



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

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: April 25, 2017 at 8:30A
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-143559

Proposal and Property Information

Location: 4905 NE GOING ST
Proposal: A Pre-Application Conference to discuss a new multi-dwelling development. There will be 11 units total: five detached units and three duplexes. Fifteen parking spaces are proposed.
Land Use Reviews Expected: Type III Planned Development, Property Line Adjustment
Site Zoning: R5 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code) "h" (Aircraft Landing Overlay, Chapter 33.400 of the Portland Zoning Code).
Tax Account Number(s): R317844

Contacts

Applicant: Ben Valentin, BIRDSMOUTH CONSTRUCTION LLC, (323) 459-2062
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Cully, contact David Sweet at 503-493-9434.
District Coalition: Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.
Business District: None
Neighborhood within 1,000 feet: Beaumont-Wilshire, contact Jack Bookwalter at 503-539-2707.

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

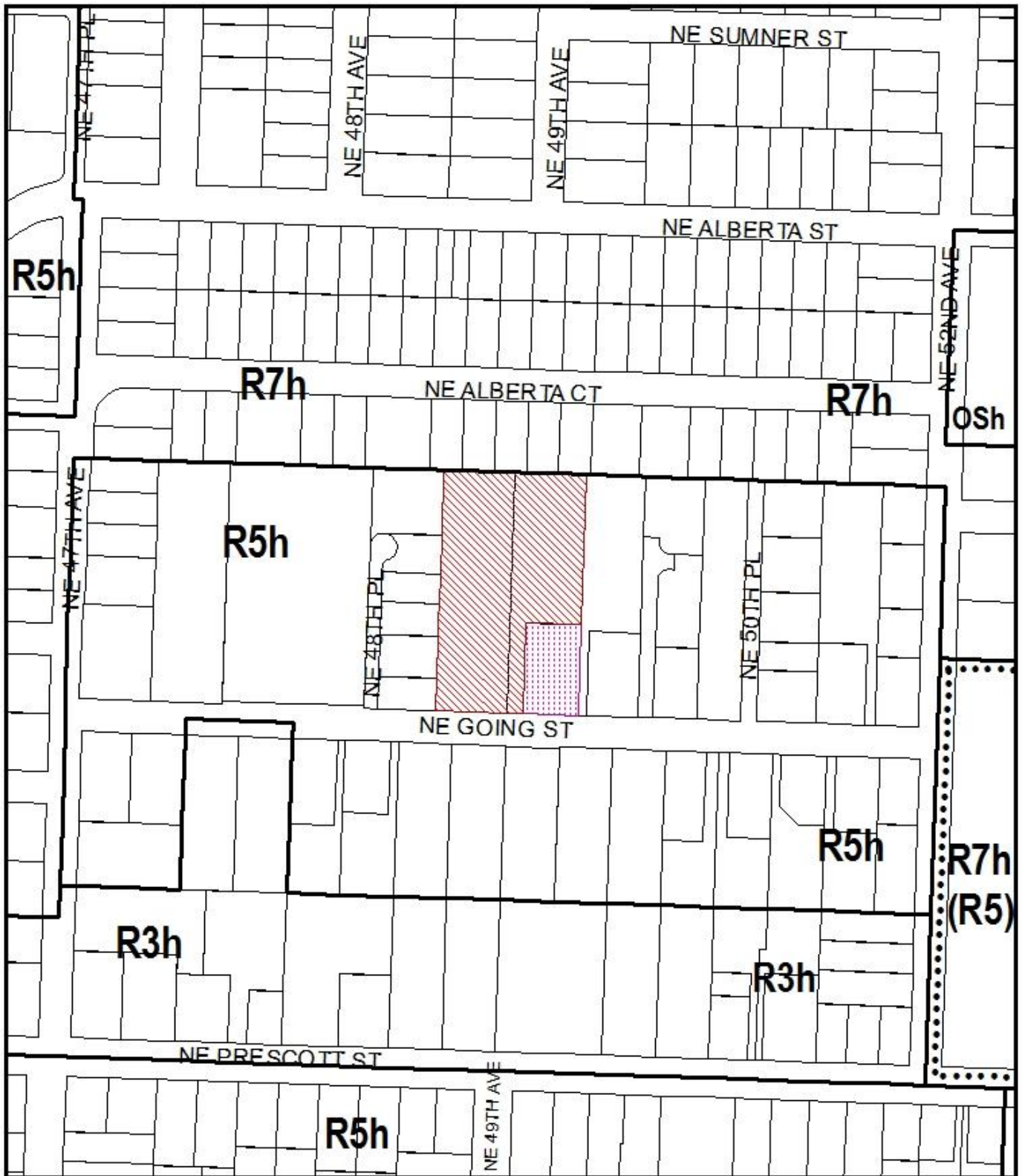
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

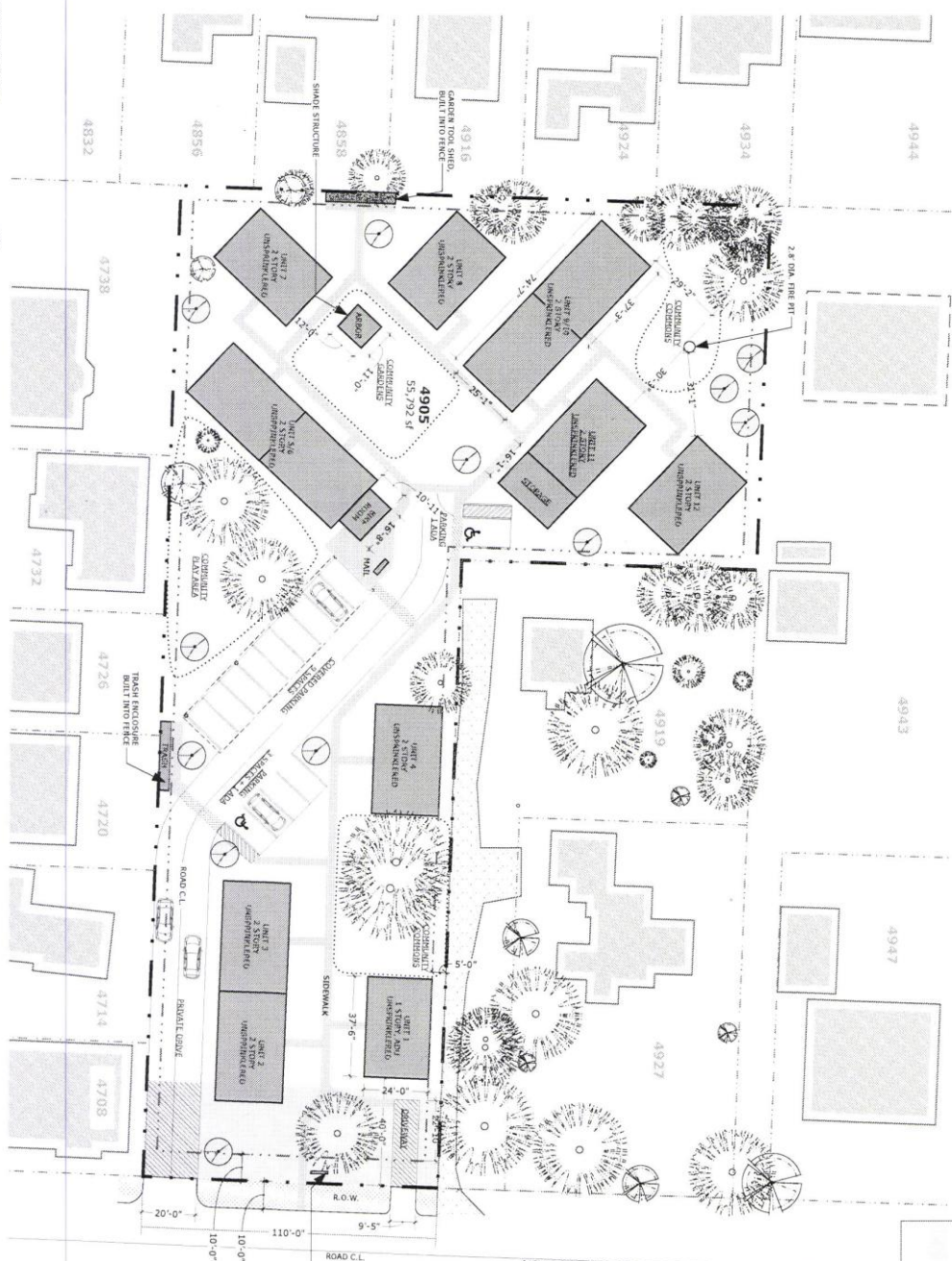


ZONING



-  Site
-  Also Owned Parcels

File No.	EA 17-143559 PC
1/4 Section	2535
Scale	1 inch = 200 feet
State Id	1N2E19BD 8400
	(Apr 06, 2017)



LEGEND

	EXISTING BUILDING		EXISTING DECIDUOUS TREE
	NEW CONSTRUCTION		EXISTING EVERGREEN TREE
	PROPERTY LINE		NEW TREE
	TOPOCOUNT LINE		
	SETBACK		
	COMMON AREA		
	STORM WATER POND - 1,265 SF (15' x 28' x 3.665')		

EA 17 - 14 3559 PC

PROGRESS DRAWING
This drawing was prepared by Birdsmouth Construction, LLC for the project described herein. It is not to be used for any other project without the written consent of Birdsmouth Construction, LLC.

birdsmouthconstruction.com

A5

SITE PLAN

Drawn By
Ben Valentin &
Siddharth Lakshminarayanan
Reviewed By
Ben Valentin &
Siddharth Lakshminarayanan
Updated: Mar 20, 20

PRELIMINARY
Created: Jan 27, 2017
Updated: Mar 20, 20

GOING STREET COMMONS

4905 NE GOING ST
PORTLAND, OR 97218

Birdsmouth Construction, LLC
2100-B SE Water Ave
Portland, OR 97214
323.459.2062

