

**Early Assistance Intakes**

From: 10/22/2018

Thru: 10/28/2018

Run Date: 10/29/2018 08:39:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-256194-000-00-EA	2781 NW SUSSEX AVE, 97210		EA-Zoning & Inf. Bur.- no mtg	10/22/18		Pending
	<i>Develop property with a 6-plex.</i>	1N1E29BC 01803 BLYTHSWOOD LOT 85	Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225		Owner: MAIN STREET DEVELOPMENT INC PMB 208 5331 SW MACADAM AVE #258 PORTLAND, OR 97239-3871	
18-256404-000-00-EA	, 97201		EA-Zoning & Inf. Bur.- w/mtg	10/23/18		Pending
	<i>Project including four separate mid-rise structures with a mixed-use program comprised of multi-family housing (approximately 1,026 units total), commercial and parking uses. Parking for approximately 625 cars will be provided overall. The project will also include greenway improvements and infrastructure.</i>	1S1E10DB 00300 SECTION 10 1S 1E TL 300 7.68 ACRES	Applicant: KIM LAN ALAMO MANHATTAN PROPERTIES, LLC 3012 FAIRMOUNT ST, SUITE 100 DALLAS TX 75201		Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403-1161	
18-256752-000-00-EA	1202 NW IRVING ST, 97209		PC - PreApplication Conference	10/23/18		Application
	<i>Approximately 10-story/170,000 gsf hotel including a ground floor lobby, one floor of below grade parking and a rooftop amenity</i>	1N1E33AD 02800 COUCHS ADD BLOCK 118 LOT 5-8	Applicant: JULIE BRONDER ZGF ARCHITECTS LLP 1223 SW WASHINGTON ST, SUITE 200 PORTLAND, OR 97205		Owner: IRVING STREET INVESTORS LLC 915 W 11TH ST VANCOUVER, WA 98660	
18-256660-000-00-EA	485 NW 9TH AVE, 97209		PC - PreApplication Conference	10/23/18		Application
	<i>Pre-Application Conference to discuss Type III Design Review for a new 11-story, 153 room hotel. Please see EA 15-136319 PC.</i>	1N1E34CB 01800 COUCHS ADD BLOCK 61 LOT 5&8	Applicant: JULIE BRONDER ZGF ARCHITECTS LLP 1223 SW WASHINGTON ST, SUITE 200 PORTLAND, OR 97205		Owner: PORTLAND HOTEL XXVII OWNER LLC 5425 WISCONSIN AVE #700 CHEVY CHASE, MD 20815	
18-258410-000-00-EA	830 SE 102ND AVE, 97216		PC - PreApplication Conference	10/26/18		Application
	<i>Construction of up to 80,000 SF rehabilitation center to include residential and outpatient chemical dependency treatment facilities for adults and youth</i>	1S2E03BB 02000 EAST MT TABOR BLOCK 4 LOT 31-34	Applicant: DAVID OTTE HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: PORTLAND ADVENTIST MEDICAL 10123 SE MARKET ST PORTLAND, OR 97216-2532  Owner: CENTER 10123 SE MARKET ST PORTLAND, OR 97216-2532	

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18-258375-000-00-EA	3000 SE POWELL BLVD, 97202		PC - PreApplication Conference	10/26/18		Application
	<i>This is a Portland Housing Bond project. New affordable housing structure(s) of approximately 120-200 units.</i>	1S1E12CA 02201 WAVERLEIGH HTS BLOCK 14 W 40' OF LOT 18 LOT 19	Applicant: DAVID OTTE HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204	
18-256212-000-00-EA	1728 SW PROSPECT DR, 97201		PC - PreApplication Conference	10/22/18		Application
	<i>Proposal to demolish the existing detached garage and replace it with a new single story addition including an attached garage.</i>	1S1E04BA 13800 CARTERS ADD TO P BLOCK 60 TL 13800	Applicant: JOHN MAIER Jeffrey L. Miller Architect P.C. 834 SW ST. CLAIR AVE PORTLAND OR 97205		Owner: GIANT SEQUOIA I 1728 SW PROSPECT DR PORTLAND, OR 97201  Owner: GIANT SEQUOIA II 1728 SW PROSPECT DR PORTLAND, OR 97201	

**Total # of Early Assistance intakes: 7**

**Final Plat Intakes**

From: 10/22/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-122733-000-00-FP	<p>Approval of a Preliminary Plan for a 2-parcel partition, as illustrated with Exhibit C.1, that will result in 2 narrow lots; a new north-south public pedestrian connection; and a right-of-way dedication for SE Madison Street. This approval is subject to the following conditions:</p> <p>A. The final plat must show the following:</p> <p>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Madison and a new north-south public pedestrian connection. The required right-of-way dedications must be shown on the final plat.</p> <p>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&amp;Rs) as required by Conditions B.4 and B.5 below.</p> <p>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 no. _____, Multnomah County Deed Records.</p> <p>B. The following must occur prior to Final Plat approval:</p> <p>Streets</p> <p>1. The applicant shall pay the LTIC to the satisfaction of Portland Transportation.</p> <p>2. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.</p> <p>Utilities</p> <p>3. The applicant shall meet the hydrant spacing and fire flow/water supply requirements of the Portland Fire Code to the satisfaction of the Fire Bureau. The applicant must provide a fire hydrant that meets the requirements of the Portland Fire Code or be granted approval through the Fire Code Appeal process.</p> <p>a. If the Fire Bureau requires a new fire hydrant, then the applicant shall meet the requirements of the Fire Bureau for installing a new fire hydrant. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.</p> <p>b. If the Fire Bureau grants an appeal to the Fire Code, then the applicant must provide the approved Fire Code appeal and an Acknowledgement of Special Land Use Conditions describing the appeal requirements must be referenced on and recorded with the final plat to the satisfaction of the Fire Bureau.</p> <p>Required Legal Documents</p> <p>4. If the Fire Bureau requires an Acknowledgement of Special Land Use Conditions form to satisfy Condition B.3, then the applicant shall execute an Acknowledgement of Special Land Use conditions to the satisfaction of the Fire Bureau. The</p>	FP - Final Plat Review		10/26/18		Application
	<p>1S2E02BC 04101 SPECHT AC LOT 29</p>	<p>Applicant: VICTOR LOCKE 6734 SW 35TH AVE PORTLAND, OR 97219-1727</p>	<p>Owner: VICTOR LOCKE 6734 SW 35TH AVE PORTLAND, OR 97219-1727</p>			

or Special Land Use conditions to the satisfaction of the Fire Bureau. The acknowledgement shall be referenced on and recorded with the final plat.

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

Conditions that notes tree preservation requirements that apply to Parcels 1 and 2. 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.

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**Total # of FP FP - Final Plat Review permit intakes: 1**

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**Total # of Final Plat intakes: 1**

Land Use Review Intakes

From: 10/22/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-258483-000-00-LU	2715 NE 92ND AVE, 97220 <i>NSFR with an attached garage. Adjustment requested for proposed height and garage entrance setback (33.110.010).</i>	AD - Adjustment	Type 2 procedure	10/26/18		Application
	1N2E28BD 05500		Applicant: BRETT GRANTHAM GREENWORKS CONTRACTORS LLC 10121 SE SUNNYSIDE RD #300 CLACKAMAS, OR 97015		Owner: GREENWORKS CONTRACTORS LLC 10121 SE SUNNYSIDE RD #300 CLACKAMAS, OR 97015	
			Applicant: ANNE MARIE SKINNER PBS ENGINEERING 4412 SW CORBETT AVE PORTLAND OR 97239			
18-255204-000-00-LU	3915 N VANCOUVER AVE, 97227 <i>Second story addition to existing garage, requested adjustment for reduced side setback from 5' to 3'.</i>	AD - Adjustment	Type 2 procedure	10/22/18		Pending
	1N1E22DC 01900 CENTRAL ALBINA BLOCK 24 LOT 7		Applicant: LOU MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE PMB 211 PORTLAND, OR 97225		Owner: VANCOUVER AVE AMAZING LLC PMB 492 3519 NE 15TH AVE PORTLAND, OR 97212	
18-256576-000-00-LU	2758 SW MOSS ST, 97219 <i>Converting existing attached one-car garage into living space. Requesting adjustment to setback: 33.805.040</i>	AD - Adjustment	Type 2 procedure	10/23/18		Pending
	1S1E20DA 07300 RYAN PL BLOCK 7 N 93' OF W 68' OF E 127' OF LOT 1		Applicant: JULIE A MULLEY 2758 SW MOSS ST PORTLAND, OR 97219-2508		Owner: JOHN B MULLEY 2758 SW MOSS ST PORTLAND, OR 97219-2508	
					Owner: JULIE A MULLEY 2758 SW MOSS ST PORTLAND, OR 97219-2508	
18-257464-000-00-LU	2825 NE BRAZEE CT, 97212 <i>Adjustment to the setback section 33.110.220, for treehouse in the side yard</i>	AD - Adjustment	Type 2 procedure	10/24/18		Application
	1N1E25BC 16800 DREXEL PL BLOCK 2 LOT 6		Applicant: DAVE SPITZER DMS ARCHITECTS 2325 NE 19TH AVE PORTLAND OR 97212		Owner: MARTHA S MORRIS 2825 NE BRAZEE CT PORTLAND, OR 97212	
					Owner: MICHAEL S MORRIS 2825 NE BRAZEE CT PORTLAND, OR 97212	

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18-258093-000-00-LU	12045 N PARKER AVE, 97217	AD - Adjustment	Type 2 procedure	10/26/18		Application
<i>Adjustment to the sign code to remove the Burlington Coat Factory/Baby Depot sign from the front of the Cracker Barrel store at 12050 N CENTER AVE location and relocate the sign to the opposite side of the shopping center entrance.</i>						
	2N1E33D 00600		Applicant: JASEN RIHERD ELROD ENGINEERING LLC 871 SEVEN OAKS BLVD, SUITE 220 SMYRNA TN 37167		Owner: JANTZEN BEACH CENTER 1767 LL 3333 NEW HYDE PARK RD NEW HYDE PARK, NY 11042	
	SECTION 33 2N 1E TL 600 7.78 ACRES					
18-258223-000-00-LU	4539 NE AINSWORTH ST, 97218	AD - Adjustment	Type 2 procedure	10/25/18		Application
<i>Setback Adjustment for garage on west side of property in R10 zone from 10 feet to as little as 3 feet, 3 inches.</i>						
	1N2E18CB 03000		Applicant: MARIE TAYLOR 4343 NE AINSWORTH ST PORTLAND, OR 97218-1317			
	ENGLEWOOD PK BLOCK 1 LOT 3 TL 3000					
<b>Total # of LU AD - Adjustment permit intakes: 6</b>						
18-257813-000-00-LU	514 NW 9TH AVE, 97209	HR - Historic Resource Review	Type 1x procedure	10/25/18		Application
<i>Modification to existing rooftop radio transmission facility by removing nine (9) antennas and installing 12 new antennas (four per sector) flush-mounted on the penthouse. The beta sector array to be relocated to the east face of the mechanical penthouse. New equipment will be on two (2) rooftop sleds and wall-mounted behind the mechanical penthouse.</i>						
	1N1E34BC 07600				Owner: HONEYMAN PORTLAND LLC 3021 CITRUS CIR #130 WALNUT CREEK, CA 94598	
	COUCHS ADD BLOCK 73 LOT 1-8 SEE R140622 (R180206681) FOR NONHISTORIC HISTORIC PROPERTY 15 YR 2006; POTENTIAL ADDITIONAL TAX					
18-257803-000-00-LU	720 NW DAVIS ST, 97209	HR - Historic Resource Review	Type 1x procedure	10/25/18		Application
<i>Removal of existing exterior door on south elevation.</i>						
	1N1E34CB 88004		Applicant: PAUL FRANK ART PARK CONDO ASSOCIATION 720 NW DAVIS ST #300 PORTLAND OR 97209		Owner: ART-PARK CONDOMINIUM 210 SW MORRISON ST #600 PORTLAND, OR 97204-3150	
	ART-PARK CONDOMINIUM LOT 4 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX				Owner: OWNERS ASSOCIATION 210 SW MORRISON ST #600 PORTLAND, OR 97204-3150	
					Owner: DE SOTO BUILDING LLC 817 SW 2ND AVE PORTLAND, OR 97204	

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18-257345-000-00-LU	303 SW 12TH AVE, 97205	HR - Historic Resource Review	Type 2 procedure	10/24/18		Application
<i>Landmark Building - Replacing current large scale (storefront-sized) hung windows with new folding window panels at street level. Proposal is for four (4) window bays: three (3) along Harvey Milk St and one (1) at the corner of Harvey Milk St and 12th Ave.</i>		1N1E33DD 00400	Applicant: BLAINE BURRIS ANKROM MOISAN ARCHITECTS, INC 38 NW DAVIS ST #300 PORTLAND OR 97209		Owner: MICHAEL MCMENAMIN 430 N KILLINGSWORTH ST PORTLAND, OR 97217-2441	
		COUCHS ADD BLOCK 107 E 100' N OF STARK ST HISTORIC PROPERTY 15 YR 2010 POTENTIAL ADDITIONAL TAX			Owner: RINGLERS ANNEX PROPERTIES LLC 430 N KILLINGSWORTH ST PORTLAND, OR 97217-2441	

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**Total # of LU HR - Historic Resource Review permit intakes: 3**

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**Total # of Land Use Review intakes: 9**