



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

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

**Date:** November 22, 2017  
**To:** Interested Person  
**From:** Shawn Burgett, City Planner  
503-823-7618 / [shawn.burgett@portlandoregon.gov](mailto:shawn.burgett@portlandoregon.gov)

## **NOTICE OF A TYPE IX PROPOSAL IN YOUR NEIGHBORHOOD**

A Lot Consolidation has been proposed in your neighborhood. The proposed Lot Consolidation requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on 12/22/17**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-259111 LC, in your letter. It also is helpful to address your letter to me, Shawn Burgett. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-259111 LC**

**Applicant:** Jeff Shoemaker | DOWL  
720 SW Washington Street Suite 750  
Portland, OR 97205  
[Jshoemaker@dowl.com](mailto:Jshoemaker@dowl.com)  
(971-280-8646)

**Owner:** Rob Hinnen | Cairn Pacific Holdings LLC  
1015 NW 11th Ave #242  
Portland, OR 97209

**Site Address:** 2135 NW 29TH AVE

**Legal Description:** BLOCK 10, LOT 1-3 & 6,7,10, WILLAMETTE HTS ADD  
**Tax Account No.:** R913401340  
**State ID No.:** 1N1E29DB 04000  
**Quarter Section:** 2826

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Zoning:** EG1 (General Employment 1)  
**Case Type:** LC (Lot Consolidation)  
**Procedure:** Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant proposes to consolidate six historic lots described as Willamette Heights Addition, Block 10, Lots 1-3 and Lots 6,7 and 10 into one parcel. The lot consolidation is in preparation for a future street vacation of NW Roosevelt St. directly north of the subject site which will eliminate street frontage for Historic Lots 6, 7 and 10.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Lot Consolidation Standards.**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on October 20, 2017 and determined to be complete on November 17, 2017.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

**We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201.** There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at [www.portlandonline.com](http://www.portlandonline.com).

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

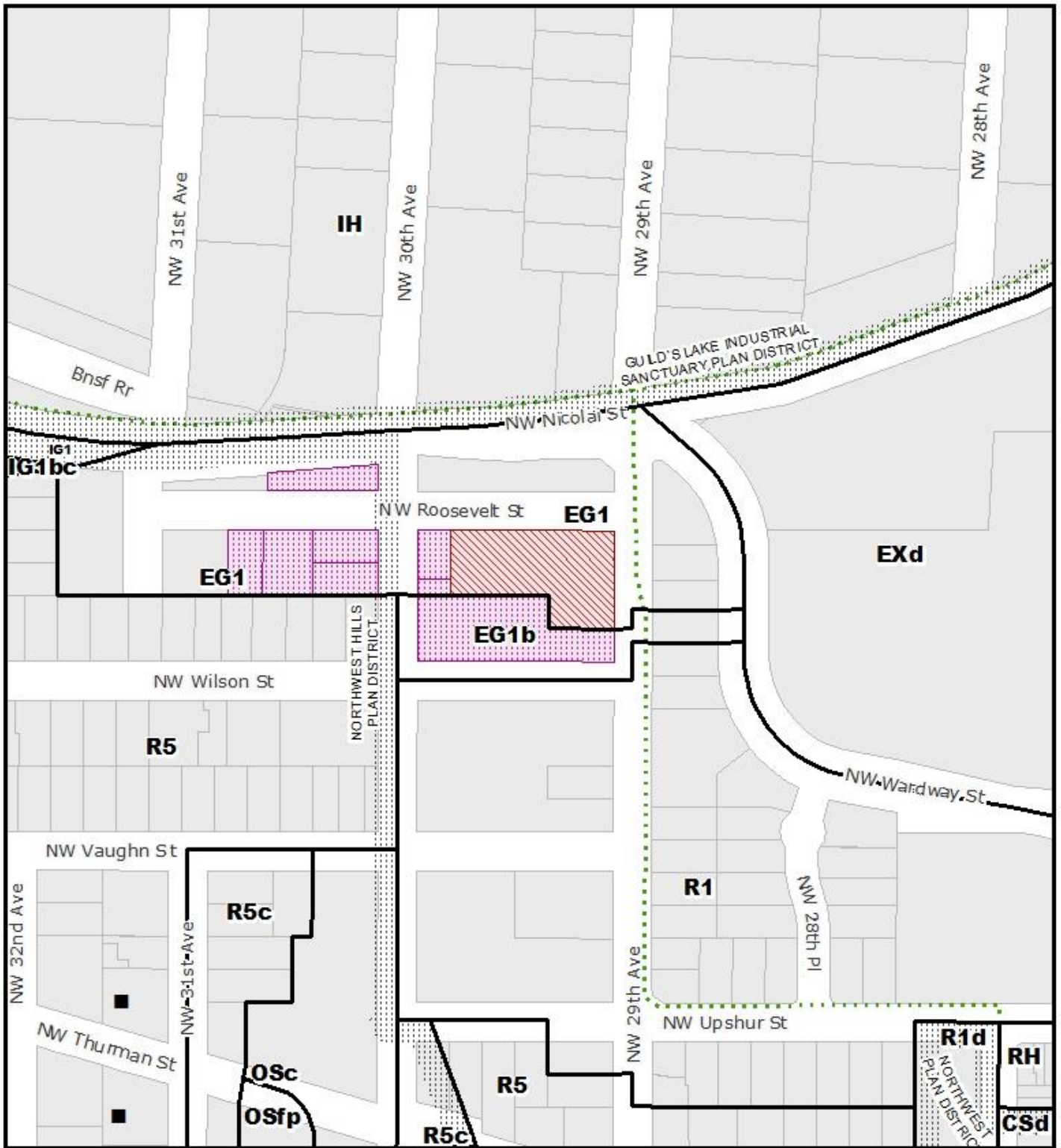
**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**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).**

**Enclosures:** Zoning Map/Site Plans





# ZONING



-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Recreational Trails

File No.	LU 17-259111 LC
1/4 Section	2826
Scale	1 inch = 200 feet
State ID	1N1E29DB 4000
Exhibit	B Nov 20, 2017

# PARTITION PLAT NO. 14879

## LOTS 1, 2, 3, 6, 7, 10, BLOCK 10, "WILLAMETTE HEIGHTS" SITuated IN THE SOUTHEAST 1/4 OF SECTION 28, T. 1 N., R. 1 E., W. 1 M., CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY: CHASE, JONES & ASSOCIATES, INC.  
714 S.E. 17TH AVENUE  
PORTLAND, OREGON  
PHONE: 303-528-8444

DATE: 7/10/82  
JOB NO.: 14879  
SCALE: 1" = 30'  
SHEET: 1/8

NOTES:  
1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPRISED BY THE CITY OF PORTLAND IN CASE NO. L.L. 111111.  
2. THE PRESENT PLAT IS THE PRESCRIPTION AND USE OF THE LAND HAS BEEN RECORDED.  
3. ALL FALLINGS ARE CARBONAL.

### LEGEND

- FOUND MONUMENT AS SHOWN
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED "CHASE, JONES & ASSOCIATES"
- FD = FOUND
- IP = IRON PIPE
- IR = IRON ROD
- PP = YELLOW PLASTIC CAP
- TPC = YELLOW PLASTIC CAP
- UV = UNKNOWN
- SO FT = SQUARE FEET
- MB = MARSHALL BROTHERS, RECORDS IN THE OFFICE
- PP = PORTLAND PLAT RECORDS
- SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 10, 1982  
ERIC D. JONES  
EXPIRES: 6-30-10

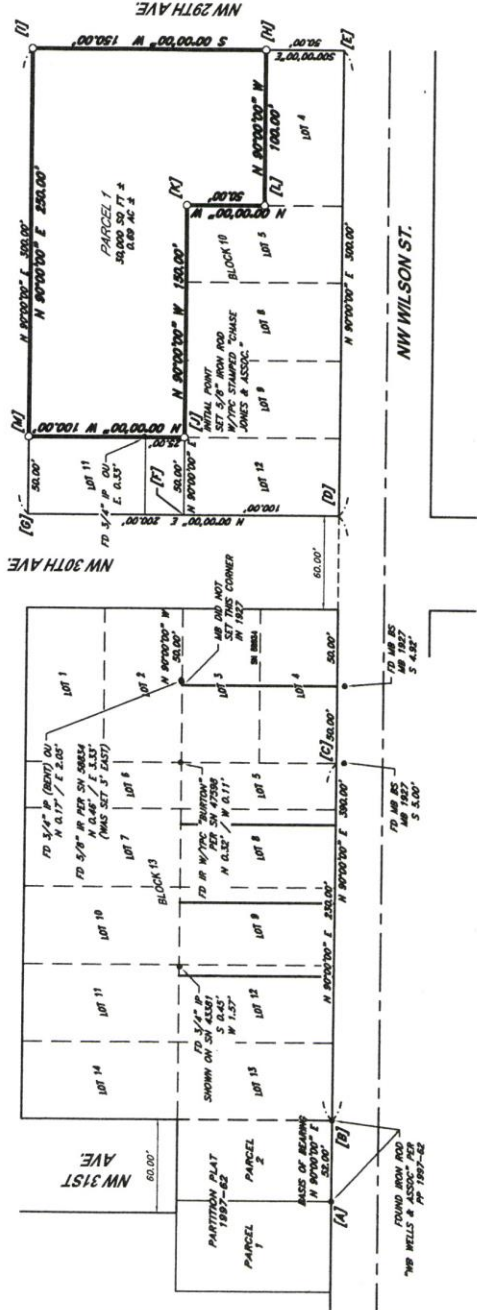
1. HENRY COPYRIGHT THIS TO  
BE A TRUE AND EXACT COPY.

### NARRATIVE:

1. THE PURPOSE OF THE SURVEY IS TO PROVIDE A ONE PARCEL PARTITION IN PART OF BLOCK 10, OF WILLAMETTE HEIGHTS.
2. THE SURVEY IS TO BE MADE AS A BASIS OF BEARING PER PARTITION PLAT NO. 1987-62.
3. FROM [A] TO [B] AS A BEARING OF 150.00 FEET TO [C], AND AN ADDITIONAL PLAT DISTANCE OF 150.00 FEET TO [D], AND 80.00 FEET TO [E].
4. FROM [D] TO [E] BEARING OF 150.00 FEET TO [F], AND AN ADDITIONAL DISTANCE OF 150.00 FEET TO [G].
5. FROM [G] TO [H] BEARING OF 150.00 FEET TO [I], AND AN ADDITIONAL PLAT DISTANCE OF 150.00 FEET TO [J].
6. FROM [J] TO [K] BEARING OF 150.00 FEET TO [L], AND AN ADDITIONAL PLAT DISTANCE OF 150.00 FEET TO [M].
7. FROM [M] TO [N] BEARING OF 150.00 FEET TO [O], AND AN ADDITIONAL PLAT DISTANCE OF 150.00 FEET TO [P].
8. FROM [P] TO [Q] BEARING OF 150.00 FEET TO [R], AND AN ADDITIONAL PLAT DISTANCE OF 150.00 FEET TO [S].



NW ROOSEVELT ST.



DECLARATION: I, HENRY COPYRIGHT THIS TO BE A TRUE AND EXACT COPY.  
I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECORDED AND RECORDED THIS DAY OF \_\_\_\_\_, 20-- AT \_\_\_\_\_, OREGON AS PARTITION PLAT NO. \_\_\_\_\_.

NAME OF SURVEYOR, TITLE OF SURVEYOR

ACKNOWLEDGEMENT:

COUNTY OF MULTNOMAH ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20--  
AT \_\_\_\_\_, OREGON. TITLE OF SURVEYOR, \_\_\_\_\_ OF COUNTY OF MULTNOMAH, OREGON. TITLE OF SURVEYOR, \_\_\_\_\_ OF COUNTY OF MULTNOMAH, OREGON. TITLE OF SURVEYOR, \_\_\_\_\_ OF COUNTY OF MULTNOMAH, OREGON. TITLE OF SURVEYOR, \_\_\_\_\_ OF COUNTY OF MULTNOMAH, OREGON.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVALS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20--

BY: \_\_\_\_\_ CITY OF PORTLAND PLANNING DIRECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20--

BY: \_\_\_\_\_ CITY OF PORTLAND - CITY ENGINEER'S DELEGATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20--

BY: \_\_\_\_\_ COUNTY SURVEYOR

MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY OREGON STATUTES HAVE BEEN PAID AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20--.

DIRECTOR, DIVISION OF ASSESSMENTS & TAXATION

MULTNOMAH COUNTY, OREGON

DEPUTY

STATE OF OREGON ) S.S.

COUNTY OF MULTNOMAH )

I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECORDED AND RECORDED THIS DAY OF \_\_\_\_\_, 20-- AT \_\_\_\_\_, OREGON AS PARTITION PLAT NO. \_\_\_\_\_.

COUNTY RECORDING OFFICE

DOCUMENT NO. \_\_\_\_\_

**LEGEND:**

- ▨ BUILDING LINE
- SS SEWER LINE AS PAINTED
- W WATER LINE AS PAINTED
- (S) SEWER MANHOLE



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

EXPIRES: 6-30-19

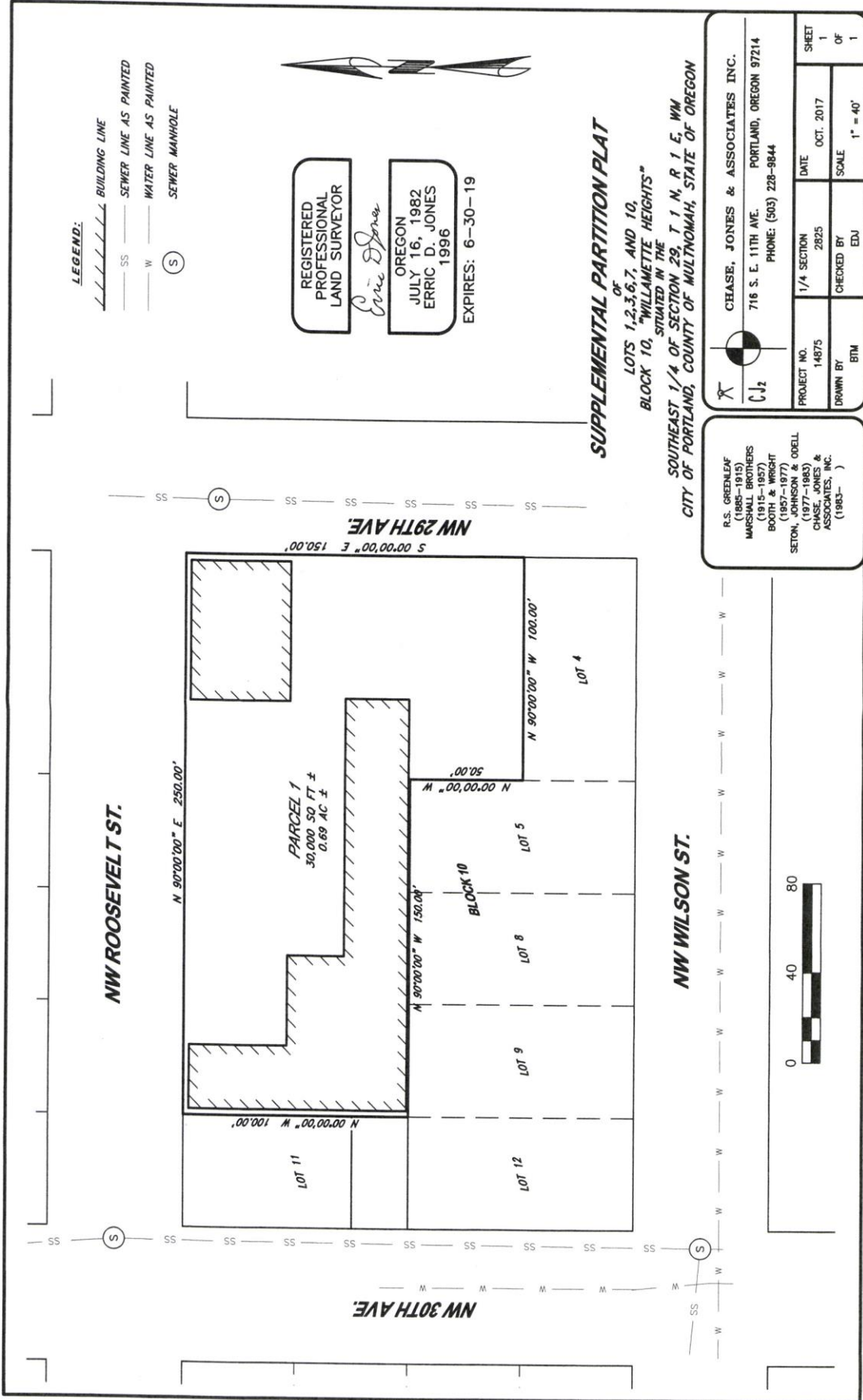
**SUPPLEMENTAL PARTITION PLAT**

OF  
LOTS 1, 2, 3, 6, 7, AND 10,  
BLOCK 10, "WILLAMETTE HEIGHTS"

SITUATED IN THE  
SOUTHEAST 1/4 OF SECTION 29, T 1 N, R 1 E, WM  
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

		CEASE, JONES & ASSOCIATES INC. 716 S. E. 11TH AVE. PORTLAND, OREGON 97214 PHONE: (503) 228-9844	
PROJECT NO. 14875	1/4 SECTION 2825	DATE OCT. 2017	SHEET 1 OF 1
DRAWN BY BTM	CHECKED BY EDU	SCALE 1" = 40'	

R.S. GREENLEAF  
(1885-1915)  
MARSHALL BROTHERS  
(1885-1915)  
BOOTH & WENZEL  
(1897-1977)  
SETON, JOHNSON & ORELL  
(1977-1983)  
CHASE, JONES &  
ASSOCIATES, INC.  
(1983- )



10-18-17

L17-259111LC