

Early Assistance Intakes

From: 5/7/2018

Thru: 5/13/2018

Run Date: 5/14/2018 08:45:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-169890-000-00-EA	2824 NW UPSHUR ST, 97210		EA-Zoning & Inf. Bur.- no mtg	5/11/18		Application
	<i>Demolish existing house and build a new 5-unit multi-dwelling building.</i>					
		1N1E29DC 04600				
		WILLAMETTE HTS ADD BLOCK D LOT 5	Applicant: GENE HUBBELL PORTLAND DEVELOPMENT GRP LLC 11124 NE HALSEY ST #644 PORTLAND OR 97220			Owner: OLGA B INVESTMENTS LLC 11185 SW LYNNRIDGE AVE PORTLAND, OR 97225
18-169513-000-00-EA	1809 NW DAVIS ST, 97209		EA-Zoning & Inf. Bur.- w/mtg	5/11/18		Application
	<i>Redevelopment of the 20,000 sf surface lot across the street and east of the main Trinity Cathedral campus, with the potential of including the 10,000 sf parcel in the SE corner of the same block. The primary purpose is to expand parking capacity for the Trinity Cathedral on Sundays through a shared parking arrangement with a new commercial and/or mixed use development on the site. Both sites have requested a zone change to CM3 through the Map Refinement Project.</i>					
		1N1E33DB 04900				
		COUCHS ADD BLOCK 171 LOT 1&4	Applicant: ROSS CORNELIUS WALSH CONSTRUCTION 2905 SW FIRST AVE PORTLAND OR 97201			Owner: 1809 NW PROPERTIES LLC 1809 NW DAVIS ST PORTLAND, OR 97209-2121
18-168787-000-00-EA	2346 NE ARGYLE ST, 97211		EA-Zoning & Inf. Bur.- w/mtg	5/10/18		Application
	<i>Expand the site to include an additional area for truck parking and an approximate 5,000 sq ft building.</i>					
		1N1E14AA 00100				
		SECTION 14 1N 1E TL 100 3.74 ACRES	Applicant: MATTHEW NEWMAN NW ENGINEERS LLC 3409 NW JOHN OLSEN AVE HILLSBORO OR 97124			Owner: FED K INC 1009 W FOURTH PLAIN BLVD VANCOUVER, WA 98660
18-168251-000-00-EA	6716 NE GARFIELD AVE, 97211		EA-Zoning & Inf. Bur.- w/mtg	5/9/18		Application
	<i>Future code: New apartment building. 3 stories with partial basement, 28 units all affordable housing, modular construction. Meeting community design standards. No design district. D-overlay</i>					
		1N1E15AD 12500				
		PIEDMONT PK BLOCK 8 TL 12500	Applicant: NATHAN EMBER INK-BUILT ARCHITECTURE 2808 NE MLK BLVD, STE G PORTLAND, OR 97212			Owner: BD LENZ PROPERTIES LLC 5556 SW HEWETT BLVD PORTLAND, OR 97221 Owner: MJP HOLDINGS LLC 5556 SW HEWETT BLVD PORTLAND, OR 97221
18-170108-000-00-EA	1818 SW SUNSET BLVD, 97201		EA-Zoning & Inf. Bur.- w/mtg	5/11/18		Application
	<i>Proposed land division to divide the site into two lots. Existing water line serving 1810 SW Sunset is proposed to be relocated into an easement (not yet established) on the northwestern portion of the property, and existing electrical line serving 1810 SW Sunset is proposed to be relocated to the northwestern portion of the property (existing easement). Stormwater disposal is proposed to be via a stormline from the new vacant lot across the lot with the existing house to maintain existing stormwater disposal point.</i>					
		1S1E16CA 05700				
		ALBINWOOD LOT 13 TL 5700	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290			Owner: KATHLEEN O HEALY 1818 SW SUNSET BLVD PORTLAND, OR 97239 Owner: PETER A MAGUIRE 1818 SW SUNSET BLVD PORTLAND, OR 97239

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18-166514-000-00-EA	901 SW KING AVE, 97205		EA-Zoning Only - w/mtg	5/7/18		Pending
<p><i>No zoning code changes for this site. Removal and replacement of roofing on an existing, non-conforming 12 story apartment building within the Kings Hill Historic District. This includes the main roof, penthouse roofing and adjacent side roofs below the main roof. Due to historic concerns elevations are to remain essentially unchanged. The new roof will not utilize the same material as the original roof.</i></p>		<p>1N1E33CD 02500 JOHNSONS ADD BLOCK 5 LOT 2&3 E 50' OF LOT 6&7</p>	<p>Applicant: JASON TAND LRS ARCHITECTS 720 NW DAVIS, SUITE 300 PORTLAND, OR 97209</p>	<p>Owner: KING TOWER HOLDINGS LLC 1000 SW VISTA AVE #114 PORTLAND, OR 97205</p>		

Total # of Early Assistance intakes: 6

Final Plat Intakes

From: 5/7/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-277518-000-00-FP	4804 SE 118TH AVE, 97266	FP - Final Plat Review		5/11/18		Application
<p><i>Approval of a Preliminary Plan for a 9-lot subdivision, that will result in 9 lots for detached houses, with half public street improvements (SE Schiller Street) and a new private street tract (Tract A) as illustrated with Exhibits C.1-3, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, BES, and Fire Bureau review and approval. 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:</i></p> <ul style="list-style-type: none"> <i>¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i> <i>¿ The reduced side setbacks allowed under 33.120.270.D, if eligible;</i> <i>¿ The proposed general location of future building footprints and stormwater facilities for each lots;</i> <i>¿ The fire access lane with a turning radius of 28 feet inside, 48 feet outside, from both directions.</i> <i>¿ The nearest fire hydrant; and</i> <i>¿ Any other information specifically noted in the conditions listed below.</i> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Schiller Street. The required right-of-way dedication must be shown on the final plat.</i> <i>2. A public sanitary sewer easement, granted to the City of Portland, shall be shown over the relevant portions of the private street, to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as ¿Public Sewer Easement to COP¿.</i> <i>3. If required by the Fire Bureau, an Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the entirety of the private street.</i> <i>4. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street ".</i> <i>5. A Public Access Easement must be shown over the sidewalk portion(s) of the street tract.</i> <i>6. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions C.10-12 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿A Declaration of Maintenance Agreement for (name of feature) has been recorded as document</i> 		<p>1S2E15AA 05700</p> <p>SECTION 15 1S 2E</p> <p>TL 5700 0.77 ACRES</p>	<p>Applicant:</p> <p>KELLI GROVER</p> <p>FDG - FIRWOOD DESIGN GROUP</p> <p>359 E HISTORIC COLUMBIA RIVER</p> <p>HWY</p> <p>TROUTDALE OR 97060</p>	<p>Owner:</p> <p>CHUN XIA KWONG</p> <p>3035 SE 92ND AVE</p> <p>PORTLAND, OR 97266</p>		
<p>no Multnomah County Deed Records :</p>						

C. The following must occur prior to Final Plat approval:

Streets

1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's SE Schiller Street frontage. The applicant shall submit an

application for a Public Works Permit and provide plans and financial assurances to the

satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental

Services for required street frontage improvements.

2. The applicant shall submit an application for a Site Development Permit for construction of

the private street and related site development improvements. Street design plans must be

prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be

in substantial conformance with Exhibit C.3 and the Private Street Administrative Rule.

3. The applicant shall furnish a financial guarantee of performance, as approved by the

Bureau of Development Services, for 125 percent of the estimated construction cost for the

private street and all required site development improvements. The applicant shall provide

an engineer's estimate of the costs of performance including the costs for temporary erosion

control measures required during construction. The financial guarantee of performance

shall be accompanied by a performance agreement with the Bureau of Development

Services to complete the required improvements.

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-159950-000-00-FP	2720 SE 84TH AVE, 97266	FP - Final Plat Review		5/9/18		Application
<p><i>Approval of a Preliminary Plan for a four-lot subdivision, that will result in four single dwelling lots for development of detached homes as illustrated with Exhibits C.1 and C.2, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval by the Portland Water Bureau and the Land Use Services 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:</i> <i>"The reduced side setbacks allowed under 33.120.270.D;</i> <i>"The location of the existing 1-5/8 metered domestic water service;</i> <i>"Any other information specifically noted in the conditions listed below.</i></p> <p><i>B. The final plat must show the following:</i></p> <p><i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE 84th Avenue. The required right-of-way dedication must be shown on the final plat.</i></p> <p><i>2. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of special land use conditions for tree preservation has been recorded as document no. _____, Multnomah County Deed Records."</i></p> <p><i>C. The following must occur prior to Final Plat approval:</i></p>		1S2E09BB 05700	ANNABERG BLOCK 3 W 100' OF LOT 2	Applicant: KEVIN PARTAIN 223 NE 56TH AVE PORTLAND, OR 97213-3705	Owner: B-W CONSTRUCTION INC PO BOX 66910 PORTLAND, OR 97290-6910	
<p>Total # of FP FP - Final Plat Review permit intakes: 2</p> <hr/> <p>Total # of Final Plat intakes: 2</p>						

Land Use Review Intakes

From: 5/7/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-168926-000-00-LU	1806 SW TAYLORS FERRY RD, 97219	AD - Adjustment	Type 2 procedure	5/10/18		Application
<p><i>Addition of front gate along Taylors Ferry Rd that does not exceed 7' and a perimeter fence that is 6' to enclose the property for 2 children, and 2 dogs that are known for jumping fences and roaming. Adjustment requested to setback requirement for the gate/fence.</i></p>						
	1S1E28BA 13900	MAPLECREST ANX LOT 1 TL 13900	Applicant: GORDER DESIGN 6901 SE OAKS PARK WAY #G PORTLAND OR 97202		Owner: ERICK J SMITH 1806 SW TAYLORS FERRY RD PORTLAND, OR 97219	
					Owner: JULIE L GOLZARIAN 1806 SW TAYLORS FERRY RD PORTLAND, OR 97219	
Total # of LU AD - Adjustment permit intakes: 1						
18-169865-000-00-LU	6909 SE POWELL BLVD, 97206	CU - Conditional Use	Type 3 procedure	5/11/18		Application
<p><i>Redevelop the entire Kellogg Middle School site. Demo existing structures and remove the debris. Development of vacant field since the property will then be graded and reseeded in anticipation of the redevelopment of the site in spring 2019. The cleaned site will house a new 105,000 sf school structure, off street parking area and bus loop, recreation field, and a limited service access road. The off-street parking area will contain 34 parking spaces, 2 of which will be handicapped and 2 carpool parking spaces. A free-standing obelisk sign will be located at the corner of SE Powell Blvd and 69th Ave.</i></p>						
	1S2E08BD 09200	SECTION 08 1S 2E TL 9200 5.31 ACRES	Applicant: TAMARA DERIDDER TDR & ASSOCIATES 1707 NE 52ND AVENUE PORTLAND OR 97213		Owner: SCHOOL DISTRICT NO 1(LEASED PO BOX 3107 PORTLAND, OR 97208-3107	
					Owner: MULTIPLE TENANTS PO BOX 3107 PORTLAND, OR 97208-3107	
Total # of LU CU - Conditional Use permit intakes: 1						
18-169378-000-00-LU	10735 NE HALSEY ST, 97220	DZ - Design Review	Type 2 procedure	5/11/18		Application
<p><i>Proposal is for an installation of two one-sided electronic message centers one on each existing freestanding signs. Each sign measures 3.5 x 8.2 or 28.7 SF. Site is in Gateway Plan District and Gateway Regional Center design zone.</i></p>						
	1N2E27CD 11300	SECTION 27 1N 2E TL 11300 0.81 ACRES	Applicant: ARMAN DAVTIAN PARADISE FOUND/BROOKLYN 46TH LLC 10735 NE HALSEY ST PORTLAND OR 97220		Owner: BROOKLYN 46TH LLC 45 NW 21ST ST MIAMI, FL 33127	
18-169496-000-00-LU	830 NE HOLLADAY ST, 97232	DZ - Design Review	Type 2 procedure	5/11/18		Application
<p><i>Renovation of 830 Building to include new storefront entrance, new entry canopy, new roof amenity. Demolition of existing "stage" on west side of building to create light well for basement space. Replacement of existing black spandrel glazing with vision glass and grey spandrel.</i></p>						
	1N1E35BC 00100	HOLLADAYS ADD BLOCK 102 INC PT VAC ST LOT 5 LOT 6-8	Applicant: WHIT MIDDLECOFF GBD ARCHITECTS 1120 NW COUCH SUITE 300 PORTLAND OR 97209		Owner: AAT LLOYD DISTRICT LLC 11455 EL CAMINO REAL #200 SAN DIEGO, CA 92130-2047	
Total # of LU DZ - Design Review permit intakes: 2						

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18-169644-000-00-LU	5721 NE M L KING BLVD, 97211 <i>This is to permit an existing hallway and cooler addition at the KFC on MLK. Due to the fact that the existing building was built in the 1940's, they are requesting a modification to the existing setback on the transit street.</i>	DZM - Design Review w/ Modifications 1N1E15DD 13300 PIEDMONT BLOCK 20 INC STRIP 20' WIDE E OF & ADJ LOT 1&2 & INC STRIP 20' WIDE E OF & ADJ-S 16' OF LOT 3	Type 2 procedure	5/11/18		Application
18-168340-000-00-LU	Mixed use development fronting SE Halsey and Gateway Discovery Park and includes 40 units of affordable housing and 35 units of market rate housing. Retail spaces and residential amenity spaces on the ground floor, office space and residential units on the second floor and dwelling units on floors 3-6.	DZM - Design Review w/ Modifications 1N2E34BB 00701 SECTION 34 1N 2E TL 701 0.84 ACRES	Type 3 procedure	5/9/18		Pending
Total # of LU DZM - Design Review w/ Modifications permit intakes: 2						
18-168882-000-00-LU	2209 NE SCHUYLER ST, 97212 <i>Replace two existing windows with new window configuration and enlarge two basement windows (one will be egress). The total affected facade is approximately 76 sq ft.</i>	HR - Historic Resource Review 1N1E26DD 02000 JOHN IRVINGS 1ST ADD BLOCK 16 LOT 7&8	Type 1 procedure new	5/10/18		Application
18-169557-000-00-LU	2726 NE 19TH AVE, 97212 <i>New porch with hip roof on non-street facing facade. Match design and historical elements w/existing original. Affected facade seems to be just over 150 sq ft.</i>	HR - Historic Resource Review 1N1E26AD 07200 IRVINGTON BLOCK 32 LOT 13 S 10' OF LOT 14	Type 2 procedure	5/11/18		Application

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-169472-000-00-LU	931 NW 20TH AVE, 97209 <i>Infill a lightwell on the south (rear) elevation of apartment building.</i>	HR - Historic Resource Review	Type 2 procedure	5/11/18		Application
		1N1E33BD 01600 COUCHS ADD BLOCK 285 LOT 1&2	Applicant: TRICIA LIPTON HERITAGE CONSULTING GROUP 1120 NW NORTHRUP ST PORTLAND OR 97209		Owner: BRETNOR LLC PO BOX 597006 SAN FRANCISCO, CA 94159-7006	
Total # of LU HR - Historic Resource Review permit intakes: 3						
18-168905-000-00-LU	105 N KILLINGSWORTH ST, 97217 <i>New mixed-use 4-story building with 87 dwelling units, 2400 sq ft of commercial space, associated bike parking and back of house service areas.</i>	HRM - Historic Resource Review w/Modifications	Type 2 procedure	5/10/18		Application
		1N1E15DC 14800 PIEDMONT BLOCK 7 LOT 1 S 1/2 OF LOT 2	Applicant: JOSHUA SCOTT KOZ DEVELOPMENT 1830 BICKFORD AVE SUITE 201 SNOHOMISH WA 98290		Owner: FLOWERSHOP BUILDING LLC 105 N KILLINGSWORTH ST PORTLAND, OR 97217	
Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 1						
18-168014-000-00-LU	4919 SE 111TH AVE, 97266 <i>Divide property to create 2 parcels. Rear parcel to be flag with 12' pole.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	5/9/18		Pending
		1S2E15BA 01900 MIDLAND AC TR NLY 93' OF LOT 44 EXC NLY 43.3'	Applicant: MIRANDA LOUMENA 4919 SE 111TH AVE PORTLAND, OR 97266		Owner: PRESTIN GILBERT 4919 SE 111TH AVE PORTLAND, OR 97266	
					Owner: MIRANDA LOUMENA 4919 SE 111TH AVE PORTLAND, OR 97266	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						
18-166588-000-00-LU	<i>Restore 900 ft of Mitchell Creek by removing two culverts and associated road crossing fill. Place 38 log structures and two riffle/pool structures in the stream channel and revegetate with native trees and shrubs.</i>	PV - Pleasant Valley Resources Review	Type 1x procedure	5/7/18		Pending
		1S3E19CA 01201 PARTITION PLAT 2009-77 LOT 1	Applicant: CHUCK LOBDELL JOHNSON CREEK WATERSHED COUNCIL 1900 SE MILPORT RD., SUITE B MILWAUKIE OR 97222		Owner: CENTENNIAL SCHOOL DISTRICT 18135 SE BROOKLYN ST PORTLAND, OR 97236-1049	
					Owner: NO J 18135 SE BROOKLYN ST PORTLAND, OR 97236-1049	
Total # of LU PV - Pleasant Valley Resources Review permit intakes: 1						
Total # of Land Use Review intakes: 12						