



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

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**Date:** February 1, 2018  
**To:** Interested Person  
**From:** Brandon Rogers, Land Use Services  
503-823-7597 / [Brandon.Rogers@portlandoregon.gov](mailto:Brandon.Rogers@portlandoregon.gov)

## **NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 17-251253 LDP**

#### **GENERAL INFORMATION**

**Applicant:** Debbie Cleek/The Bookin Group  
1140 SW 11th Ave #500  
Portland OR 97205  
[CLEEK@BOOKINGROUP.COM](mailto:CLEEK@BOOKINGROUP.COM) | (503) 789-3211

**Owner:** Mitica Enache  
12105 SE Holgate Blvd  
Portland, OR 97266-2195  
[mitica.enache@yahoo.com](mailto:mitica.enache@yahoo.com) | (971) 280-6577

**Site Address:** 6504 SE 84TH AVE  
**Legal Description:** BLOCK 3 LOT 1 EXC PT IN ST, SHELTON  
**Tax Account No.:** R764700970  
**State ID No.:** 1S2E21BB 06200  
**Quarter Section:** 3739

**Neighborhood:** Lents, contact Cora Lee Potter at [cora.potter@gmail.com](mailto:cora.potter@gmail.com)  
**Business District:** Eighty-Second Ave of Roses Business Association, contact Frank Harris at [info@82ndave.org](mailto:info@82ndave.org) & Lents Business Association, contact [lentsgrown@gmail.com](mailto:lentsgrown@gmail.com)

**District Coalition:** East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.

**Zoning:** Residential 2,500 (R2.5) with the “a” Alternative Design Density overlay zone.

**Case Type:** Land Division Partition (LDP).  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:** The applicant requests a two-parcel partition of a 5,161 square-foot site to create parcels for detached single dwellings. A new single-family residence is currently under construction on Parcel 1, with water and sanitary sewer services provided from existing water and sanitary sewer utilities located within SE 84<sup>th</sup> Avenue. Driveway access for Parcel 1 connects to SE 84<sup>th</sup> Avenue. Water and sanitary sewer service for Parcel 2 is proposed from existing utilities located in SE Duke Street and SE 84<sup>th</sup> Place. Driveway access for Parcel 2 is proposed from SE Duke Street. Stormwater for both parcels is proposed to be managed with on-site drywells. There are no trees located on the site subject to the tree preservation approval criteria of Chapter 33.630.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create two units of land. Therefore, this land division is considered a partition.

**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 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**

## FACTS

**Site and Vicinity:** Topography of the site is level, and a new single-family residence is currently under construction (16-273054 RS). There are no trees on the site measuring 6-inches diameter at breast height (DBH) or greater. The corner-lot site is located approximately 500-feet east of SE 82<sup>nd</sup> Avenue. The surrounding neighborhood is developed primarily with single-family dwellings, with commercial uses located along the SE 82<sup>nd</sup> Avenue corridor.

### Infrastructure:

- **Streets** – The site has approximately 42 feet of frontage on SE 84<sup>th</sup> Avenue and 122 feet of frontage on SE Duke Street. There is one driveway entering the site from SE 84<sup>th</sup> Avenue serving the existing house. The Transportation System Plan (TSP) classifies SE 84<sup>th</sup> Avenue as a Local Service Street for all modes. SE Duke Street is classified as a City Bikeway and a Local Service Street for all other modes. According to City GIS information, SE 84<sup>th</sup> Avenue is improved with a 5-5-1 sidewalk corridor and SE Duke Street is improved with a 0-6-2 sidewalk corridor. Tri Met provides bus service approximately 500 feet to the west at 82<sup>nd</sup> Avenue via bus route 72.
- **Water Service** – There is an existing 12-inch water main located SE Duke Street and an 8-inch water main located in SE 84<sup>th</sup> Ave which serves the house under construction on proposed Parcel 1.
- **Sanitary Service** - There is an existing 8-inch public sanitary sewer line located in SE 84<sup>th</sup> Avenue serving the house under construction. SE Duke Street does not provide a public sanitary sewer main. However, a sanitary sewer manhole located in SE 84<sup>th</sup> Place is located within the frontage of the site and may provide service to Parcel 2.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

**Zoning:** The **R2.5 (Residential 2,500)** designation is one of the City’s single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for

individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

The **“a” overlay** is intended to allow increased density that meets design compatibility requirements. It fosters owner-occupancy, focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood.

**Land Use History:** City records indicate there are no prior land use reviews for this site.

**Agency Review:** Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **November 20, 2017**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### *APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES*

***33.660.120 The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.***

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are **not** applicable. Applicable criteria are addressed below the table.

<b>Criterion</b>	<b>Code Chapter/Section and Topic</b>	<b>Findings: Not applicable because:</b>
B	33.630 – Tree Preservation	No trees measuring at least 6 inches in diameter are located fully or partially on the site, or the trees are nuisance species or exempt due to poor condition.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	Maintaining existing development on the site limits new parcel configuration (per Section 33.639.200, the lot dimension regulations of 33.610.200 supersedes the approval criteria of Subsection 33.639.100).
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site.
L	33.654.110.B.2 - Dead end streets	No dead-end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common	No common greens are proposed or required.

	Greens	
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

**Applicable Approval Criteria are:**

**A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.**

**Findings:** Chapter 33.611 contains the density and lot dimension requirements applicable in the R2.5 zone. Based on the applicant's survey, the site area is 5,161 square feet in area. The maximum density in the R2.5 zone is calculated at one unit per 2,500 square feet. Minimum density is calculated at one unit per 5,000 square feet based on 80 percent of the site area. Based on these calculations, the site has a maximum density of 2 units and a minimum required density of 1 units. The applicant proposes 2 single dwelling parcels. The density standards are therefore met. The required and proposed lot dimensions are shown in the following table:

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Depth (feet)	Min. Front Lot Line (feet)
<b>R2.5 Zone</b>	1,600	N/A	36	40	30
Parcel 1	2,917		42.03	69.47	42.03
Parcel 2	2,244		53.44	42.03	53.44

\* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

The findings above show that the applicable density and lot dimension standards are met. Therefore, this criterion is met.

**K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,**

**Findings:** The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts; the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes. Mitigation may be necessary to reduce impacts. The Development Review Section of the Portland Bureau of Transportation (PBOT) has reviewed the application against the evaluation factors and has provided the following findings (see Exhibit E.2):

*The applicant is proposing this partition to create 2 parcels for detached single dwellings. An existing home on the site has been demolished and a new single-family residence is currently being constructed on Parcel 1. Accordingly, the proposed project will result in a net increase of one new single-family home. Based upon trip generation estimates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, the project is estimated*

*to generate one additional trip during both the morning and evening peak hours (10 additional trips in total each day). The small number of trips that will be added into the transportation system as a result of the proposed development will not adversely impact the operations of area intersections.*

*A driveway is proposed on SE 84<sup>th</sup> Ave to serve Parcel 1. Parcel 2 will be served via a new curb cut on SE Duke Street. The surrounding area has an established residential development pattern that includes single-family homes on lots that accommodate one, and in some cases, multiple on-site parking spaces thereby reducing the demand for on-street parking in this area. Given the on-site parking opportunities that will be provided with the new development, on-street parking in the area will not be adversely impacted by the proposed new dwelling units. The proposed partition will not have any effect on transit service or any other mode of travel. The transportation system is capable of safely supporting the proposed development in addition to existing uses in the area.*

PBOT has reviewed and concurs with the information supplied and available evidence. No mitigation is necessary for the transportation system to be capable of safely supporting the proposed development in addition to the existing uses in the area. These criteria are met.

**L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.**

**Findings:** Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

<b>33.651 Water Service standard</b> – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.
<b>33.652 Sanitary Sewer Disposal Service standards</b> – See Exhibit E.1 for detailed comments.
The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified.
<b>33.653.020, .030 Stormwater Management criteria and standards</b> – See Exhibits E.1
No stormwater tract is proposed or required. Therefore, criterion A is not applicable. Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells.
<b>33.654.110.B.1 Through streets and pedestrian connections</b>
Generally, through streets should be provided no more than 530 feet apart and pedestrian connections should be provided no more than 330 feet apart. Through streets and pedestrian connections should generally be at least 200 feet apart.  The dimensions of the block on which the site is located are approximately 240 feet by 600 feet, which exceeds the maximum through street separation requirement of 530-feet. However, the site is a corner lot and therefore does not provide a suitable location for a through street or pedestrian connection on the block.  In addition, the site is not within an area that has an adopted Master Street Plan, so criterion d. does not apply. Therefore, the proposal is consistent with the master street plan. For the reasons described above, this criterion is met.
<b>33.654.120.B &amp; C Width &amp; elements of the right-of-way</b> – See Exhibit E.2 for bureau comment
The Transportation System Plan (TSP) classifies SE 84th Avenue as a Local Service Street for

all modes. SE Duke Street is classified as a City Bikeway and a Local Service Street for all other modes. The Pedestrian Design Guide requires an 11-ft wide sidewalk corridor (0.5/4/6/0.5) along both frontages. According to City GIS information, SE 84th Avenue is improved with a 5-5-1 sidewalk corridor and SE Duke Street is improved with a 0-6-2 sidewalk corridor. The site's frontage on SE 84th Avenue meets the exemptions of TRN 1.22 and can remain in its current configuration.

The frontage on SE Duke Street does not meet these standards and will be required to be reconstructed behind the existing curb. The applicant has already completed the necessary 3-foot property dedication per Minor Improvement Permit # 89700. The necessary sidewalk improvements are currently being constructed along SE Duke Street in relation to the single-family home being constructed on proposed Parcel 1. As a condition of Building Permit approval for development on Parcel 2, the sidewalk will be required to be reconstructed along the site frontage if it hasn't already been done as part of the construction of the sidewalk abutting Parcel 1. Additionally, the applicant has paid the required fees to have the necessary corner upgrades completed by Transportation Maintenance Operations (16-273054-RS).

With those improvements, one additional dwelling can be safely served by this existing street without having any significant impact on the level of service provided. This criterion is met, with the condition that improvements are made at the time of development of Parcel 2. With the conditions of approval described above, this criterion is met.

#### **33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)**

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time, no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

## **DEVELOPMENT STANDARDS**

Development standards that are not relevant to the land division review have not been addressed in the review, but must be met at the time that each of the proposed parcels are developed.

**Existing development that will remain after the land division.** The existing development on the site will remain and will be located on Parcel 1. The division of the property may not cause the existing structure to move out of conformance or further out of conformance to any development standard applicable in the R2.5 zone. Per section 33.700.015, if a proposed land division will cause conforming development to move out of conformance with any regulation of the zoning code, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see section on Other Technical Standards for Building Code standards.) No adjustment has been requested as part of this review.

In this case, the following Zoning Code standard relates to existing development on the site:

- **Minimum Setbacks** – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed new lot line. The existing house will be located 12 feet from the new property line, where a 5-foot rear setback is required. Therefore, the required setbacks are being met. To ensure this standard continues to be met at the final plat stage, a condition of approval requires that the final plat must be accompanied by a supplemental plan showing the surveyed location of the existing building relative to the adjacent new lot line.

With the condition noted above, this land division proposal can meet the requirements of 33.700.015.

## OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic
Development Services/503-823-7300 <a href="http://www.portlandonline.com/bds">www.portlandonline.com/bds</a>	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 <a href="http://www.portlandonline.com/bes">www.portlandonline.com/bes</a>	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 <a href="http://www.portlandonline.com/fire">www.portlandonline.com/fire</a>	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 <a href="http://www.portlandonline.com/transportation">www.portlandonline.com/transportation</a>	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 <a href="http://www.portlandonline.com/parks">www.portlandonline.com/parks</a>	Title 11 –Trees
Water Bureau/503-823-7404 <a href="http://www.portlandonline.com/water">www.portlandonline.com/water</a>	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; addressing; fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

## CONCLUSIONS

The applicant has proposed a two-parcel partition as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: maintaining required setbacks for the existing house under construction on Parcel 1 and sidewalk improvements along the frontage of SE Duke Street. With conditions of approval that address these requirements this proposal can be approved.

## ADMINISTRATIVE DECISION

**Approval** of a Preliminary Plan for a two-parcel partition that will result in two standard lots for development of detached, single dwellings as illustrated with Exhibit C.1, subject to the following conditions:

**A. Supplemental Plan.** Three copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval by the Land Use Review section of BDS. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any other information specifically noted in the conditions listed below.

**B. The following must occur prior to Final Plat approval:****Utilities**

1. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

**C. The following conditions are applicable to site preparation and the development of individual lots:**

1. The applicant shall meet the requirements of the City Engineer for sidewalk right of way improvements along the frontage of Parcel 2.
2. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.

**Staff Planner: Brandon Rogers**

**Decision rendered by:** \_\_\_\_\_ **on January 30, 2018**

By authority of the Director of the Bureau of Development Services

**Decision mailed February 1, 2018**

**About this Decision.** This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on October 4, 2017, and was determined to be complete on November 14, 2017.

*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. Therefore, this application was reviewed against the Zoning Code in effect on October 4, 2017.

*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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: March 14, 2018.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on



the plans, and labeled as such. These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Recording the land division.** The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City’s approval of the preliminary plan.**

#### EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
  - 1. Original Submittal
  - 2. Applicant’s Response to Completeness Letter
  - 3. Simplified Stormwater Approach Form
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Preliminary Land Division Plan, Existing Conditions Plan (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Bureau of Parks, Forestry Division
  - 7. Life Safety Section of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Expedited Land Division Acknowledgement Form
  - 3. Completeness Letter

**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**  NORTH

 Site

File No.	LU 17-251253 LDP
1/4 Section	3739
Scale	1 inch = 200 feet
State ID	1S2E21BB 6200
Exhibit	B Oct 06, 2017

**EXISTING CONDITIONS FOR A PROPOSED PARTITION PLAT, LOT 1, BLOCK 3, SHELTON, PER DOCUMENT NO. 2016-095835, EXCEPT THE NORTH 3.00' THEREOF, PER DOCUMENT NO. 2017-011586, BOTH ARE MULTNOMAH COUNTY DEED RECORD**

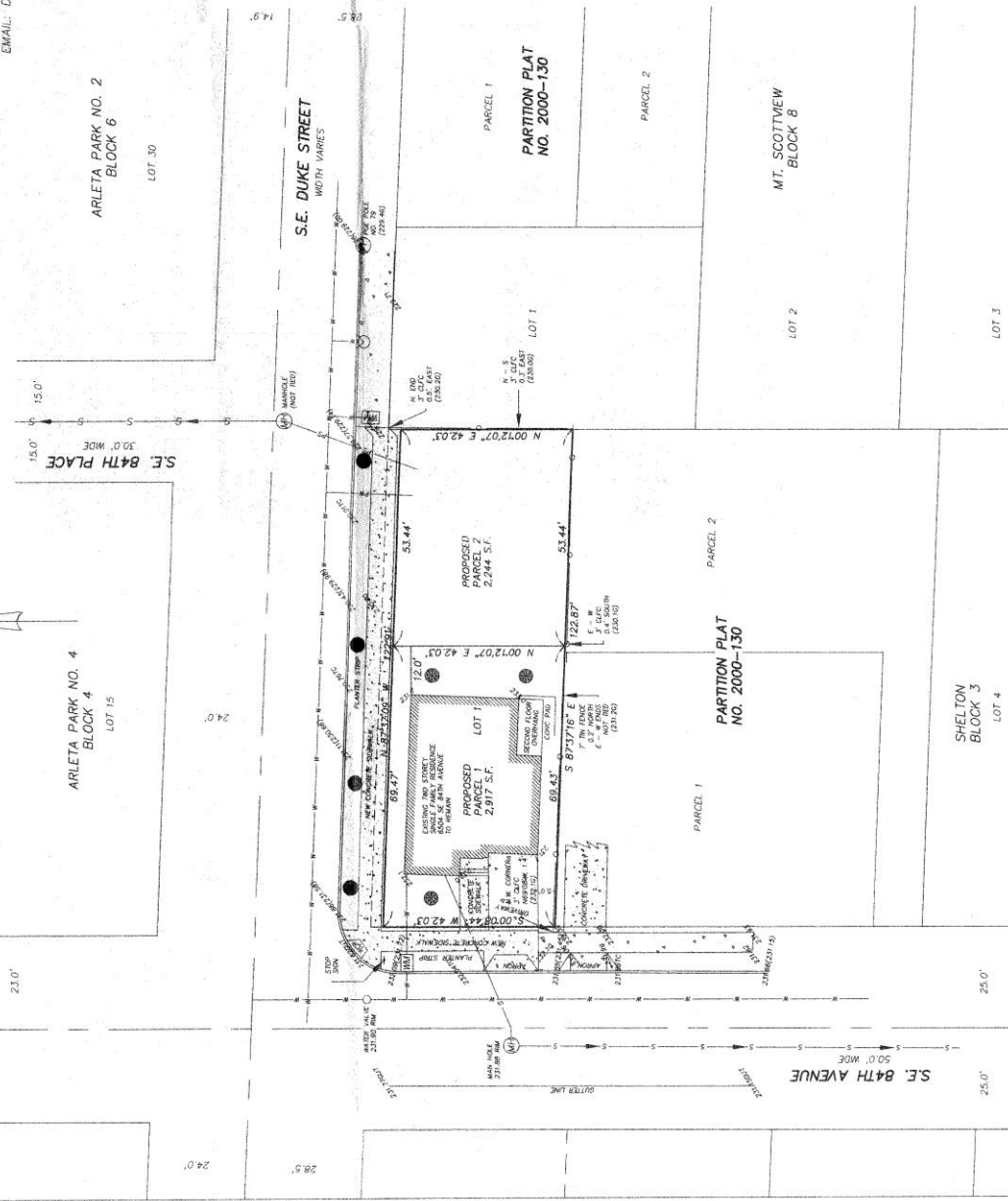
SITUATED IN THE N.W. 1/4 OF SECTION 21 T.1S., R.2E. W.M. MULTNOMAH CO., OREGON

**MARK ASSOCIATES**  
 18615 E. BURNSIDE STREET  
 PORTLAND, OR 97233  
 TEL: 503-666-1560  
 FAX: 503-666-8660  
 EMAIL: DALE@MARKASSOCIATES.NET

DATE DRAWN: AUGUST 11, 2017  
 DRAWING NO. 17088-ZXC  
 PROJECT NO. 17088  
 REVISED: NOVEMBER 8, 2017

REGISTERED PROFESSIONAL LAND SURVEYOR  
 DANIEL B. BAUER  
 FEBRUARY 14, 1985  
 LICENSE NO. 1229177  
 EXPIRATION DATE: 12/31/17

SCALE: 1"=20'



**ZONING:**  
 R2.5 RESIDENTIAL 2,500  
 5,191 SQUARE FEET

**SITE SIZE:**  
 5,191 SQUARE FEET

**PARCEL DATA:**  
 SHELTON, PER DOCUMENT NO. 2016-095835, EXCEPT THE NORTH 3.00' THEREOF, PER DOCUMENT NO. 2017-011586, BOTH ARE MULTNOMAH COUNTY DEED RECORDS

**BENCH MARK:**  
 3" BRASS DISC, BM NO. 2009, 20.0' NORTH OF N.W. CORNER, S.E. DUKE STREET AND S.E. BEND AVENUE. ELEVATION = 235.274 CIP DATUM

**NOTES & LEGEND:**

- ◻ DEPICTS WATER METER
- ◻ DEPICTS POWER POLE
- ◻ DEPICTS 1.5 X 2.5 CURB INLET
- ◻ DEPICTS SANITARY SEWER MANHOLE
- ◻ DEPICTS FIRE HYDRANT
- "123.456" DENOTES GROUND ELEVATION (ELEVATION IS AT DECIMAL POINT)
- "123.456" DENOTES GROUND ELEVATION AT ITEM NOTED (ELEVATION IS AT DECIMAL POINT)
- "123.456" DENOTES TOP CURB ELEVATION (GUTTER ELEVATION IS AT DECIMAL POINT)
- "123.456" DENOTES CENTERLINE ELEVATION (ELEVATION IS AT DECIMAL POINT)
- "123.456" DENOTES GUTTER ELEVATION (ELEVATION IS AT DECIMAL POINT)
- "CLFC" DENOTES CHAINLINK FENCE
- "-O-" DENOTES CHAINLINK FENCE
- "-W-" DENOTES WATER LINE
- "-PW-" DENOTES PROPOSED WATER LINE
- "-S-" DENOTES SEWER LINE
- "-PS-" DENOTES PROPOSED SEWER LINE
- "S.F." DENOTES SQUARE FEET.
- "•" DENOTES STOP SIGN.
- ◉ DENOTES PROPOSED ON SITE TREE
- ◉ DENOTES PROPOSED STREET TREE

NOTE: UTILITIES ARE LOCATED AS SHOWN PER FIELD RECS OR CITY OF PORTLAND AS BUILT DATA.

REVISION 11/14/17