

Early Assistance Intakes

From: 7/1/2018

Thru: 7/31/2018

Run Date: 8/1/2018 08:54:30

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-202479-000-00-EA	1202 NW IRVING ST, 97209		DA - Design Advice Request	7/13/18		Pending
	<i>Construction of new hotel.</i>	1N1E33AD 02800 COUCHS ADD BLOCK 118 LOT 5-8	Applicant: MATTHEW BROWN IRVING HOTEL INVESTORS LLC 1308 NW EVERETT ST PORTLAND OR 97209		Owner: IRVING STREET INVESTORS LLC 915 W 11TH ST VANCOUVER, WA 98660	
18-210300-000-00-EA	350 NW 12TH AVE, 97209		DA - Design Advice Request	7/27/18		Application
	<i>23-story building including 11 stories for a new Hyatt Place brand hotel with ground floor public uses and 12 stories for a new residential apartment community (approximately 120 residential units total).</i>	1N1E33DA 02700 COUCHS ADD BLOCK 78 LOT 6&7	Applicant: LI ALLIGOOD OTAK, INC 808 SW 3RD AVE #300 PORTLAND OR 97204		Owner: PARQ ON 12TH LLC 606 MAYNARD AVE S #251 SEATTLE, WA 98104	
18-210809-000-00-EA	628 SE 8TH AVE, 97214		EA-Zoning & Inf. Bur.- no mtg	7/30/18		Application
	<i>The intent for this site is to perform a lot confirmation as attached. This will require alterations to the existing building to create (3) buildings/tenant spaces on 3 separate lots. Each under separate ownership. Will have retail space not to exceed 3,000 sf.</i>	1S1E02BB 03500 EAST PORTLAND BLOCK 180 LOT 1-6 W 59.75' OF LOT 7&8	Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: ADR INVESTMENTS I LLC PO BOX 1567 LAKE OSWEGO, OR 97035 Owner: ADR INVESTMENTS I LLC 25.214%	
18-198879-000-00-EA	5913 SW CLAY ST, 97221		EA-Zoning & Inf. Bur.- no mtg	7/6/18		Pending
	<i>Proposal is to divide both lots in half with the purpose of developing both lots or selling divided land to a developer.</i>	1S1E06CA 02700 SECTION 06 1S 1E TL 2700 0.46 ACRES	Applicant: AARON BUSTER PORTLAND DEVELOPMENT GROUP 4224 NE HALSEY ST SUITE 300 PORTLAND OR 97213		Owner: ALLEN N SCHAUFFLER 1409 SW 58TH AVE PORTLAND, OR 97221-1407	
18-211708-000-00-EA	714 NE 160TH AVE, 97230		EA-Zoning & Inf. Bur.- no mtg	7/31/18		Application
	<i>Proposal is to divide existing property into three lots with existing dwelling to remain on Parcel 1 which will be 8,000 SF; Parcel 2 6,000 SF and Parcel 3 at 13,200 SF. There are two options for development of lots: One has an easement or tract; one has a flag lot to be serviced by parallel driveways.</i>	1N2E36AD 03200 GLENDOVEER AC BLOCK H LOT 23	Applicant: ANDREI POLESHUK 714 NE 160TH AVE PORTLAND, OR 97230		Owner: ANDREI POLESHUK 714 NE 160TH AVE PORTLAND, OR 97230 Owner: LUBOV POLESHUK 714 NE 160TH AVE PORTLAND, OR 97230	

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18-208591-000-00-EA	2135 SE NEHALEM ST, 97202		EA-Zoning & Inf. Bur.- no mtg	7/25/18		Pending
<i>Replacement of existing decks/balconies on exterior of buildings. Decks will be replaced with same exact floor dimensions and with new footings.</i>						
		1S1E23DA 02600 SELLWOOD BLOCK 112 TL 2600		Applicant: KELLI GROVER FIRWOOD DESIGN GROUP LLC 359 E HISTORIC COLUMBIA RIVER HWY TROUTDALE OR 97060	Owner: DARLENE M PETERS PO BOX 665 BRUSH PRAIRIE, WA 98606	
					Owner: RICHARD G PETERS PO BOX 665 BRUSH PRAIRIE, WA 98606	
18-201475-000-00-EA	9330 N WHITAKER RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/12/18		Pending
<i>Request for early assistance meeting to divide existing single parcel into three parcels, one for each existing use.</i>						
		1N1E10BB 00200 CHAMBREAUS FACTORY SITE LOT 9-11 TL 200		Applicant: WILLIAM RUECKER BAYSINGER PARTNERS ARCHITECTURE PC 1006 SE GRAND, STE 300 PORTLAND OR 97214	Owner: 9220 WHITAKER LLC PO BOX 460415 SAN FRANCISCO, CA 94146	
18-209452-000-00-EA	3203 SE WOODSTOCK BLVD, 97202		EA-Zoning & Inf. Bur.- w/mtg	7/26/18		Application
<i>The Reed College Conditional Use Master Plan (CUMP) will expire in the fall of 2018. A Transportation Impact Review (TIR) is required under the new Campus Institutional zoning designation for the college when new projects are proposed for development. Reed College is specifically seeking PBOT feedback on the new TIR process and RDM standards and how they may apply at the college. Also Reed College will be seeking an Adjustment review to some of the remaining nonconforming use items. Will these delay the zoning change?</i>						
		1S1E13 00100 SECTION 13 1S 1E TL 100 103.39 ACRES		Applicant: Trent Thelen ZGF Architects 1223 SW Washington St Portland, OR 97205	Owner: THE REED INSTITUTE 3203 SE WOODSTOCK BLVD PORTLAND, OR 97202-8138	
18-194392-000-00-EA	7509 NE M L KING BLVD, 97211		EA-Zoning & Inf. Bur.- w/mtg	7/3/18		Pending
<i>Remodel existing ARCO AM/PM. Demo the south fuel canopy facing NE Lombard St and associated Multi-product dispensers. Replace 2 multi product dispensers. Construct a new fuel canopy and 3 new MPD. The 4 USTs will remain. ADA improvements, landscape, parking, lighting, signage, and driveways.</i>						
		1N1E10DD 10600 LOVES ADD BLOCK 7 LOT 8-11 TL 10600		Applicant: CHARLES MOSELEY BARGHAUSEN CONSULTING ENGINEERS, INC 18215 72ND AVE S KENT WA 98032	Owner: BP WEST COAST PRODUCTS LLC PO BOX 3092 HOUSTON, TX 77253	
18-210282-000-00-EA	527 SW 11TH AVE, 97205		EA-Zoning & Inf. Bur.- w/mtg	7/27/18		Application
<i>Renovate the main lobby, which may include replacment or renovation of storefront components and replacement of the roof and existing skylight.</i>						
		1N1E33DD 02300 PORTLAND BLOCK 256 LOT 3		Applicant: VICTOR WINKLER CARLYLE PARTNERS LLC 5611 NE COLUMBIA BLVD PORTLAND OR 97218	Owner: CARLYLE PARTNERS LLC 621 SW ALDER ST #800 PORTLAND, OR 97205	

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18-197869-000-00-EA	3839 NE KILLINGSWORTH ST, 97211		EA-Zoning & Inf. Bur.- w/mtg	7/5/18		Pending
	<i>Convert a warehouse/storefront building with existing church use into a six (6) one-bedroom loft style residential units with shared and private courtyards. Courtyards will be created by removing portions of existing roofing. 20% unit density increase to be achieved through amenity bonuses.</i>	1N1E13DD 06100 VIEW PK BLOCK 5 LOT 8&9	Applicant: WESTIN GLASS GUERRILLA DEVELOPMENT 2500 NE SANDY, SUITE C PORTLAND, OR 97232		Owner: SEED OF FAITH MINISTRIES 1785 PLATEAU ST NE SALEM, OR 97305	
18-204615-000-00-EA	1 CENTER CT		EA-Zoning & Inf. Bur.- w/mtg	7/18/18		Pending
	<i>Add combination of new bollards and planters at the perimeter of pedestrian-heavy areas to provide vehicular free-safe pedestrian zones.</i>	1N1E34AA 04200A1 MC MILLENS ADD BLOCK 14-17&22-24 TL 4200 IMPS ONLY SEE R215947 (R55300-1200)FOR LAND	Applicant: JOSHUA PETERSON GBD ARCHITECTS 1120 NW COUCH ST #300 PORTLAND OR 97209		Owner: OREGON ARENA CORPORATION 1 CENTER CT #150 PORTLAND, OR 97227 Owner: PORTLAND ARENA MGMT LLC 1 CENTER CT #150 PORTLAND, OR 97227	
18-200075-000-00-EA	4747 N CHANNEL AVE		EA-Zoning & Inf. Bur.- w/mtg	7/10/18		Pending
	<i>Proposal is for the construction of a new Corp 3 building located on Daimler's Swan Island campus. New building functions to include; (6) pull-thru service bays, parts storage, and 2-story office. Stormwater disposal methods have yet to be determined but are expected to follow methods used for the recently constructed new Daimler headquarters building.</i>	1N1E20 00109 PARTITION PLAT 2003-38 LOT 2 TL 109 LAND & IMPS SEE R540481 (R649831503) & R540494 (R649831515) & R672244 (R649831517) FOR OTHER IMPS	Applicant: CHRIS WALKER CIDA INC. 15895 SW 72ND AVE STE 200 PORTLAND, OR 97224		Owner: PORT OF PORTLAND(LEASED PO BOX 3820 PORTLAND, OR 97208-3849 Owner: DAIMLER TRUCKS NA LLC PO BOX 3820 PORTLAND, OR 97208-3849	
18-196455-000-00-EA	3004 SE 85TH AVE, 97266		EA-Zoning & Inf. Bur.- w/mtg	7/2/18		Pending
	<i>Four lot subdivision utilizing soaking trench or drywell for stormwater.</i>	1S2E09BC 04400 JOHNSTON AC BLOCK 5 LOT 26 EXC E 70'	Applicant: NANCY LEE 8328 SE CLATSOP ST PORTLAND OR 97086		Owner: MEI TO TAM 3721 SE 79TH AVE PORTLAND, OR 97206-2323	
18-201858-000-00-EA	, 97231		EA-Zoning & Inf. Bur.- w/mtg	7/12/18		Pending
	<i>Proposal is to store portable storage units (cargo containers) on site, that are waiting to go out on rent. The site will house 5 employees in a modular office. There will be a small covered exterior work area (container roof system). The tenant is Mobile Mini, Inc.</i>	2N1W34DC 00100 SECTION 34 2N 1W TL 100 1.05 ACRES	Applicant: JOE CARROLL RESOURCE ONE 451 LOS GATOS BLVD., STE 103 LOS GATOS CA 95032		Owner: A C F INDUSTRIES INC 101 CLARK ST ST CHARLES, MO 63301	

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18-197752-000-00-EA	10400 N BURGARD WAY, 97203		EA-Zoning & Inf. Bur.- w/mtg	7/6/18		Pending
<i>Request for early assistance meeting to create one 14.15 acre lot and one 9.82 acre lot in recognition of 2007 conveyance by deed.</i>						
		2N1W35C 00300		Applicant: MICHELLE RUDD STOEL RIVES LLP 760 SW 9TH AVE #3000 PORTLAND OR 97205		Owner: BURGARD 34407 DUPONT BLVD #6 FRANKFORD, DE 19945
		SECTION 35 2N 1W TL 300 13.79 ACRES LAND & IMPS SEE R325513 (R971350571) FOR OTHER IMPS		Applicant: RICHARD C COFFIN MMGL 34407 DUPONT BLVD., SUITE 6 FRANKFORD DE 19945		
18-204160-000-00-EA	3841 N COLUMBIA BLVD, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/17/18		Pending
<i>Proposal is to use this site wholesale sales & auction type events. No new buildings are proposed. Some of the existing buildings may be torn down.</i>						
		1N1E05DD 00800		Applicant: MASON LAYCOCK COPART INC 14185 DALLAS PARKWAY DALLAS TX 76254		Owner: M B TERMINAL CO PO BOX 3595 ASHLAND, OR 97520-0322
		SECTION 05 1N 1E TL 800 9.13 ACRES LAND & IMPS SEE R314536 (R941050041) FOR OTHER IMPS & R646176 (R941050042) FOR MACH & EQUIP				Owner: TIMOTHY W COLLINS 29100 SW TOWN CTR LOOP W #300 WILSONVILLE, OR 97070-9315
						Owner: SANDRA F COLLINS 29100 SW TOWN CTR LOOP W #300 WILSONVILLE, OR 97070-9315
						Owner: LWO CORPORATION PO BOX 17125 PORTLAND, OR 97217-0125
18-207035-000-00-EA	1875 SW PARK AVE, 97201		EA-Zoning & Inf. Bur.- w/mtg	7/23/18		Application
<i>Updates to existing accessory maintenance facility at Portland State University including a new stormwater facility.</i>						
		1S1E04 00300		Applicant: ANTHONY BOHAN PORTLAND STATE UNIVERSITY PO BOX 751 PORTLAND OR 97207		Owner: OREGON STATE OF (BOARD OF PO BOX 751 PORTLAND, OR 97207-0751
		PORTLAND BLOCK 229-231 237-240 268-270 TL 300				Owner: HIGHER EDUCATION PO BOX 751 PORTLAND, OR 97207-0751

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18-205031-000-00-EA	5321 NE 13TH AVE, 97211		EA-Zoning Only - no mtg	7/18/18		Pending
<i>Proposal is to build a 5 unit multi-family building.</i>						
		1N1E23BA 01100 CAESAR PK BLOCK 4 S 4' OF LOT 5 LOT 6	Applicant: SHAWNA SMITH PORTLAND DEVELOPMENT GROUP INVESTMENTS LLC 4224 NE HALSEY ST #300 PORTLAND OR 97213		Owner: HARRILYNN S DANIELS 15423 NE FARGO PL PORTLAND, OR 97230 Owner: HARRY B JR DANIELS 15423 NE FARGO PL PORTLAND, OR 97230 Owner: VIRGINIA A DANIELS 15423 NE FARGO PL PORTLAND, OR 97230	
18-196469-000-00-EA	2201 NE LLOYD CENTER		EA-Zoning Only - w/mtg	7/3/18		Pending
<i>Proposal is to create a creative crafts center or "maker space" for 22,437 SF of underground space below the southwest parking garage and close by previous Nordstrom space.</i>						
		1N1E35BA 00101 PARTITION PLAT 1999-146 LOT 1	Applicant: MATT LUKAS CAPREF LLOYD II, LLC 8333 DOUGLAS AVE #975 DALLAS TX 75225		Owner: CAPREF LLOYD CENTER LLC 2201 LLOYD CENTER PORTLAND, OR 97232-1315	
18-208577-000-00-EA	1230 NE GERTZ RD		EA-Zoning Only - w/mtg	7/25/18		Pending
<i>2 parcel partition</i>						
		1N1E11B 00901 PARTITION PLAT 1995-166 LOT 3 POTENTIAL ADDITIONAL TAX \$157 551.01 DEFERRAL-POTENTIAL ADDITIONAL TAX	Applicant: E MICHAEL CONNORS HATHAWAY LARSON LLP 1331 NW LOVEJOY ST, STE 950 PORTLAND OR 97209		Owner: MARY A FAZIO 1230 NE GERTZ RD PORTLAND, OR 97211-1310 Owner: ANTHONY A FAZIO 1230 NE GERTZ RD PORTLAND, OR 97211-1310	
18-206270-000-00-EA	10234 NW LANGWORTHY TER		EA-Zoning Only - w/mtg	7/20/18		Pending
<i>Members of the HOA for Forest Heights would like to construct a foot trail for 260 ft and 30" wide from easement between 10234 and 10238 NW Langworthy Terrace to NW Sunset Circle. All area is in Regulatory Landslide Hazard Area and some of the area is in the conservation zone.</i>						
		1N1W23CC 00700 FOREST HEIGHTS ESTATES NO 8 LOT 440	Applicant: LANCE PATTOCK FOREST HEIGHTS HOA 2061 NW MILLER RD PORTLAND OR 97229		Owner: DEAN J ROTHENFLUCH 10234 NW LANGWORTHY TER PORTLAND, OR 97229-8167 Owner: DEBRA A ROTHENFLUCH 10234 NW LANGWORTHY TER PORTLAND, OR 97229-8167	

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18-199424-000-00-EA	2911 NW NICOLAI ST		EA-Zoning Only - w/mtg	7/9/18		Pending
<p><i>Proposal is for Freestanding existing C-store, to be updated and built out, including updated window front and doors in same location, lot size of 56,628 SF, 8 parking spaces out front. Adding one HVAC unit. LL providing newly resurfaced parking lot, curbs, landscaping and 7 ton HVAC unit. Traditional lease remodel using existing catch basins to disburse storm water.</i></p>		<p>1N1E29DB 02000A1 INDUSTRIAL CENTER BLOCK 4 LOT 1 IMPS ONLY SEE R186837 (R414901130) FOR LAND</p>	<p>Applicant: ERICK PETERSON PM DESIGN GROUP 19120 SE 34TH ST STE 115 VANCOUVER WA 98683</p> <p>Applicant: KAREN WALLACE PM DESIGN GROUP 19401 40TH AVE., W. STE 200 LYNWOOD WA 98036</p>		<p>Owner: ROBERT N MAGID PO BOX 1004 LAKE OSWEGO, OR 97034-0113</p> <p>Owner: JUDITH K MAGID PO BOX 1004 LAKE OSWEGO, OR 97034-0113</p>	
18-210168-000-00-EA	126 NE ALBERTA ST, 97211		PC - PreApplication Conference	7/27/18		Application
<p><i>Type III Historic Landmark Designation.</i></p>		<p>1N1E22AD 03400 MAEGLY HIGHLAND BLOCK 3 LOT 1&2</p>	<p>Applicant: IAN FLOOD MWA ARCHITECTS 70 NW COUCH ST #401 PORTLAND OR 97209</p>		<p>Owner: ALBERTA ABBEY LLC 3416 VIA OPORTO #301 NEWPORT BEACH, CA 92663</p>	
18-202411-000-00-EA	350 NW 12TH AVE, 97209		PC - PreApplication Conference	7/13/18		Pending
<p><i>A Pre-Application Conference to discuss 23-story mixed-use building including hotel and residential uses. The proposed height is 250' with 180,330 square feet of floor area. No on site parking is proposed. 170-180 hotel rooms and 110-120 residential units are proposed.</i></p>		<p>1N1E33DA 02700 COUCHS ADD BLOCK 78 LOT 6&7</p>	<p>Applicant: RAY HARRIGILL THE SUNRAY COMPANIES, LLC 1012 MADISON AVE., SUITE A MADISON MS 39110</p>		<p>Owner: PARQ ON 12TH LLC 606 MAYNARD AVE S #251 SEATTLE, WA 98104</p>	

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18-199655-000-00-EA	3204 SW 12TH AVE, 97201		PC - PreApplication Conference	7/9/18		Pending
<p><i>A Pre-application Conference to discuss a new 40 unit multi-dwelling building. Twelve surface parking spaces and twenty-four structure parking spaces are proposed with access from SW 12th. The total floor area of the building is 42,000 square feet. Some of the density for the new building is being transferred from the parcel to the north</i></p>						
		1S1E09AC 04900 PORTLAND CITY HMSTD BLOCK 80 INC PT VAC SW GROVER ST ACCR LOT 8	Applicant: GABE HEADRICK STEELHEAD ARCHITECTURE, LLC 201 SE 3RD AVE PORTLAND OR 97214		Owner: PAUL S SEHDEV 2222 SW BROADWAY DR PORTLAND, OR 97201-1605 Owner: ANN E SEHDEV 2222 SW BROADWAY DR PORTLAND, OR 97201-1605 Owner: SCOTIA MARKET ST 6340 N CAMPBELL AVE #240 TUCSON, AZ 85718-3183 Owner: THOMAS C DORRIS 3204 SW 12TH AVE #2 PORTLAND, OR 97239-3007 Owner: HEATHER B DORRIS 3204 SW 12TH AVE #2 PORTLAND, OR 97239-3007	
18-197197-000-00-EA	, 97220		PC - PreApplication Conference	7/3/18		Pending
<p><i>Proposal is for a multi-dwelling project containing two, four-story buildings totaling 64 units on three RXd-zoned lots. Project includes 24 three-bedroom units, six two-bedroom units, 32 one-bedroom units, and two studios. Parking for 26 vehicles will be provided. A leasing office and bike storage are on-site. Stormwater management to be achieved on-site using Category 1 and 2 methods, including roof drainage to a drywell and parking lot to biofiltration devices, including but not limited to infiltration swales and/or basins.</i></p>						
		1N2E33DA 08400 LEWIS PK BLOCK 1 LOT 22	Applicant: ANDREW KURKINEN FINNMARK PROPERTY SERVICES LLC 8383 NE SANDY BLVD, STE 370 PORTLAND OR 97220		Owner: VASILIIY KOSHILKA 144 NE 97TH AVE PORTLAND, OR 97220-4403 Owner: BALTZ FAMILY HOLDINGS LLC 641 S STONEHENGE TER WEST LINN, OR 97068-2540	
18-208026-000-00-EA	2151 NW SAVIER ST, 97210		PC - PreApplication Conference	7/24/18		Pending
<p><i>A Pre-Application Conference to discuss exterior alterations to an existing office building. Redevelopment of the existing plaza is part of this proposal. This single tenant office buiding is being reconfigured for multiple tenants.</i></p>						
		1N1E28CD 02800 COUCHS ADD BLOCK 294 INC PT VAC ST LOT 11-18	Applicant: MICHELLE SCHULZ GBD ARCHITECTS, INC 1120 NW COUCH, SUITE 300 PORTLAND, OR 97209		Owner: XPO PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138	

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18-202834-000-00-EA			PC - PreApplication Conference	7/16/18		Pending
<p><i>A Pre-Application Conference to discuss placement of conduits on the Ross Island Bridge to accomodate fiber optic cables for internet and communication services.</i></p>						
	1S1E10 00100		Applicant: JOSEPH KLEINSASSER ZAYO GROUP 18110 SE 34TH ST #100 VANCOUVER WA 98683		Owner: OREGON STATE OF(DEPT OF 3121 SW MOODY AVE PORTLAND, OR 97239-4500	
	SECTION 10 1S 1E TL 100 14.41 ACRES				Owner: ZRZ REALTY COMPANY 3121 SW MOODY AVE PORTLAND, OR 97239-4500	
					Owner: HASAN ELAHI 3204 SW KELLY AVE PORTLAND, OR 97239	
					Owner: HEATHER G GORDY 3204 SW KELLY AVE PORTLAND, OR 97239	
					Owner: STAFFORD 5 LLC 2020 SW 4TH AVE #600 PORTLAND, OR 97201	
18-200133-000-00-EA	, 97211		Public Works Inquiry	7/10/18		Pending
<p><i>New single family residence. Stormwater disposal via onsite drywell.</i></p>						
	1N1E24DB 09600		Applicant: MICHAEL VAUGHN URBAN REVIVAL LLC 6810 SW WALNUT TERRACE PORTLAND, OR 97223		Owner: JAMES R ROY 4405 NE 34TH AVE PORTLAND, OR 97211	
	WILLAMETTE ADD BLOCK 5 LOT 30				Owner: DIANE M KERN 4405 NE 34TH AVE PORTLAND, OR 97211	
18-201776-000-00-EA	2311 SW 17TH AVE, 97201		Public Works Inquiry	7/12/18		Pending
<p><i>Request for public works review to replace sidewalk and curb on SW 17th Ave</i></p>						
	1S1E04CA 10701		Applicant: THOMAS FRANK JAMES FRANK CONSTRUCTION INC 8028 NE GLISAN SUITE C PORTLAND OR 97213		Owner: STEVEN G BELL 2311 SW 17TH AVE PORTLAND, OR 97201	
	CARTERS ADD TO P BLOCK 84 TL 10701					

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18-197381-000-00-EA	3320 SE 67TH AVE, 97206		Public Works Inquiry	7/3/18		Completed
	<i>This site is currently under final plat review for a 3 lot partition (FP 17-246838). One of the conditions of the final plat approval is to cap the existing sewer and install a new sewer branch for the existing house. There is a 50" water main between the site and the sewer main but there is a short main on the east side of the ROW that terminates south of Parcel 1.</i>	1S2E08BD 11700 SECTION 08 1S 2E TL 11700 0.39 ACRES	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213		Owner: GARY K FLAMING 16635 NW LAKERIDGE CT BEAVERTON, OR 97006	
18-205549-000-00-EA	7824 SW 31ST AVE, 97219		Public Works Inquiry	7/19/18		Pending
	<i>Public Works Inquiry for alteration of existing dwelling. Valuation \$66,000 to \$200,000. Please advise PW improvements for 7824, and potentially 7808, if a major alteration triggers req's of 17.88.020</i>	1S1E20DB 00600 RYAN PL BLOCK 1 S 1/2 OF W 1/2 OF LOT 3	Applicant: MICHAEL BARRETT HBx STUDIO 3918 NE 7TH AVE PORTLAND OR 97212		Owner: 78087824 HOLDINGS LLC 12763 NE WHITAKER WAY PORTLAND, OR 97230	

Total # of Early Assistance intakes: 33

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-170787-000-00-FP	6647 SE 64TH AVE, 97206	FP - Final Plat Review		7/31/18		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition that will result in 3 standard parcels, with a modification to the front setback for Parcels 2 and 3 to 5 feet, as illustrated with Exhibit C.1, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan (Survey). Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review and BES 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 buildings or accessory structures on the site at the time of the final plat application;</i> <i>¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i> <i>¿ The approved location of the replacement parking space for the existing house on Parcel 1;</i> <i>¿ The stormwater management proposal for the future driveways, if not submitted on a separate utility plan; 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. A Private Access Easement over Parcel 2 for the benefit of Parcel 1 shall be shown and recording blocks shall, at a minimum, include language substantially similar to the following example:</i> <ul style="list-style-type: none"> <i>¿A Declaration of Maintenance Agreement for Private Access Easement has been recorded as document no. _____, Multnomah County Deed Records.¿</i> <i>¿An Acknowledgment of Special Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records.¿</i> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p><i>Streets</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site¿s 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.</i> <p><i>Utilities</i></p> <ol style="list-style-type: none"> <i>2. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) to demonstrate how stormwater from the driveways will be managed. If a shared facility is proposed, an easement and maintenance agreement for the shared drywell is required in accordance with the BDS Shared Drywells Code Guide. The easement must</i> 		<p>1S2E20BB 06800 BRENTWOOD & SUB BLOCK 25 N 108' OF LOT 4</p>	<p>Applicant: ROBERT PRICE 3935 NE 72ND AVE PORTLAND OR 97213</p>	<p>Owner: JUN R SLICK 6647 SE 64TH AVE PORTLAND, OR 97206</p>		

easement must be shown on the plat, a maintenance agreement for the easement must be approved by BDS and the City Attorney prior to final plat approval, and a recording block for the legal document must be shown on the plat. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for.

2. A recording block for each of the legal documents such as maintenance agreements, acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions C.8 and C.9 below. The

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-189807-000-00-FP	6237 SW VIRGINIA AVE, 97201	FP - Final Plat Review		7/27/18		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition that will result in two lots for single dwelling development as illustrated with Exhibits C.2 and C.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 review and approval by 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></p> <ul style="list-style-type: none"> <i>¿ Any buildings or accessory structures on the site at the time of the final plat application;</i> <i>¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</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. 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.6 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿An acknowledgement of tree preservation land use conditions has been recorded as document no. _____, Multnomah County Deed Records.¿</i> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p><i>Utilities</i></p> <ol style="list-style-type: none"> <i>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.</i> <i>2. The applicant shall meet the requirements of the Water Bureau for providing plans and financial assurances for the water main extension in SW Carolina Street.</i> <p><i>Existing Development</i></p> <ol style="list-style-type: none"> <i>3. A parking space shall be installed on Parcel 2, in conformance with the applicable requirements of the Portland Zoning Code. The applicant must obtain a finalized Zoning Permit for installation of the parking space. The permit plans must include the note: This permit fulfills requirements of Condition C.3 of LU 17-189807 LDP. The surveyed location of the new parking space must also be shown on the supplemental plan.</i> <i>4. The applicant must meet the requirements of Urban Forestry to plant two street tree(s) in the planter strip on SW Carolina Street and one street tree in the planter strip on SW</i> 		1S1E15CD 01700		Applicant: JON SANFORD BERKSHIRE HATHAWAY 3 CENTERPOINTE DRIVE, STE 260 LAKE OSWEGO OR 97035	Owner: ALLISON WALLACE 17414 NE 30TH ST VANCOUVER, WA 98682 Owner: ADAM WALLACE 17414 NE 30TH ST VANCOUVER, WA 98682	

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Virginia Avenue adjacent to Parcel 2. The applicant must contact Urban Forestry at 503-

823-TREE (8733) prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit.

5. The applicant must meet the tree density standard of 11.50.050 for Parcel 2 with the existing house by either planting trees on the lot or within the adjacent right of way or making the equivalent payment into the City Tree Preservation and Planting Fund. A finalized Zoning Permit and/or Urban Forestry Street Tree Planting Permit must be obtained to document tree planting prior to final plat approval.

Required Legal Documents

6. The applicant shall execute an Acknowledgement of Tree Preservation Land Use

Conditions that notes tree preservation requirements that apply to Parcel 1. A copy of

the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat.

Other requirements

7. The applicant must pay into the City Tree Preservation and Planting Fund required for

the permanent loss of one street tree planting space (1.5-inches). Payment must be made

to the Bureau of Development Services, who administers the fund for the Parks Bureau.

Payment must be completed prior to Final Plat approval.

D. The following conditions are applicable to site preparation and the development of

individual lots:

1. De

Total # of FP FP - Final Plat Review permit intakes: 2

Total # of Final Plat intakes: 2

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-210317-000-00-LU	6040 NE 42ND AVE, 97218 <i>Nine unit town house (condo) development. Adjustment to front setback requested.</i>	AD - Adjustment	Type 2 procedure	7/27/18		Application
		1N2E18CB 05100 STOKES TR INC PT VAC ST W OF & ADJ LOT 34		Applicant: GUY BRYANT GPB CONSTRUCTION INC 17764 KELOK RD LAKE OSWEGO, OR 97034		Owner: GPB DEVELOPMENT LLC 17764 KELOK RD LAKE OSWEGO, OR 97034-6623
18-204094-000-00-LU	15635 NE CLACKAMAS CT, 97230 <i>Proposal is for an adjustment to amend LU 14-182650 LDS AD to allow the main entrance of the homes on lots 5-7 to face the private street rather than NE Halsey St. There is an excessive slope from the house to the sidewalk at NE Halsey that is greater than 20% within 95 feet. This request will not impact any other conditions of the originally approved review. Proposal is to use approved landscaping at the north side of the homes to be aesthetically pleasing for the neighborhood and traffic along NE Halsey St.</i>	AD - Adjustment	Type 2 procedure	7/17/18		Void/ Withdrawn
		1N2E36AB 00300		Applicant: ROB VENEMA SILVER V CONST. INC. 10117 SE SUNNYSIDE RD STE F 1178 CLACKAMAS, OR 97015 Applicant: MELLISSA BERG FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND, OR 97201		Owner: TAMPPICCO LLC 3226 NE BRYCE ST PORTLAND, OR 97212
18-210847-000-00-LU	8832 N SYRACUSE ST, 97203 <i>The primary scope of the renovation is to upgrade and improve the buildings mechanical, electrical, sprinkler and plumbing systems, repair and replace roofing, replace exterior lighting and provide 6 fully accessible apartments. As required by the section 33.266 nonconforming situations, upgrades will be made to bring the site into conformance with current zoning code requirements. The parking lot will be re-configured, re-landscaped and pedestrian circulation will be re-graded. Six additional short term bike parking spaces will be provided to increase the total number of short term spaces from 6 to 12 which meets the short term bike criteria. This adjustment seeks 3 adjustments including reducing the number of required long term bike spaces, maintaining the existing condition of (1) loading space and maintaining the existing condition of no landscape buffer at the South Parking lot property line</i>	AD - Adjustment	Type 2 procedure	7/30/18		Application
		1N1W12BA 11300 JAMES JOHNS ADD BLOCK 31 LOT 2-4		Applicant: TARYN WHEELER MWA ARCHITECTS 70 NW COUCH ST #401 PORTLAND OR 97209		Owner: HOUSING AUTHORITY OF 135 SW ASH ST PORTLAND, OR 97204-3540 Owner: PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540
18-201126-000-00-LU	2045 N VANCOUVER AVE, 97227 <i>Demolition of existing towing yard, construction of new three-story office building and renovation of one story concrete building; new car parking structure, plaza and on-site parking. Adjustment to required setbacks requested (33.140.215.B.4a).</i>	AD - Adjustment	Type 2 procedure	7/11/18		Incomplete
		1N1E27DC 00700 ALBINA BLOCK 33 LOT 15&16 TL 700		Applicant: GAURI VENGURLEKAR FIELDWORK DESIGN & ARCHITECTURE 610 SE HAWTHORNE ST PORTLAND, OR 97214		Owner: 2045 N VANCOUVER LLC 2959 SW MONTGOMERY DR PORTLAND, OR 97201

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18-211472-000-00-LU	6028 NE DAVIS ST, 97213	AD - Adjustment	Type 2 procedure	7/31/18		Application
<p><i>Requesting an adjustment for the standard setbacks for proposed accessory dwelling unit. See 33.120.220. Setbacks to be adjustment from 5.0 ft to 3.5 ft. The existing garage is 16 x 20 and was legally built with permits at 3.5 ft from the west property line.</i></p>						
	1N2E31DA 16300	ORCHARD HOMES BLOCK 3 LOT 3	Applicant: JACOB CHAVEZ J-CHAVEZ DESIGN BUILD 1327 SE TACOMA ST #180 PORTLAND OR 97202		Owner: STEPHEN L WEST 2705 MADISON ST EUGENE, OR 97405-2545	
					Owner: SHIRLEY P WEST 2705 MADISON ST EUGENE, OR 97405-2545	
18-206069-000-00-LU	3410 SE 71ST AVE - Unit B, 97206	AD - Adjustment	Type 2 procedure	7/20/18		Pending
<p><i>Adding 60 sq ft of laundry space to ADU (see permit RS 18-127526), for a total of 860 sq ft (33.205.040.C.3).</i></p>						
	1S2E08BD 06700		Applicant: BROUGH DAVIS 3410 SE 71ST AVE PORTLAND, OR 97206		Owner: BROUGH G DAVIS 312 S GLENWOOD PL #A BURBANK, CA 91506	
					Owner: TREVEN K HO 312 S GLENWOOD PL #A BURBANK, CA 91506	
18-205955-000-00-LU	7222 SW 4TH AVE - Unit B, 97219	AD - Adjustment	Type 2 procedure	7/20/18		Pending
<p><i>Add access to second bedroom (117 sq ft) increasing the total square footage to 847. Adjustment needed to allow the additional square footage (33.205.040.C.3).</i></p>						
	1S1E21AD 00200		Applicant: MARILYN DEVAULT 4110 VIRGINIA WAY LAKE OSWEGO OR 97035		Owner: MARILYN D ROSEN 4110 VIRGINIA WAY LAKE OSWEGO, OR 97035	
18-197300-000-00-LU	2350 SE 60TH AVE, 97215	AD - Adjustment	Type 2 procedure	7/3/18		Pending
<p><i>Adjustment to long-term bicycle parking requirement 33.258.070.D.2.b</i></p>						
	1S2E06DD 19400		Applicant: MARK MILLER ANKROM MOISAN ARCHITECTS INC. 38 NW DAVIS ST., STE 300 PORTLAND OR 97209		Owner: COURTYARD ASSISTED MEMBERS LLC 550 LAGUNA DR #A CARLSBAD, CA 92008	
					Owner: COURTYARD PLAZA LP 550 LAGUNA DR #A CARLSBAD, CA 92008	

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18-202672-000-00-LU	6860 N SMITH ST, 97203	AD - Adjustment	Type 2 procedure	7/13/18		Incomplete
<i>Install 10x40 pre-manufactured ADU. Adjustment for maximum building coverage from 1680 sf to 1785 sf</i>						
	1N1E07BA 05500		Applicant: ROBERT J GALBRETH 6860 N SMITH ST PORTLAND, OR 97203		Owner: ROBERT J GALBRETH 6860 N SMITH ST PORTLAND, OR 97203	
	ROOSEVELT PK ADD BLOCK 2 LOT 5&10				Owner: PATRICIA L GALBRETH 6860 N SMITH ST PORTLAND, OR 97203	
Total # of LU AD - Adjustment permit intakes: 9						
18-210689-000-00-LU	15635 NE CLACKAMAS CT, 97230	AS - Land Division Amend (Subdivision)	Type 2x procedure	7/30/18		Pending
<i>Proposal is for an adjustment to amend LU 14-182650 LDS AD to allow the main entrance of the homes on lots 5-7 to face the private street rather than NE Halsey St. There is an excessive slope from the house to the sidewalk at NE Halsey that is greater than 20% within 95 feet. This request will not impact any other conditions of the originally approved review. Proposal is to use approved landscaping at the north side of the homes to be aesthetically pleasing for the neighborhood and traffic along NE Halsey St.</i>						
	1N2E36AB 00300		Applicant: MELLISSA BERG FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND, OR 97201		Owner: TAMPPICCO LLC 3226 NE BRYCE ST PORTLAND, OR 97212	
Total # of LU AS - Land Division Amend (Subdivision) permit intakes: 1						
18-196466-000-00-LU	730 N BLANDENA ST	CU - Conditional Use	Type 2 procedure	7/2/18		Incomplete
<i>Conditional Use review for an Type B Accessory Short-Term Rental for 4 bedrooms.</i>						
	1N1E22BD 08301		Applicant: KATHERINE J GENGLER 708 N BLANDENA ST PORTLAND, OR 97217		Owner: KATHERINE J GENGLER 708 N BLANDENA ST PORTLAND, OR 97217	
	PARTITION PLAT 2017-21 LOT 1					
18-206157-000-00-LU	1736 SE 49TH AVE - Unit A, 97215	CU - Conditional Use	Type 2 procedure	7/20/18		Pending
<i>Type B Accessory Short Term Rental for four (4) bedrooms in the five (5) bedroom home, which includes an ADU.</i>						
	1S2E06CA 08100		Applicant: ANDY ALVIS 1736 SE 49TH AVE PORTLAND, OR 97215		Owner: ANDY ALVIS 1736 SE 49TH AVE PORTLAND, OR 97215	
	HAWTHORNE PL BLOCK 6 S 33 1/3' OF W 25' OF LOT 4 S 33 1/3' OF LOT 5				Owner: CHRIS GIBBS 1736 SE 49TH AVE PORTLAND, OR 97215	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-197999-000-00-LU	1219 SW PARK AVE, 97205	CU - Conditional Use	Type 2 procedure	7/5/18		Incomplete
<i>Conditional Use Review for new 3-story pavillion connecting the existing North and South Portland Art Museum Buildings. See also LU 18-198009 HR for associated Historic Resource Review.</i>						
	1S1E04AA 06400		Applicant: TIMOTHY EDDY HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON SUITE 250 PORTLAND OR 97205		Owner: PORTLAND ART MUSEUM 1219 SW PARK AVE PORTLAND, OR 97205-2430	
	PORTLAND BLOCK 223 INC VAC ST LOT 1&8 LOT 2-7		Applicant: ANDREW SMITH HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST #250 PORTLAND OR 97205			
18-205580-000-00-LU	600 SE BELMONT ST, 97214	CU - Conditional Use	Type 2 procedure	7/19/18		Pending
<i>Request for conditional use review to increase allowable retail SF over the allowable 3,000 SF in IG1 zones. Proposed retail SF is 4,657 for tasting room, merchandising, kitchen and rooftop patio.</i>						
	1S1E02BB 07600		Applicant: BRIAN PETERS WOODBLOCK ARCHITECTURE 827 SW 2ND AVE STE 300 PORTLAND, OR 97204		Owner: WIRELESS CONNECTION LLC 4700 SE INTERNATIONAL WAY MILWAUKIE, OR 97222	
Total # of LU CU - Conditional Use permit intakes: 4						
18-197904-000-00-LU	231 SE 102ND AVE, 97216	DZ - Design Review	Type 2 procedure	7/5/18		Void/ Withdrawn
<i>Conversion of existing detached garage into a commerical kitchen.</i>						
	1N2E33DD 04800				Owner: ECHO SHEN 9429 SE LINKS AVE HAPPY VALLEY, OR 97086	
	SECTION 33 1N 2E TL 4800 0.20 ACRES				Owner: JEFFREY CHAN 9429 SE LINKS AVE HAPPY VALLEY, OR 97086	
18-210251-000-00-LU	2020 SW 4TH AVE, 97201	DZ - Design Review	Type 2 procedure	7/27/18		Application
<i>Replace two existing fascia signs for "Jacobs Center".</i>						
	1S1E03CC 01000		Applicant: DAN OSTERMAN TUBE ART GROUP 4243-A SE INTERNATIONAL WAY MILWAUKIE, OR 97222		Owner: 2020 PORTLAND OWNER LLC 222 SW COLUMBIA ST #700 PORTLAND, OR 97201	
	SOUTH AUDITORIUM ADD BLOCK B LOT 2 TL 1000					
18-196437-000-00-LU	9952 SE ASH ST, 97216	DZ - Design Review	Type 2 procedure	7/2/18		Pending
<i>Installation of three (3) ground-level mechanical units. Please see MT 18-139910.</i>						
	1N2E33DD 04000		Applicant: KEVIN GODWIN SG ARCHITECTURE, LLC 10940 SW BARNES RD., #364 PORTLAND OR 97225		Owner: MICHAEL WARNER 9953 LLC 7327 SW BARNES RD PMB 707 PORTLAND, OR 97225	

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18-200223-000-00-LU	121 N BEECH ST, 97227	DZ - Design Review	Type 2 procedure	7/11/18		Incomplete
<i>New four-story commercial mixed-use building with 3 levels of office above ground level retail.</i>						
	1N1E22DC 12500		Applicant: BRANNON SOENS FIELDWORK DESIGNS 601 SE HAWTHORNE BLVD PORTLAND OR 97214		Owner: BEECH STREET LAND PARTNERS LLC 1001 SE WATER AVE #217 PORTLAND, OR 97214	
	ALBINA HMSTD BLOCK 29 W 1/2 OF LOT 9&10					
18-206971-000-00-LU	515 NE HOLLADAY ST, 97232	DZ - Design Review	Type 2 procedure	7/23/18		Pending
<i>See 16-287887 DZM. Reconsideration of roof mechanical equipment for a new 12 story affordable housing (GATR/PHB Funded Project) with ground floor retail.</i>						
	1N1E35BB 03500		Applicant: CALISTA FITZGERALD LRS ARCHITECTS 720 NW DAVIS STE 300 PORTLAND, OR 97209		Owner: HOME FORWARD 135 SW ASH ST PORTLAND, OR 97204-3598	
	HOLLADAYS ADD BLOCK 45 LOT 1-3 EXC PT IN ST LOT 4 EXC PT IN STS					
18-197921-000-00-LU	231 SE 102ND AVE, 97216	DZ - Design Review	Type 2 procedure	7/5/18		Incomplete
<i>Conversion of existing detached garage into a commercial kitchen. Changes to exterior include new siding and new roll up door.</i>						
	1N2E33DD 04800		Applicant: NESTOR NGO HARMONY DECOR PO BOX 16201 PORTLAND OR 97216		Owner: ECHO SHEN 9429 SE LINKS AVE HAPPY VALLEY, OR 97086	
	SECTION 33 1N 2E TL 4800 0.20 ACRES				Owner: JEOFFREY CHAN 9429 SE LINKS AVE HAPPY VALLEY, OR 97086	
18-198669-000-00-LU		DZ - Design Review	Type 2 procedure	7/6/18		Incomplete
<i>Construction of the Navigation Center, a short-term shelter and resource center for Oregon Harbor of Hope.</i>						
	1N1E34BB 00502		Applicant: TIM BROOKS WINTERBROOK PLANNING 610 SW ALDER STREET, SUITE 810 PORTLAND OR 97205		Owner: PORTLAND CITY OF(PDC) 222 NW 5TH AVE PORTLAND, OR 97209	
	PARTITION PLAT 2001-69 LOT 1 LYING NWLY OF NWLY R/W OF BROADWAY BRIDGE SPLIT LEVY & SPLIT MAP R508394 (R649812730)		Applicant: DON MAZZIOTTI OREGON HARBOR OF HOPE 13008 NW EVERETT ST PORTLAND OR 97202			
18-199486-000-00-LU	1425 SW CLAY ST, 97201	DZ - Design Review	Type 2 procedure	7/12/18		Pending
<i>On north side of building, remove stucco & replace with Hardie Siding. Install building wrap & flashings at doors and windows.</i>						
	1S1E04AB 06200		Applicant: BARRI PATSCHECK CSC GOOSE NEST REALTY LLC 1425 SW CLAY ST 105 PORTLAND OR 97201		Owner: CSC GOOSE NEST REALTY LLC 2350 TAYLOR ST #5 SAN FRANCISCO, CA 94133	
	PORTLAND BLOCK NE1/4X E 1/2 OF LOT 5&6					

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18-198909-000-00-LU	1515 SW MORRISON ST, 97205	DZ - Design Review	Type 3 procedure	7/6/18		Incomplete
<p><i>Proposal to demolish portion of existing building on nw quarter of the block and surface parking lot at ne quarter of the block. New construction of 21 story mixed use residential building on the north half of the block. Retail, lobby and amenities at the ground floor. Parking below grade.</i></p>						
	1N1E33DC 01700	PORTLAND BLOCK 316 LOT 1-8	Applicant: JAMES SMITH ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST, SUITE 300 PORTLAND OR 97209		Owner: ARTISTS REPERTORY THEATRE 1515 SW MORRISON ST PORTLAND, OR 97205-1814	
			Applicant: PAUL JEFFREYS ANKROM MOISAN ARCHITECTS INC 38 NW DAVIS ST PORTLAND, OR 97209			
Total # of LU DZ - Design Review permit intakes: 9						
18-210124-000-00-LU	936 SW WASHINGTON ST, 97205	DZM - Design Review w/ Modifications	Type 3 procedure	7/27/18		Pending
<p><i>Full-block building is a 35-story tower with a mix of office, hotel and residential uses. The proposed height is 460 feet. Parking will be configured below-grade in 4 levels. Access for the parking is proposed from SW Washington. The access to the loading dock is proposed from SW Alder St. The floor area is approximately 807,000 square feet above grade and 161,000 square feet below grade. The project will be entitled in accordance with the CC 2035 amendments. Stormwater will be disposed in accordance with City of Portland Stormwater Manual.</i></p>						
	1N1E34CC 05900	PORTLAND BLOCK 216 LOT 1&2 LOT 7&8	Applicant: PHILLIP BEYL GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: BLOCK 216 LLC 920 SW 6TH AVE, #223 PORTLAND, OR 97204	
			Applicant: KYLE ANDERSEN GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND, OR 97209			
18-198469-000-00-LU	901 NE LLOYD CENTER, 97232	DZM - Design Review w/ Modifications	Type 3 procedure	7/6/18		Incomplete
<p><i>Renovation of existing retail mall anchor to accommodate multiple tenants, increasing the existing height by one story. The renovation includes the SW corner of the existing mall known as Block A and the exterior facade remodel and plaza/yard improvements on the south, west, and north sides of existing building. One modification requested to the bicycle parking standards.</i></p>						
	1N1E35BA 00200	HOLLADAYS ADD BLOCK 114&115 TL 200	Applicant: WILLIAM BAILEY WATERLEAF ARCHITECTURE, LLC 419 SW 11TH AVE STE 200 PORTLAND OR 97205		Owner: CAPREF LLOYD CENTER ANCHOR LLC 8343 DOUGLAS AVE #975 DALLAS, TX 75225	
18-211722-000-00-LU	401 SW HARRISON ST, 97201	DZM - Design Review w/ Modifications	Type 3 procedure	7/31/18		Pending
<p><i>DESIGN HEARING - Construction of new 7-story, 174,000 sq ft classroom/lab/office building.</i></p>						
	1S1E03CB 02800	PORTLAND BLOCK 153 S 15' OF LOT 3 LOT 4	Applicant: SAM STADLER SRG PARTNERSHIP 621 SW MORRISON ST #200 PORTLAND OR 97205		Owner: PORTLAND STATE UNIVERSITY 1600 SW 4TH AVE #340 PORTLAND, OR 97201	
					Owner: CAMPUS PLANNING OFFICE 1600 SW 4TH AVE #340 PORTLAND, OR 97201	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 3						

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18-208712-000-00-LU	, 97219	EN - Environmental Review	Type 1x procedure	7/25/18		Pending
<p><i>The scope of the project is to construct a new pedestrian trail bridge that will span Tryon Creek in the Foley-Balmer Natural Area, and realign the connecting trail.</i></p>						
	1S1E28BC 01300		Applicant: JILL HUTCHINSON PORTLAND PARKS & RECREATION 1001 SW 5TH AVE, SUITE 2200 PORTLAND OR 97204		Owner: METRO 600 NE GRAND AVE PORTLAND, OR 97232-2736	
	BALMER TR BLOCK 4 LOT 8&9 TL 1300					
18-208696-000-00-LU	, 97219	EN - Environmental Review	Type 1x procedure	7/25/18		Pending
<p><i>The scope of the project is to construct a new pedestrian trail bridge that will span Owl Creek, a tributary of Tryon Creek in Marshall Park. The project will also include approximately 400 ft of new trail work, and 125 ft of decommissioned trail.</i></p>						
	1S1E28BD 01600		Applicant: JILL HUTCHINSON PORTLAND PARKS & RECREATION 1001 SW 5TH AVE, SUITE 2200 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1221 SW 4TH AVE #130 PORTLAND, OR 97204-1900	
	MAPLECREST ANX INC PT VAC ST LOT 4					
18-208727-000-00-LU	1248 SW UPLAND DR, 97221	EN - Environmental Review	Type 2 procedure	7/25/18		Pending
<p><i>The scope of this project included grading and construction of two retaining walls to repair and stabilize the hillside of the subject property. Property landslide was repaired under Permit 16-198748 RS.</i></p>						
	1S1E06AD 06400		Applicant: LAURA HAUNREITER HARPER HOUF PETERSON RIGHELLIS INC 205 SE SPOKANE ST, STE 200 PORTLAND OR 97202		Owner: ANDREW ROSENGARTEN 1248 SW UPLAND DR PORTLAND, OR 97221-2654	
	WEST HIGHLANDS & EXTD BLOCK C LOT 15				Owner: ALEXIS ROSENGARTEN 1248 SW UPLAND DR PORTLAND, OR 97221-2654	
Total # of LU EN - Environmental Review permit intakes: 3						
18-206220-000-00-LU	10710 NE SIMPSON ST, 97220	EV - Environmental Violation	Type 2 procedure	7/20/18		Pending
<p><i>This is a corrective action to case # CC 17-234415 which is a non-conforming use prior to purchase of property.</i></p>						
	1N2E15CD 02000		Applicant: CARLOS C CORTEZ 10710 NE SIMPSON ST PORTLAND, OR 97220		Owner: CARLOS C CORTEZ 10710 NE SIMPSON ST PORTLAND, OR 97220	
	PARKROSE & RPLT BLOCK 105 N 119' OF W 90' OF LOT 1 N 119' OF E 15.1' OF LOT 3					
Total # of LU EV - Environmental Violation permit intakes: 1						
18-202523-000-00-LU	2323 NW LOVEJOY ST, 97210	HR - Historic Resource Review	Type 1 procedure new	7/13/18		Incomplete
<p><i>Install two new egress windows, one new exterior door and new stair to existing basement on the east side of existing house. The exterior stairs will be broken into two runs. Replace two existing windows on west facade with taller windows for egress. New west side window well for two egress windows. Rebuild foundation for south portion of house and porch, for more basement area, but this will not impact the exterior of the house. Affected facade is 111.5 sq ft.</i></p>						
	1N1E33BC 12900		Applicant: TODD LASHER TODD LASHER ARCHITECT 5632 N ATLANTIC AVE PORTLAND, OR 97217		Owner: ZACHARY S LEVOW 2323 NW LOVEJOY ST PORTLAND, OR 97210	
	GOLDSMITHS ADD BLOCK 1 LOT 6				Owner: HOLLY LEVOW 2323 NW LOVEJOY ST PORTLAND, OR 97210	

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18-210782-000-00-LU	2715 NE 14TH AVE - Unit A, 97212 <i>Convert existing garage to ADU. Alterations to street facing facade of garage where the changes to the facade are less than 150sf.</i>	HR - Historic Resource Review	Type 1 procedure new	7/30/18		Application
	1N1E26BD 15100 IRVINGTON BLOCK 74 LOT 9		Applicant: JAMES KACZMAROWSKI JAMES KACZMAROWSKI GENERAL CONTRACTOR INC 3026 NE 43RD AVE PORTLAND, OR 97213		Owner: DIETRICH G SEAMAN 2715 NE 14TH AVE PORTLAND, OR 97212-3202 Owner: CLAIRE B SEAMAN 2715 NE 14TH AVE PORTLAND, OR 97212-3202	
18-211932-000-00-LU	1133 NE HANCOCK ST <i>Replace 3 windows (existing were screen windows- proposed windows are glass and match all other windows on the house). Work has already been done (see CC 18-181093). They also did some repairs to siding and trim (which match the existing "look" and materials).</i>	HR - Historic Resource Review	Type 1 procedure new	7/31/18		Application
	1N1E26CD 03202 PARTITION PLAT 2017-30 LOT 2		Applicant: JORGE MCCLEES AMBROOKE LLC 1915 NW AMBERGLEN PKWY, SUITE 400 BEAVERTON, OR 97006		Owner: AMBROOKE LLC 1915 NW AMBERGLEN PKWY #400 BEAVERTON, OR 97006	
18-201671-000-00-LU	1960 SW 16TH AVE, 97201 <i>Historic review for landmark dwelling, Joseph Gaston House to move and modify two overhead doors on the attached garage. The intention is to relocate the existing bearing column, separating the two doors in order to create one single man door and one overhead door. The existing door panels, trim and paint will be reused or replicated identically if removal is required or material is damaged. Square footage of project under 150.</i>	HR - Historic Resource Review	Type 1 procedure new	7/12/18		Pending
	1S1E04CA 00200 PORTLAND BLOCK 301 LOT 1-3&6-8 TL 200		Applicant: ALEK HOFFMAN GREEN GABLES DESIGN AND RESTORATION 1807 NW VAUGHN ST PORTLAND, OR 97209		Owner: CAROLINE DUDLEY 1960 SW 16TH AVE PORTLAND, OR 97201 Owner: ELI SCHMITZ 1960 SW 16TH AVE PORTLAND, OR 97201	
18-206030-000-00-LU	221 NW 21ST AVE, 97210 <i>Remove existing drive-up teller window and replace with a new drive-up ATM. No change to footprint of the building, no change of use or occupancy. Non-contributing structure in historic Alphabet District.</i>	HR - Historic Resource Review	Type 1x procedure	7/20/18		Pending
	1N1E33CA 07500 KINGS 2ND ADD BLOCK 32 TL 7500		Applicant: ANNA HAN GENSLER JR & ASSOCIATES INC 2101 WEBSTER ST SUITE 2000 OAKLAND CA 94612		Owner: DAVID L HARRIS 101 N TRYON ST CHARLOTTE, NC 28255	
18-211206-000-00-LU	2327 NE 9TH AVE, 97212 <i>Chimney removal at contributing structure in Irvington Historic District. The roof will be repaired to match the existing roof.</i>	HR - Historic Resource Review	Type 2 procedure	7/30/18		Application
	1N1E26CB 12500 IRVINGTON BLOCK 107 LOT 8		Applicant: HELEN OPIE 2327 NE 9TH AVE PORTLAND, OR 97212		Owner: HELEN OPIE 2327 NE 9TH AVE PORTLAND, OR 97212	

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18-210095-000-00-LU	2217 NE 14TH AVE, 97212 <i>Replace the vinyl siding and windows which had been installed prior to applicant purchasing the home. Please note that the vinyl siding has been removed already (she didn't realize she needed a land use review to do this project), and the vinyl windows "fell out". She is trying to retain four wooden windows (one on the north elevation and three on the east/front elevation). Please see comments.</i>	HR - Historic Resource Review	Type 2 procedure	7/27/18		Pending
	1N1E26CA 09500 WEST IRVINGTON BLOCK 77 LOT 4		Applicant: ANGELA CRANDALL 1800 NW 167TH PL #150 BEAVERTON, OR 97006-4861		Owner: WATERBANK HOLDINGS LLC 1800 NW 167TH PL #150 BEAVERTON, OR 97006	
18-207847-000-00-LU	633 NW 11TH AVE, 97209 <i>Installation of a 3.65kw solar array on roof. The system will be flush mounted no higher than 5ft above the highest part of the roof and 4ft back from the roof edge for every 1' of height.</i>	HR - Historic Resource Review	Type 2 procedure	7/24/18		Pending
	1N1E34BC 04000 PEARL BLOCK NO 2 LOT 22 TL 4000		Applicant: ZACH PARROTT IMAGINE ENERGY, LLC 2409 N KERBY AVE PORTLAND, OR 97227		Owner: VR INVESTMENTS WEST LLC 2991 WOODLAND DR NW WASHINGTON, DC 20008	
18-203904-000-00-LU	1309 NW HOYT ST, 97209 <i>Install an exhaust and make up air for a hood system on roof.</i>	HR - Historic Resource Review	Type 2 procedure	7/19/18		Incomplete
	1N1E33AD 02600 COUCHS ADD BLOCK 119 LOT 1-4		Applicant: KARINA LEYVA PKNW CONSTRUCTION LLC PO BOX 3686 HILLSBORO OR 97123		Owner: MARKETPLACE I PO BOX 15127 PORTLAND, OR 97293	
18-207128-000-00-LU	2328 SE LADD AVE, 97214 <i>Dormer remodel on side yard facades of contributing dwelling in Ladd's Addition. New gable and Boston dormer to match existing roof pitch and materials. Siding, rafter tails, window design and casings will match existing original details.</i>	HR - Historic Resource Review	Type 2 procedure	7/23/18		Pending
	1S1E02DD 20700 LADDS ADD BLOCK 28 LOT 12		Applicant: ROBERT MCILWAIN 2328 SE LADD AVE PORTLAND, OR 97214		Owner: MELANIE MARKARIAN 2328 SE LADD AVE PORTLAND, OR 97214-5425	
18-211485-000-00-LU	1526 SE HAWTHORNE BLVD, 97214 <i>Replace existing exterior egress stair which is deteriorating. Structure is contributing in Ladd's Addition Historic District.</i>	HR - Historic Resource Review	Type 2 procedure	7/31/18		Application
	1S1E02DB 11900 LADDS ADD BLOCK 14 LOT 16 EXC PT IN ST W 1/2 OF LOT 19 EXC PT IN ST		Applicant: TYSON PARKS LIVERMORE ARCHITECTURE & ENGINEERING 1500 SW 1ST AVE., SUITE 240 PORTLAND OR 97201		Owner: JANE M LUNDIN 1400 PINNACLE CT #411 POINT RICHMOND, CA 94801	
18-204203-000-00-LU	, 97209 <i>Structural changes to condominium in Alphabet Historic District. Building is contributing structure and is a landmark building.</i>	HR - Historic Resource Review	Type 2 procedure	7/17/18		Pending
	1N1E33CA 90000 W L MORGAN HISTORIC CONDOMINIUM GENERAL COMMON ELEMENTS		Applicant: Kate Dormer BridgeCity Community Management 12550 SE 93rd Ave Suite 300 Clackamas, OR 97015		Owner: GREGORY P DOLINAJEC 921 SW WASHINGTON ST #755 PORTLAND, OR 97205 Owner: RISA W DOLINAJEC 921 SW WASHINGTON ST #755 PORTLAND, OR 97205	

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18-198009-000-00-LU	1219 SW PARK AVE, 97205 <i>New 3-story pavillion connecting the existing North and South Portland Art Museum Buildings. There will also be a new loading area along SW Jefferson St, which requires a separate driveway design exception (per PBOT).</i>	HR - Historic Resource Review	Type 3 procedure	7/5/18		Incomplete
	1S1E04AA 06400 PORTLAND BLOCK 223 INC VAC ST LOT 1&8 LOT 2-7		Applicant: TIMOTHY EDDY HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON SUITE 250 PORTLAND OR 97205		Owner: PORTLAND ART MUSEUM 1219 SW PARK AVE PORTLAND, OR 97205-2430	
Total # of LU HR - Historic Resource Review permit intakes: 13						
18-208070-000-00-LU	4856 NE GRAND AVE, 97211 <i>Lot Consolidation is required to consolidate Lot 24 and Tract C to facilitate the property line adjustment (see PR 18-184372 PLA, LC).</i>	LC - Lot Consolidation	Type 1x procedure	7/24/18		Pending
	1N1E23BC 05000 DAVIS HIGHLAND BLOCK 2 LOT 23&24&C		Applicant: NATHAN ARNOLD FASTER PERMITS 2000 SW 1ST AVE, SUITE 420 PORTLAND OR 97201		Owner: STRUCTURE REDEVELOPMENT LLC PO BOX 3026 CLACKAMAS, OR 97015-3026	
18-199697-000-00-LU	7024 N RICHARDS ST, 97203 <i>Consolidate three lots under the address 7024 N Richards into one lot.</i>	LC - Lot Consolidation	Type 1x procedure	7/9/18		Void/ Withdrawn
	1N1E06AC 00600 EAST ST JOHNS BLOCK 25 LOT 18-20		Applicant: ELLEN WILLIAMS SUNSET COAST MARKETING 2297 NW TORREY PINES DR BEND OR 97703		Owner: SUNSET COAST MARKETING LLC 2297 NW TORREY PINES DR BEND, OR 97703	
Total # of LU LC - Lot Consolidation permit intakes: 2						
18-211213-000-00-LU	8011 N NEW YORK AVE, 97203 <i>Request for a two parcel partition. Existing house to remain.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	7/31/18		Application
	1N1W01CD 14400 COURT PL BLOCK 4 LOT 1		Applicant: NATHAN SZYTEL 8011 N NEW YORK AVE PORTLAND, OR 97203		Owner: NATHAN SZYTEL 8011 N NEW YORK AVE PORTLAND, OR 97203 Owner: THOMAS SZYTEL 8011 N NEW YORK AVE PORTLAND, OR 97203	
18-196727-000-00-LU	4849 SE 63RD AVE, 97206 <i>Two lot land division. Existing dwelling to be demolished.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	7/2/18		Incomplete
	1S2E17BB 12200 ARLETA PK 3 BLOCK 2 LOT 8 S 1/2 OF LOT 9		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: HEYBURN LLC PO BOX 69506 PORTLAND, OR 97239-0506	

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18-199728-000-00-LU	12437 SE SALMON CT, 97233 <i>Proposal is for a flag lot partition of existing parcel to allow construction of a single family residence while retaining the existing dwelling. Proposal is for access to flag lot using adjacent driveway to minimize new impervious surface and to not create a new driveway cut.</i>	LDP - Land Division Review (Partition) 1S2E02BB 03700 JANET ADD BLOCK 2 LOT 7 SWLY 35' OF LOT 8	Type 1x procedure	7/10/18		Pending
			Applicant: MARK DANE MARK DANE PLANNING 14631 SW MILLIKAN WAY #6 BEAVERTON OR 97003		Owner: VYACHESLAV KAMINSKIY 12459 SE SALMON CT PORTLAND, OR 97233 Owner: VERA WILKINS 12437 SE SALMON CT PORTLAND, OR 97233-1140 Owner: CHARLES WILKINS 12437 SE SALMON CT PORTLAND, OR 97233-1140	
18-197348-000-00-LU	5018 NE SKIDMORE ST, 97218 <i>Land division to create 2 lots.</i>	LDP - Land Division Review (Partition) 1N2E19CA 04200 IRVINGTON ACREAGE TR E 120' OF W 330' OF BLOCK 6 EXC N 230'	Type 1x procedure	7/3/18		Incomplete
			Applicant: CHARLES WILEY 2825 NE 52ND AVE PORTLAND OR 97213		Owner: MARILYN J REA 2825 NE 52ND AVE PORTLAND, OR 97213 Owner: SHERYL A WILEY 2825 NE 52ND AVE PORTLAND, OR 97213	
18-199682-000-00-LU	1525 SE 52ND AVE, 97215 <i>Two parcel partition for detached single family dwellings in R5 zone. Existing dwelling and garage will be removed.</i>	LDP - Land Division Review (Partition) 1S2E06DB 19100 SECTION 06 1S 2E TL 19100 0.29 ACRES	Type 1x procedure	7/9/18		Incomplete
			Applicant: RYAN PICKREL FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: BRIAN R NELSON 14311 NE ROSE PKWY PORTLAND, OR 97230 Owner: RAYMOND NELSON 14311 NE ROSE PKWY PORTLAND, OR 97230 Owner: GLORIA NELSON 14311 NE ROSE PKWY PORTLAND, OR 97230	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-202533-000-00-LU	2997 SW MOODY AVE, 97201 <i>Divide property into two parcels.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	7/13/18		Void/ Withdrawn
		1S1E10BA 00200	Applicant: SARAH ZAHN ZRZ REALTY COMPANY 2020 SW 4TH AVE #600 PORTLAND OR 97201			Owner: TRI-COUNTY METROPOLITAN 4012 SE 17TH AVE PORTLAND, OR 97202-3940
		SECTION 10 1S 1E TL 200 2.33 ACRES				Owner: TRANSPORTATION DISTRICT 4012 SE 17TH AVE PORTLAND, OR 97202-3940
						Owner: OF OREGON 4012 SE 17TH AVE PORTLAND, OR 97202-3940
Total # of LU LDP - Land Division Review (Partition) permit intakes: 6						
18-202556-000-00-LU	3934 SW CORBETT AVE, 97201 <i>The existing office building is an existing non-conforming use in a RH zone. The project consists of 1,130 sf addition to the existing 1,780 sf daylight basement level, and 965 sf addition to the 4,935 sf main level of the existing 2 level office building. An existing main level exterior deck will be removed to accommodate the addition and a new deck is added.</i>	NU - Nonconforming Situations Review	Type 2 procedure	7/13/18		Incomplete
		1S1E10CA 07600	Applicant: JOHN O'TOOLE BORA ARCHITECTS 720 SW WASHINGTON ST, STE 800 PORTLAND OR 97205			Owner: HERITAGE TREE PROPERTIES LLC 1569 SE NEHALEM ST PORTLAND, OR 97202-6631
		CARUTHERS ADD BLOCK 178 INC ALL VAC ST S OF & ADJ LOT 5 LOT 6 EXC E 34' OF N 12' W 22' OF S 14' OF LOT 7				
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						
18-208946-000-00-LU	401 NE 106TH AVE, 97220 <i>Tree review to remove the 12" dogwood, which is protected by LU 16-191509 LDP. They plan to plant replacement trees to mitigate and meet 33.630 requirement.</i>	TR - Tree Review	Type 2 procedure	7/25/18		Pending
		1N2E34CB 01700	Applicant: MIKE SUSAK 6663 SW BEAVERTON-HILLSDALE HWY #194 PORTLAND OR 97225			Owner: UBALDO C SIERRA 465 NE 181ST AVE PMB 619 PORTLAND, OR 97230
Total # of LU TR - Tree Review permit intakes: 1						
18-197311-000-00-LU	7702 SE 98TH AVE, 97266 <i>TREE VIOLATION REVIEW FOR REMOVAL OF Pacific Dogwood TREE WHICH WAS REQUIRED TO BE PRESERVED BY LU 16-126125 LDS AD AND SOUTH SUBDISTRICT OF JOHNSON CREEK BASIN PLAN DISTRICT.</i>	TV - Tree Preservation Plan Violation	Type 2 procedure	7/3/18		Pending
		1S2E21DA 04800	Applicant: GEORGE BITROUS PO BOX 66634 PORTLAND OR 97290			Owner: RUTH EVIE SNIVELY PO BOX 66634 PORTLAND, OR 97290
		SECTION 21 1S 2E TL 4800 0.74 ACRES				
Total # of LU TV - Tree Preservation Plan Violation permit intakes: 1						

Total # of Land Use Review intakes: 54