUILD CRAFT LLC  
1003 SE 23RD AVE  
PORTLAND, OR 97214

**Site Location:** 10640 SW 11<sup>th</sup> Ave

**Legal Description:** Cedar Crest, Lot 23

**Zone:** R10c, R10p      **Quarter Section Map:** 4028      **Tax Account #:** R130352

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

- General development 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 4<sup>th</sup> 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](http://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 Laura Lehman at the above phone number or email address with any questions. Please reference the permit number and your request**

**PROJECT DESCRIPTION**  
 1. Remove of existing detached garage and addition of mass building with additional deck. Added living space ~408 sq ft.  
 2. Remove of existing main bedroom.

**LEGAL DESCRIPTION**  
 Lot 13  
 East Creek  
 Portland Oregon

**PROJECT TEAM**  
 Owner: **Brown & Gayle Bonifer**  
 10640 SW  
 10th Drive  
 Portland OR 97219  
 phone:

Design Build: **Caleb Remonde**  
 1003 BE 23rd Ave  
 Fortuna CR 9774  
 503-325-3555  
 phone: 100683-3718

Structure Engineer: **Wier Consulting Engineers, Inc**  
 8870 SW Barton Blvd, Suite 100  
 Portland, OR 97223  
 phone: 503-246-7820

**LEGEND**

- Work area
- Shed wall location
- Shed wall type
- Cross Section & level
- Elevation on section & notes
- Detail & notes
- Break connector

Note: Area outside of existing disturbance area is fully forested. 50% canopy cover of understory and dense and stable for existing wetlands. Approximately 20' wide trees.



Area existing house 2288 sq ft, proposed addition 408 sq ft, total existing/incombustible surfaces 1878 sq ft.

scale 1"=0'

PROPOSED SITE PLAN