

Early Assistance Intakes

From: 11/5/2018

Thru: 11/11/2018

Run Date: 11/13/2018 09:25:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-264092-000-00-EA	, 97204		DA - Design Advice Request	11/8/18		Application
<p><i>Construction of a new 5-story building (57,000 gsf). Multi-use tenants will include retail and building support spaces on level 1. Office space levels 2-5.</i></p>		1N1E34DC 02500	Applicant: JUSTIN BROOKS ZGF ARCHITECTS 1223 SW WASHINGTON ST #200 PORTLAND OR 97205		Owner: L-126 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204-1207	
18-263463-000-00-EA	7016 SE DUKE ST, 97206		EA-Zoning & Inf. Bur.- w/mtg	11/7/18		Application
<p><i>Proposal to divide lot into either three lots (Option 1) or five lots (Option 2). The existing dwelling will remain, but any detached structures will be removed. Drywells are proposed on the individual lots.</i></p>		1S2E20BA 05000	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: PATRICK STINSON 7016 SE DUKE ST PORTLAND, OR 97206-6569	
18-262367-000-00-EA	4622 SE 83RD AVE, 97266		EA-Zoning Only - w/mtg	11/5/18		Application
<p><i>Two-lot land division for detached houses. An adjustment review is requested to reduce the internal side setbacks from 5 feet to 3 feet. An additional adjustment review is requested to allow a 10 foot wide (internal) garage on a 21.5 foot house facade.</i></p>		1S2E16BB 12700	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: PARK 101 LLC PO BOX 86765 PORTLAND, OR 97286	
18-263791-000-00-EA			PC - PreApplication Conference	11/7/18		Application
<p><i>Bicycle /Pedestrian bridge crossing I-84</i></p>		1N1E35CB 09200	Applicant: DAN LAYDEN PBOT 1120 SW 5TH AVE, SUITE 800 PORTLAND OR 97204		Owner: PORTLAND CITY OF(LEASED) 425 NE 9TH AVE PORTLAND, OR 97232-2710	
		EAST PORTLAND BLOCK 151&152 TL 9200			Owner: TBH LLC 425 NE 9TH AVE PORTLAND, OR 97232-2710	
18-263816-000-00-EA	333 NW 16TH AVE, 97209		PC - PreApplication Conference	11/7/18		Application
<p><i>Bicycle /Pedestrian bridge crossing I-405</i></p>		1N1E33DB 03800	Applicant: NICOLE PEIRCE PORTLAND BUREAU OF TRANSPORTATION 1120 SW 5TH AVE SUITE 800 PORTLAND OR 97204			
		COUCHS ADD BLOCK 152 LOT 1&3-8 TL 3800				

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18-262215-000-00-EA	5610 NE 25TH AVE, 97211 <i>New family residence. Stormwater approach TBD (drywell, etc.)</i>	1N1E13CC 11900 IRVINGTON PK BLOCK 22 LOT 25&27&29	Public Works Inquiry Applicant: LYONS WILLIAMS LHW ARCHITECTURE 929 NE 23RD AVE PORTLAND, OR 97232	11/5/18		Pending Owner: MURAT KONAR 1007 41ST ST #131 EMERYVILLE, CA 94608 Owner: NORMA CORDOVA 1007 41ST ST #131 EMERYVILLE, CA 94608

Total # of Early Assistance intakes: 6

Final Plat Intakes

From: 11/5/2018

Thru: 11/11/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-222441-000-00-FP	2843 SE 87TH AVE - Unit A, 97266	FP - Final Plat Review		11/9/18		Application
<p><i>Approval of Adjustment to 33.654.120.G.1.b to allow the Shared Court to exceed 150 ft. in length and be extended up to 180 feet per the approved site plans, Exhibits Exhibits C.1-C.4, signed and dated May 24, 2018.</i></p> <p><i>Approval of a Preliminary Plan for a 9- lot subdivision, that will result in 7 lots for detached homes, 2 lots for attached dwelling units and a new private street tract as illustrated with Exhibits C.1-C.6, 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 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 reduced side setbacks allowed under 33.120.270.D; if proposed</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 87th Avenue. 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 ¿Sewer Easement to COP¿.</i> <i>3. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as ¿Tract A: Private Shared Court name of street¿.</i> <i>4. 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.14-C.16 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿A Declaration of Maintenance Agreement for Tract A, Private Shared Court 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</i> 						
		1S2E09BB 08700 JOHNSTON AC BLOCK 4 LOT 7&8 TL 8700				Applicant: DANELLE ISENHART ISENHART CONSULTING, LLC PO BOX 2364 BEAVERTON OR 97075
						Owner: 2843 PROPERTY LLC 10670 SE SUNSET VIEW CT HAPPY VALLEY, OR 97086

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

of the Portland Bureau of Transportation, Urban Forestry 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 shared court 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.4 and the Private Street Administrative Rule. In addition, the street shall include the

following:

¿ The Shared Court must meet the tree and landscaping standards in Section III.K of the

Private Street Administrative Rule.

¿ Specific amenities required include benches and picnic table as shown on Exhibit C.4.

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 shared court 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.

4. The applicant shall provide a

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

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Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-264786-000-00-LU	9350 SE STARK ST, 97216	AD - Adjustment	Type 2 procedure	11/9/18		Application
	<i>Request an adjustment to 33.130.230 Windows. They would like to install either artwork or a Green Wall to cover an area larger than required by zoning code. See checksheet CO 18-228106 for comments.</i>	1S2E04AB 00100 SANDBERG ADD BLOCK 1 E 45.17' OF LOT 12 EXC PT IN ST LOT 13 EXC PT IN ST LOT 14 EXC S 10'; E 45.17' OF LOT 15 EXC S 10'	Applicant: KATRINA RIDDLE MJC DESIGN INC. PO BOX 1664 ANACORTES WA 98221		Owner: QUIKSERVE NW LLC 25 E AIRWAY BLVD LIVERMORE, CA 94551	
18-262281-000-00-LU	8905 NE THOMPSON ST, 97220	AD - Adjustment	Type 2 procedure	11/5/18		Pending
	<i>Adjustment to front setback, 33.805.040</i>	1N2E28CA 11700 FERN PK BLOCK 6 LOT 15&16	Applicant: MIRANDA LLOYD 8905 NE THOMPSON ST PORTLAND OR 97220		Owner: JOHN T JAHRLING 8905 NE THOMPSON ST PORTLAND, OR 97220 Owner: MIRANDA M LLOYD 8905 NE THOMPSON ST PORTLAND, OR 97220	
Total # of LU AD - Adjustment permit intakes: 2						
18-264842-000-00-LU	1520 NE GRAND AVE, 97232	DZ - Design Review	Type 2 procedure	11/9/18		Application
	<i>Remodel existing McDonald's restaurant with new mansard roof, optimize drive-thru to add a second order point, new paint colors and accent walls.</i>	1N1E26CC 13900 HOLLADAYS ADD BLOCK 209 LOT 1-3	Applicant: JENNETTE BERTA FREIHEIT ARCHITECTURE 929 108TH AVENUE NE., SUITE 21 BELLEVUE WA 98004		Owner: KALBERER COMPANY PO BOX 182571 COLUMBUS, OH 43218-2571	
18-264002-000-00-LU	1875 SW PARK AVE, 97201	DZ - Design Review	Type 2 procedure	11/8/18		Pending
	<i>Freestanding sign located at the north entry of the PSU Stott Center + Viking Pavillion, in the terrace space outside the entry doors, the building's original main entry, now one of two primary public entries, Greater than 20SF</i>	1S1E04 00300 PORTLAND BLOCK 229-231 237-240 268-270 TL 300	Applicant: JONATHAN BOLCH WOOFER ARCHITECTURE 107 SE WASHINGTON ST, SUITE 228 PORTLAND OR 97214		Owner: OREGON STATE OF (BOARD OF PO BOX 751 PORTLAND, OR 97207-0751 Owner: HIGHER EDUCATION PO BOX 751 PORTLAND, OR 97207-0751	
Total # of LU DZ - Design Review permit intakes: 2						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-263653-000-00-LU	126 NE ALBERTA ST, 97211	HL - Historic Landmark	Type 3 procedure	11/7/18		Pending
<i>Designate the building as a historic landmark.</i>						
		1N1E22AD 03400 MAEGLY HIGHLAND BLOCK 3 LOT 1&2	Applicant: IAN FLOOD MWA ARCHITECTS 70 NW COUCH ST #401 PORTLAND OR 97209		Owner: ALBERTA ABBEY LLC 3416 VIA OPORTO #301 NEWPORT BEACH, CA 92663	
Total # of LU HL - Historic Landmark permit intakes: 1						
18-264482-000-00-LU	1417 NW 20TH AVE, 97209	LC - Lot Consolidation	Type 1x procedure	11/9/18		Application
<i>Lot consolidation.</i>						
		1N1E33BA 00101 COUCHS ADD INC PT VAC ST BLOCK 290	Applicant: JOSEPH SCHAEFER JORDAN RAMIS PC 2 CENTERPOINTE DR 6TH FLOOR LAKE OSWEGO OR 97035		Owner: BLOCK 290 LLC PO BOX 5668 PORTLAND, OR 97228-5668	
Total # of LU LC - Lot Consolidation permit intakes: 1						
18-264666-000-00-LU	9330 N WHITAKER RD, 97217	LDP - Land Division Review (Partition)	Type 1x procedure	11/9/18		Application
<i>Divide into two parcels. No new street.</i>						
		1N1E10BB 00200 CHAMBREAUS FACTORY SITE LOT 9-11 TL 200	Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTURE 1006 SE GRAND AVE #300 PORTLAND OR 97214		Owner: 9220 WHITAKER LLC PO BOX 460415 SAN FRANCISCO, CA 94146	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						
18-264757-000-00-LU	3969 N OVERLOOK TER, 97217	LDP_EN - Partition w/ Environment Rev.	Type 2x procedure	11/9/18		Application
<i>Proposal for a two lot land division with an environmental tract for habitat areas on the bluff's south side. The existing dwelling will stay on it's own parcel and is undergoing a renovation.</i>						
		1N1E21DC 00300 SECTION 21 1N 1E TL 300 0.77 ACRES	Applicant: WILLIAM NEBURKA EVIDENT ARCHITECTURE OFFICE 411 SE 58TH PL PORTLAND, OR 97215		Owner: TIMOTHY P BROWN TRUST 112 W 11TH ST #100 VANCOUVER, WA 98660	
18-264753-000-00-LU		LDP_EN - Partition w/ Environment Rev.	Type 2x procedure	11/9/18		Void
<i>Proposal is to divide lot into two lots with existing dwelling on it's own southerly parcel along with an environmental tract for the habitat areas on the bluff's south side.</i>						
			Applicant: WILLIAM NEBURKA EVIDENT ARCHITECTURE OFFICE 411 SE 58TH PL PORTLAND, OR 97215		Owner: BRANDON BROWN TIMOTHY P. BROWN TRUST 112 W 11TH ST., SUITE 100 VANCOUVER WA 98660	
Total # of LU LDP_EN - Partition w/ Environment Rev. permit intakes: 2						
Total # of Land Use Review intakes: 9						