



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: September 19th, 2017 at 10:30 AM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-230402

Proposal and Property Information

Location: NE 74th & Roselawn Street

Proposal: A Pre-Application Conference to discuss the creation of 22 single dwelling lots from a 3.81 acre site. The lots range in size from 4,196 to 6,105 square feet. The proposal includes the extension of NE 75th Avenue, additional widening of NE Roselawn Street and addition of NE Sumner Street.

Land Use Reviews Expected: Type III Land Division and Type III North Cully Development Review

Site Zoning: R5 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code), "h" (Aircraft Landing Overlay Zone, Chapter 33.440 of the Portland Zoning Code), North Cully Plan District (Chapter 33.560 of the Portland Zoning Code).

Tax Account Number(s): R318181

Contacts

Applicant: Craig Smith, SGS DEVELOPMENT LLC, (541) 318-1830

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: None

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.

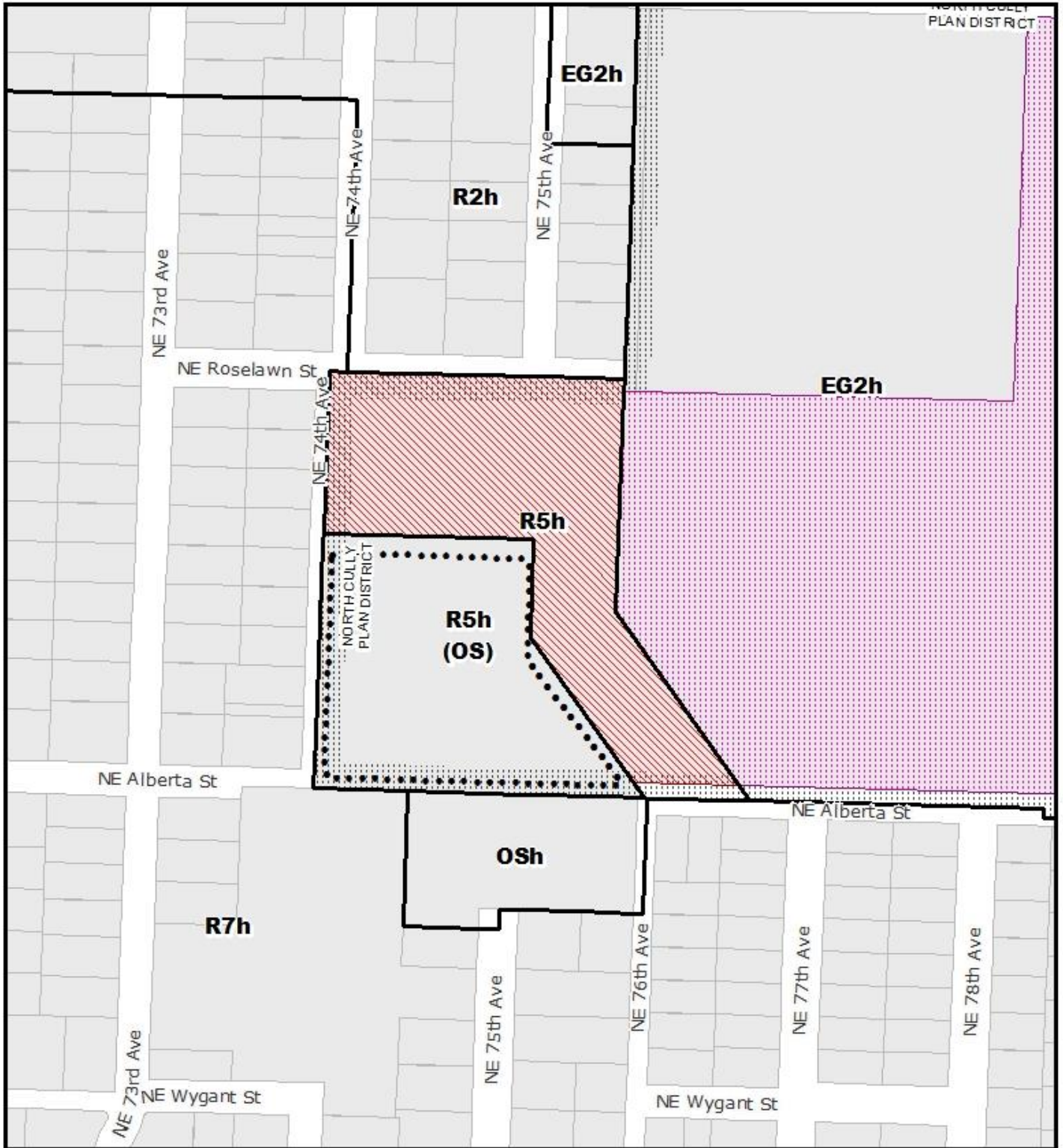
What is the purpose of the Pre-Application Conference?

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

THIS SITE LIES WITHIN THE:
NORTH CULLY PLAN DISTRICT

-  Site
-  Also Owned Parcels

File No.	EA 17-230402 PC
1/4 Section	2538
Scale	1 inch = 200 feet
State ID	1N2E20AB 9200
Aug 29, 2017	



PRELIMINARY SITE DIMENSION PLAN		PLAN NO. SHEET NO. 1 of 1
ALBERTA STREET COMMONS PORTLAND, OREGON		
PINNACLE 1710 15th Street, Suite 1000 Portland, OR 97208 Phone: (503) 848-8000		PLANS PREPARED FOR: SOS DEVELOPMENT, LLC CHET ANTONEN 62765 POWELL BUTTE HWY., BEND OR 97701 PHONE (503) 730-8701
CHECKED BY: J. STORNIO	DATE: 8-21-2017	REVISION:

EA 17-230402 PC