



**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:** February 21, 2018 at 1PM  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 18-113710

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### Proposal and Property Information

**Location:** 7240 NW SUMMITVIEW DR  
**Proposal:** A Pre-Application Conference to discuss a two lot land division. The site is 5.56 acres. The existing house would remain on Lot 1. A new house would be proposed on Lot 2 approximately 250 feet east of the existing house.  
**Land Use Reviews Expected:** Type III Land Division and Environmental Review  
**Site Zoning:** RF (Residential Farm and Forest, Chapter 33.110 of the Portland Zoning Code), "c" "p" (Conservation and Protection Environmental Overlay Zones, Chapter 33.430 of the Portland Zoning Code); Northwest Hills Plan District, Balch Creek & Skyline Sub-districts (Chapter 33.563 of the Portland Zoning Code)  
**Tax Account Number(s):** R223225

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### Contacts

**Applicant:** Matthew Newman, NW ENGINEERS LLC, (503) 601-4401  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** Forest Park, contact Jerry Grossnickle at 503-289-3046.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Business District:** None  
**Neighborhood within 1,000 feet:** Northwest Heights, contact Charles Clark at 503-297-6159.

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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.

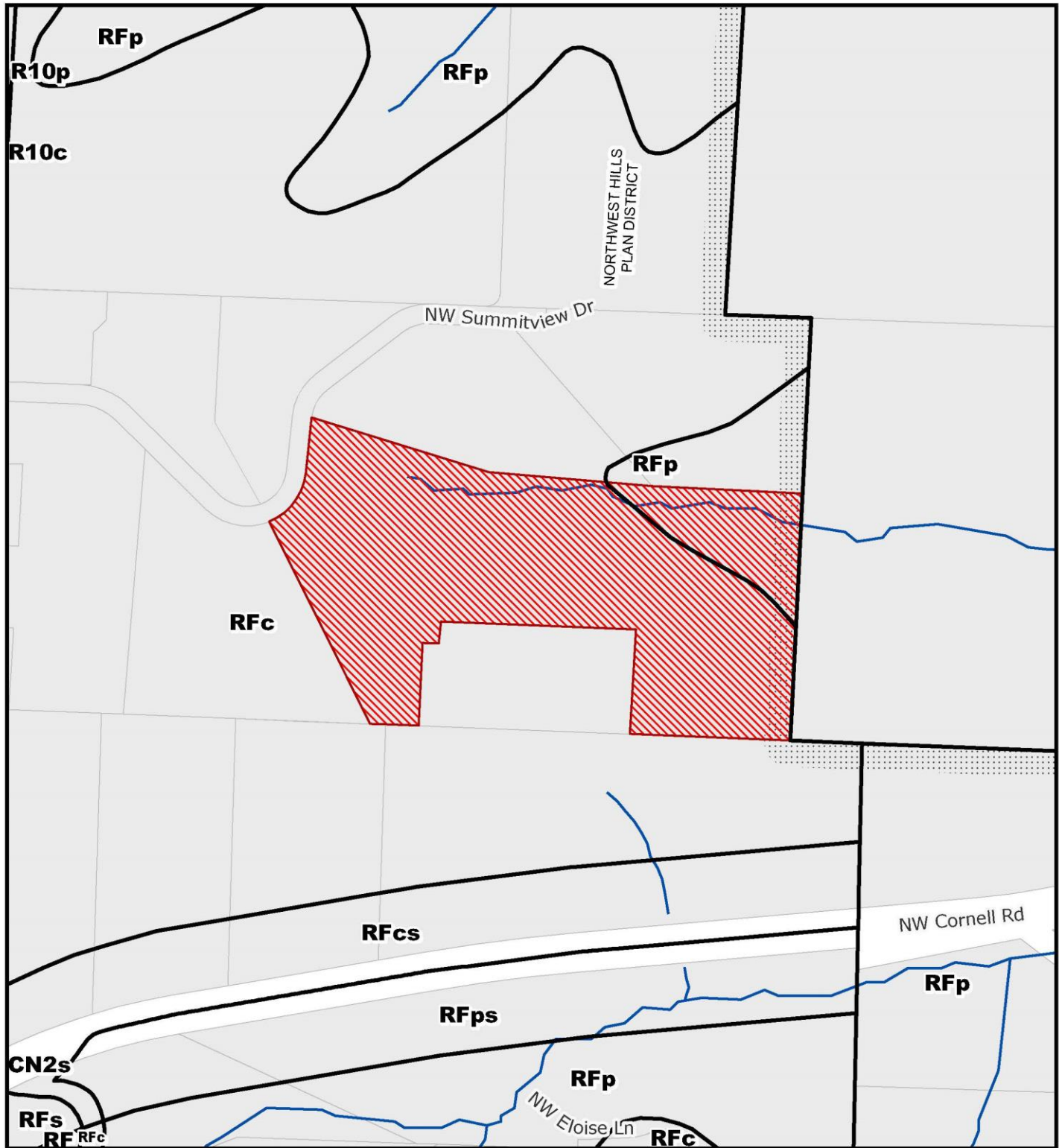
#### What is the purpose of the Pre-Application Conference?

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).**



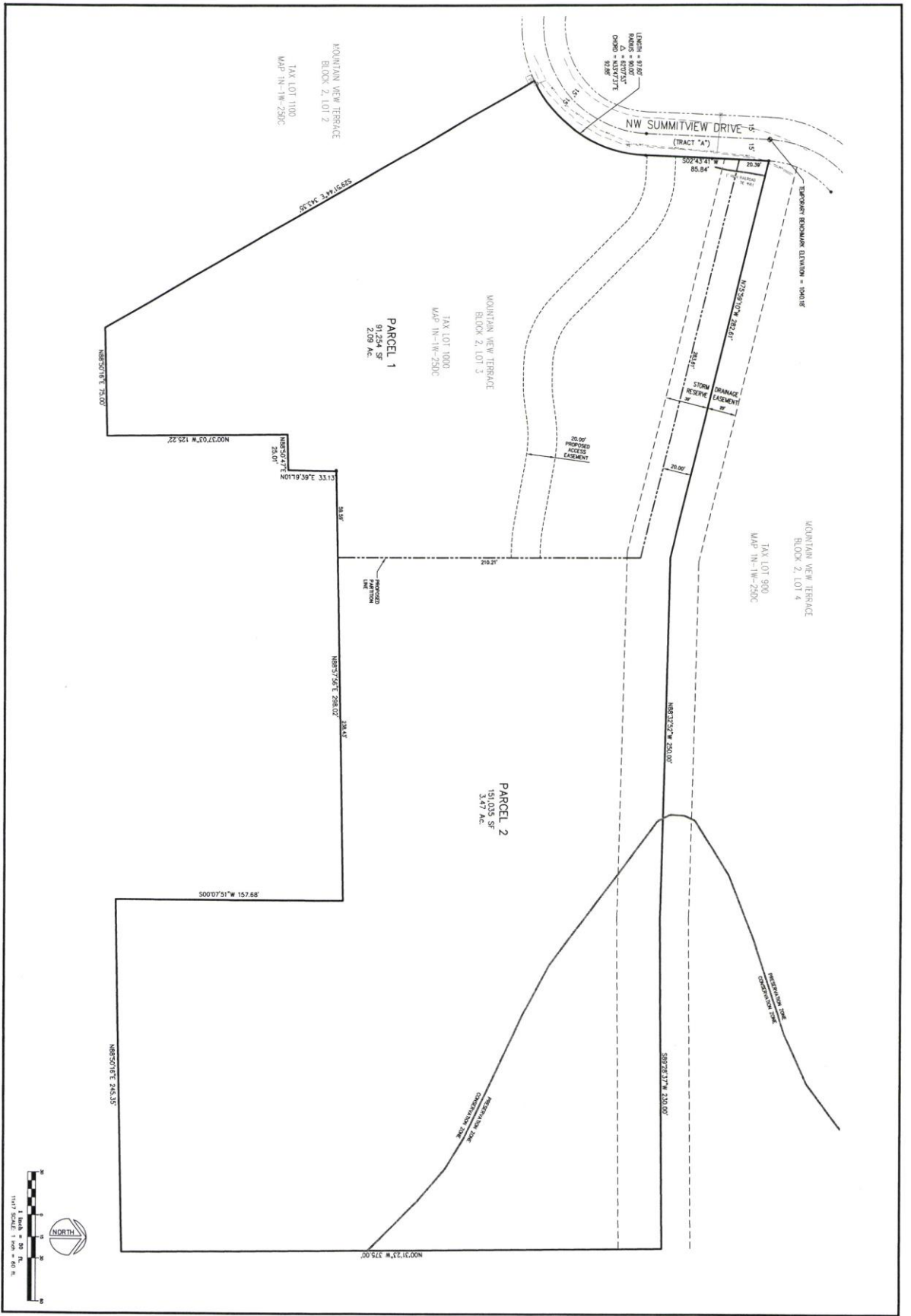
# ZONING



- Site
- Stream

THIS SITE LIES WITHIN THE:  
 NORTHWEST HILLS PLAN DISTRICT  
 BALCH CREEK/SKYLINE SUBDISTRICT

File No.	EA 18-113710 PC
1/4 Section	2822,2922
Scale	1 inch = 200 feet
State ID	1N1W25DC 1000
Jan 30, 2018	



SITE <b>1</b>	DESIGNED	1			
	DRAWN	2			
	REVIEWED	3			
	SUBMITTAL	4			
		5			
		6			
		7			

**7240 NW SUMMITVIEW DRIVE**  
 N0554  
 PRELIMINARY PARTITION PLAT

**FOR: NANCY MONGER**  
 7240 NW SUMMITVIEW DRIVE  
 PORTLAND, OREGON 97229  
 PH: 503-297-4331  
 SITE: TAX MAP 1N1W250C  
 TAX LOT 1000  
 CITY OF PORTLAND, OREGON

**NW ENGINEERS**  
 Engineering & Planning  
 3420 NE 26th Street  
 Portland, OR 97124  
 503-901-4401 503-901-4402 Fax

EA 18-11 3710 PL