



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

Chloe Eudaly, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** November 21, 2017 at 8:30am  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 17-261723

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### Proposal and Property Information

**Location:** 2132-2134 NW ASPEN AVE  
**Proposal:** A Pre-Application Conference to discuss a Zone Map Amendment from R10 to R5 in compliance with the existing Comprehensive Plan Map designation. There will be a concurrent Type IIx review for a two lot land division for single-dwelling development.  
**Land Use Reviews Expected:** Type III Zoning Map Amendment  
**Site Zoning:** R10 (R5) (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code)  
**Tax Account Number(s):** R117595

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### Contacts

**Applicant:** PORTLAND DEVELOPMENT GROUP \*AARON BUSTER\* (503) 490-8949  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** Northwest District, contact John Bradley at 503-313-7574.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Business District:** None  
**Neighborhood within 1,000 feet:** Forest Park, contact Jerry Grossnickle at 503-289-3046.

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### 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.

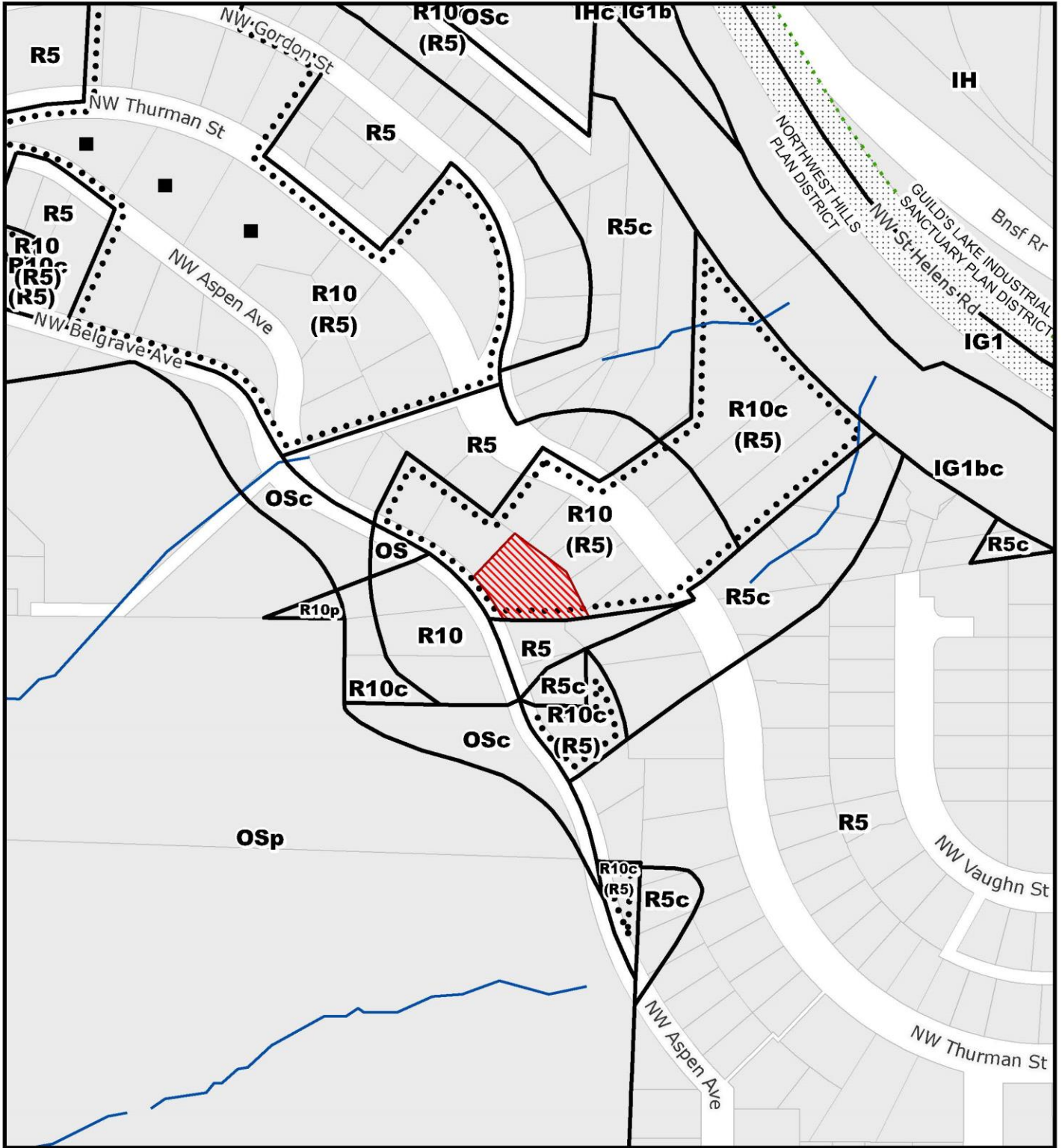
#### What is the purpose of the Pre-Application Conference?

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:  
NORTHWEST HILLS PLAN DISTRICT  
FOREST PARK SUBDISTRICT

-  Site
-  Stream
-  Historic Landmark
-  Recreational Trails

File No.	EA 17-261723 PC
1/4 Section	2825
Scale	1 inch = 200 feet
State ID	1N1E29CB 5700
Oct 27, 2017	

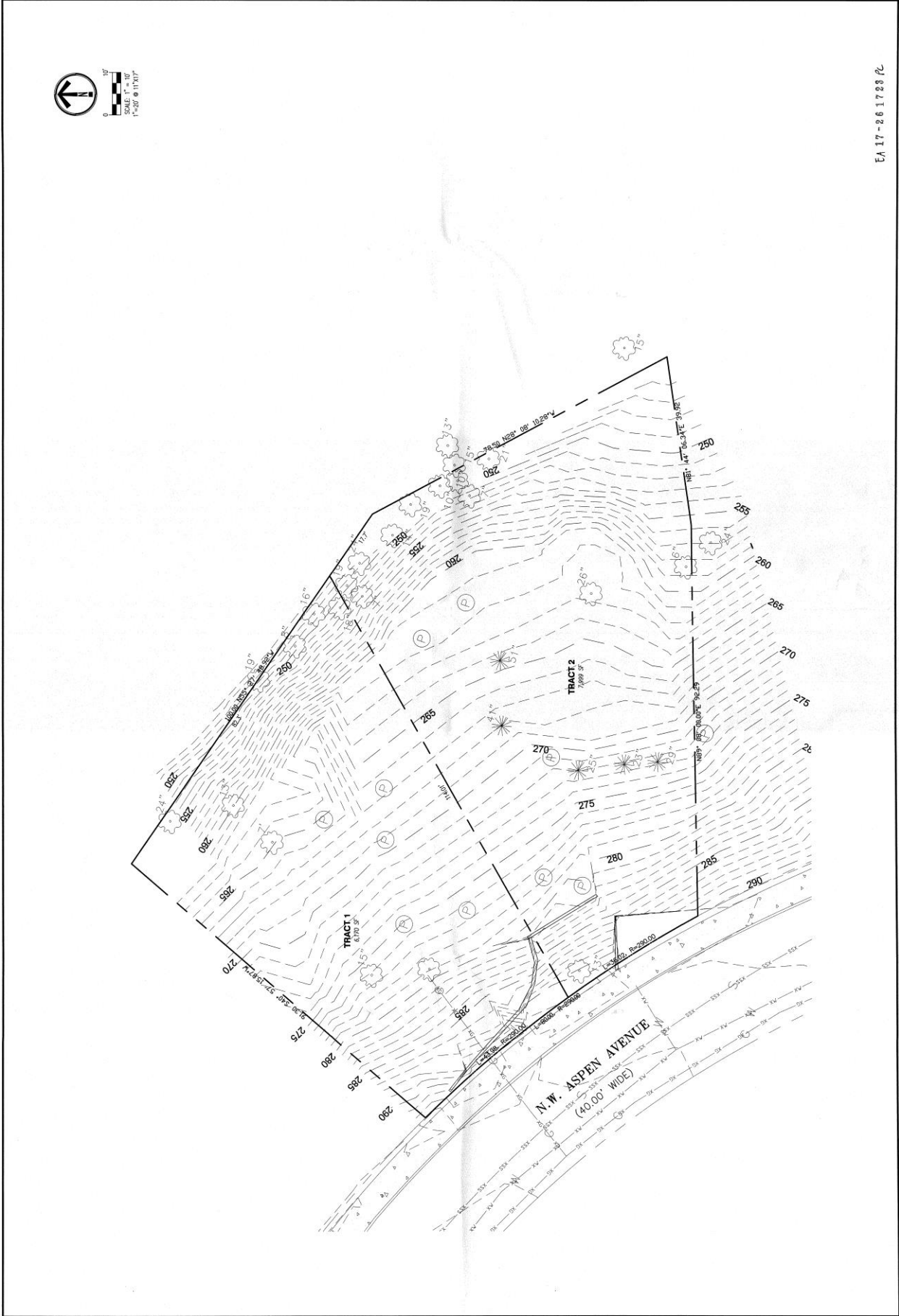
2132-2134 NW ASPEN AVENUE  
 TAX MAP T1N R1E29CB  
 PORTLAND, OREGON

EARLY ASSISTANCE  
 EXHIBIT

NO.	DATE	DESCRIPTION

**EMERIO**  
*Design*  
 6445 SW FALLBROOK PL. SUITE 100  
 BEAVERTON, OREGON 97008  
 PH: (503)-746-8812

1 OF 1  
 SHEET



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