



**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:** December 21, 2017 at 10:30  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 17-267286

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### Proposal and Property Information

**Location:** 13810 SE CLAYBOURNE ST  
**Proposal:** A Pre-Application Conference to discuss the creation of 14 lots for single dwelling units. The lot sizes range from 3,028 to 14,079 square feet in area. The lots will be developed with a mix of attached and detached units. A public street extension, a private street and 54,000 square foot environmental preservation tract are proposed.  
**Land Use Reviews Expected:** Type III Planned Development and Land Division  
**Site Zoning:** R5/R10 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code), "p" (Environmental Protection Zone, Chapter 33.430 of the Portland Zoning Code) Johnson Creek Basin Plan District, South Subdistrict (Chapter 33.537 of the Portland Zoning Code)  
**Tax Account Number(s):** R336877

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### Contacts

**Applicant:** Sarah Radelet, STRATA LAND USE PLANNING, (503) 320-0273  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** Pleasant Valley, contact Steve Montgomery at [foxtrotlove@hotmail.com](mailto:foxtrotlove@hotmail.com).  
**District Coalition:** East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.  
**Business District:** None  
**Neighborhood within 1,000 feet:** Powellhurst-Gilbert, contact at [pgnaboard@gmail.com](mailto:pgnaboard@gmail.com). Pleasant Valley, contact Steve Montgomery at [foxtrotlove@hotmail.com](mailto:foxtrotlove@hotmail.com).

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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.

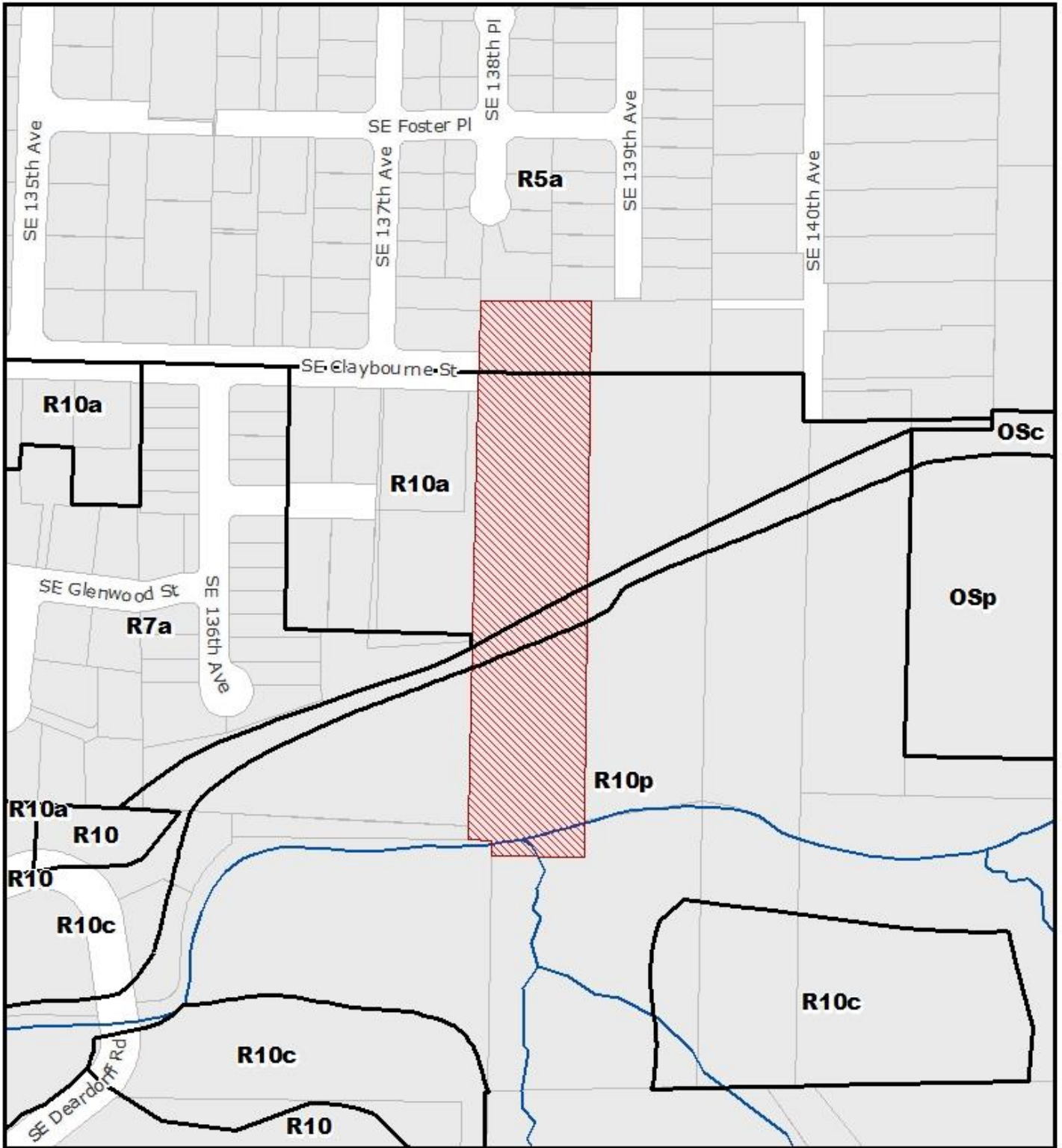
#### What is the purpose of the Pre-Application Conference?

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

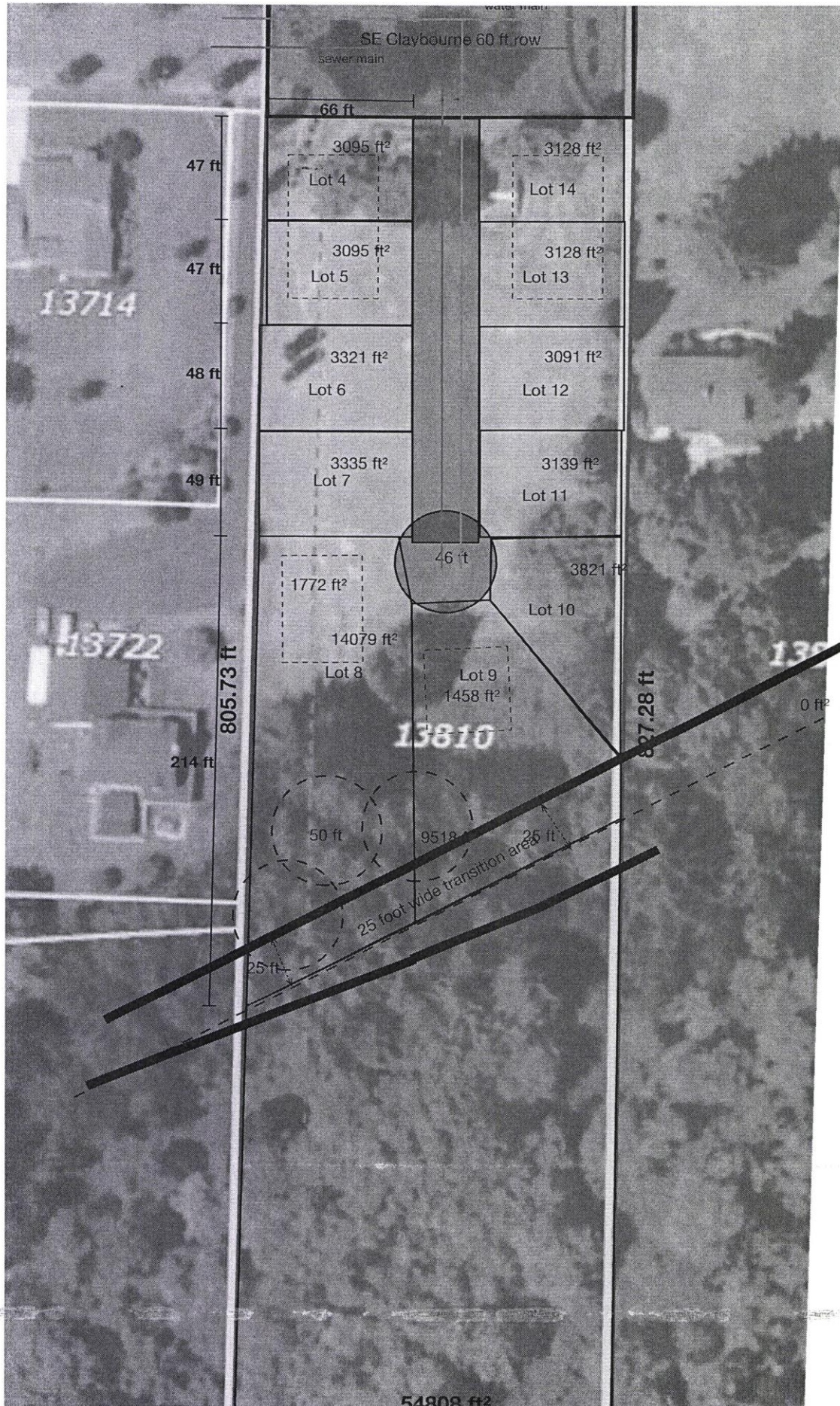


- Site
- Stream

THIS SITE LIES WITHIN THE:  
 JOHNSON CREEK BASIN PLAN DISTRICT  
 SOUTH SUBDISTRICT

File No.	EA 17-267286 PC
1/4 Section	3744
Scale	1 inch = 200 feet
State ID	1S2E23AA 1600
Nov 07, 2017	





EA17-267286 PC

