

Early Assistance Intakes

From: 3/25/2019

Thru: 3/31/2019

Run Date: 4/1/2019 08:44:58

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-137711-000-00-EA	, 97214		DA - Design Advice Request	3/25/19		Pending
<p><i>DESIGN HEARING - OMSI is working on a CCMP, and hopes to have it approved by the end of 2019.</i></p>						
		1S1E03D 00500 SECTION 03 1S 1E TL 500 2.22 ACRES	Applicant: ALLISON ROUSE ZGF ARCHITECTS LLP 1223 SW WASHINGTON STREET, SUITE 200 PORTLAND OR 97204		Owner: TRI-COUNTY METROPOLITAN 4012 SE 17TH AVE PORTLAND, OR 97202-3940 Owner: PORTLAND CITY OF 1120 SW 5TH AVE #800 PORTLAND, OR 97204-1912 Owner: OREGON MUSEUM OF SCIENCE 1945 SE WATER AVE PORTLAND, OR 97214-3356 Owner: PORTLAND GENERAL ELECTRIC & COMPANY 1WT0501-CORPORATE TAX DEPT 121 SW SALMO PORTLAND, OR 97204-2901	
19-138785-000-00-EA	1634 SW ALDER ST, 97205		DA - Design Advice Request	3/27/19		Application
<p><i>Development of a seven-story mixed use building with approximately 218 units and ground floor retail. Approximately 13 structured parking spaces are proposed with access from SW Alder Street. Two on-site loading spaces are also proposed.</i></p>						
		1N1E33DC 01300 PORTLAND BLOCK 323 LOT 5&6	Applicant: KURT SCHULTZ SERA DESIGN 338 NW 5TH AVE PORTLAND, OR 97209		Owner: WILLAMETTE WATERFRONT LP 10151 SW WASHINGTON ST PORTLAND, OR 97225-6947	
19-139131-000-00-EA			EA-Zoning & Inf. Bur.- no mtg	3/27/19		Pending
<p><i>Installation of 160sf utility bungalow on right-of-way adjacent to east light rail ramp of Steel Bridge</i></p>						
		1N1E34AD 01400 WHEELERS ADD BLOCK 31 LOT 1-4 TL 1400	Applicant: JOE RECKER TRIMET 1800 SW 1ST AVE, STE 300 PORTLAND OR 97201		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #800 PORTLAND, OR 97204-1912	
19-137198-000-00-EA	, 97218		EA-Zoning & Inf. Bur.- w/mtg	3/25/19		Application
<p><i>Frontage improvements including the widening of NE Marine Dr to provide dedicated left and right turns for access to the Airport Fire Station (at 5250 NE Marine Dr) and Station 80 (Gate NA71) during airport TCore expansion project. They are proposing to reduce speeds on NE Marine Dr. TCore project within fencing not subject to City review.</i></p>						
		1N2E06 00300 SECTION 06 1N 2E TL 300 346.41 ACRES LAND & IMPS SEE R316872 (R942060361) FOR LEASED SUB ACCT & R646399 (R942060362) FOR MACH & EQUIP	Applicant: BREEZY RINEHART MACKENZIE 1515 SE WATER AVE #100 PORTLAND OR 97214		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	

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19-139545-000-00-EA	546 NE 12TH AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	3/28/19		Application
	<i>Modernization of the existing Benson Polytechnic High School (BPHS), a new 100,000 sf school and potential parking structure on the site of the current 1.5 acre BPHS parking lot, and ADA access improvements to Buckman Fields Park.</i>	1N1E35BD 01400 HOLLADAYS ADD BLOCK 145-148&165&166 TL 1400	Applicant: JEN SOHM PORTLAND PUBLIC SCHOOLS 501 N DIXON ST PORTLAND OR 97227		Owner: SCHOOL DISTRICT NO 1(LEASED PO BOX 3107 PORTLAND, OR 97208-3107 Owner: MULTIPLE TENANTS) PO BOX 3107 PORTLAND, OR 97208-3107	
19-139458-000-00-EA	, 97214		EA-Zoning & Inf. Bur.- w/mtg	3/28/19		Application
	<i>The proposed project is a 92,385 sf building (with 60,000 sf of industrial office, 5,000 sf of traditional office, ground floor retail and structured parking). The building has a day lit basement level and first floor of concrete with 5 levels of Type IV-C heavy timber above. Stormwater will be collected on the roof of the building and treated in flow through stormwater planters on the third level.</i>	1N1E34DD 02700 FRUSHS SQUARE ADD BLOCK 5 LOT 1&4 LOT 2&3 EXC E 43'	Applicant: AGUSTIN ENRIQUEZ GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: ASH STREET DEVELOPMENT LLC 600 CALIFORNIA ST #900 SAN FRANCISCO, CA 94103	
19-139406-000-00-EA	10040 NE 6TH DR, 97211		EA-Zoning & Inf. Bur.- w/mtg	3/28/19		Application
	<i>Design park improvements for Columbia Children's Arboretum, including modified hard-surface trail, new ADA access and parking, new shelter, park furnishings, trail experience locations, native plantings, 6th Drive ROW improvements. A proposed new bus turn-around is an important safety enhancement, eliminating current hazard of kids crossing 6th Drive. Stormwater treatment will be via vegetated filter strips.</i>	1N1E02C 00300 SECTION 02 1N 1E TL 300 28.80 ACRES	Applicant: TIM BROOKS WINTERBROOK PLANNING 610 SW ALDER STREET, SUITE 811 PORTLAND OR 97205		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
19-137303-000-00-EA	2580 NW WESTOVER RD, 97210		EA-Zoning & Inf. Bur.- w/mtg	3/25/19		Application
	<i>Basement renovation & garage replacement.</i>	1N1E32AD 06100 SECTION 32 1N 1E TL 6100 0.18 ACRES	Applicant: SIMONE GOLDFEDER CONSTRUCTIVE FORM ARCHITECTURE AND DESIGN LLC 1222 SW BROADWAY PORTLAND OR 97205		Owner: MARK SKARPNESS 2580 NW WESTOVER RD PORTLAND, OR 97210 Owner: LINH PHAN 2580 NW WESTOVER RD PORTLAND, OR 97210	
19-139093-000-00-EA	551 N COOK ST, 97227		EA-Zoning & Inf. Bur.- w/mtg	3/27/19		Application
	<i>Multi-dwelling development on an existing R1 lot containing (3) units. Units will consist of (1) Single family residences at the South end of the site and (1) duplex unit on the North end of the site. The owner is contemplating a lot division that would create 3 different lots with a detached house on one newly created lot and a duplex on the other two newly created lots</i>	1N1E27AB 06900 RIVERVIEW SUB BLOCK 2 LOT 8	Applicant: ROSEANN M BROCK PO BOX 14143 PORTLAND, OR 97293 Applicant: STEFAN ANDREN 1720 NE 36TH AVE PORTLAND OR 97212		Owner: ROSEANN M BROCK PO BOX 14143 PORTLAND, OR 97293	

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19-138954-000-00-EA	430 NE LLOYD BLVD, 97232		EA-Zoning & Inf. Bur.- w/mtg	3/27/19		Application
	<i>Change the cuing lanes for the drive up and add an extra lane to help with car stacking on the property. This would require the removal of a small landscape island and the relocation of a site light pole.</i>	1N1E35CB 00400 EAST PORTLAND N 94.67' OF E 1/2 OF BLOCK 111 EXC PT IN STS	Applicant: M DUSTIN HENION JASON D GNICH ARCHITECTURE 1001 SE SANDY BLVD PORTLAND OR 97214		Owner: RICH'S/ANGEL LLC 8255 SW HUNZIKER ST #103 TIGARD, OR 97223	
19-138921-000-00-EA	3139 SE 138TH AVE, 97236		EA-Zoning & Inf. Bur.- w/mtg	3/27/19		Application
	<i>6-lot subdivision with a new private street. Drywells are proposed for stormwater disposal.</i>	1S2E11AD 06400 ARDELL ACRES N 1/2 OF LOT 14	Applicant: AWIN TRAN 11828 SE TOSCANA PL HAPPY VALLEY OR 97086		Owner: DANH THANH HO 7610 SE TAGGART CT PORTLAND, OR 97206-1776 Owner: PHUONG VUONG HO 7610 SE TAGGART CT PORTLAND, OR 97206-1776	
19-140328-000-00-EA	2923 SE DIVISION ST, 97202		EA-Zoning & Inf. Bur.- w/mtg	3/29/19		Application
	<i>One three-story 19 unit building at 2923 and one four-story 18-19 unit building at 2933. Both with ground floor retail. Drywells or storm planters proposed in rear setback.</i>	1S1E01CD 09600 LINNWOOD BLOCK 1 LOT 2	Applicant: MIKE PERSO WILLIAM KAVEN ARCHITECTURE 4080 N WILLIAMS STE 100 PORTLAND, OR 97227		Owner: JAMES R KERN 2923 SE DIVISION ST PORTLAND, OR 97202 Owner: ASHLEY KERN 2923 SE DIVISION ST PORTLAND, OR 97202	
19-140292-000-00-EA	1135 SE GRANT ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	3/29/19		Application
	<i>Five lot subdivision - New lots to be developed with attached houses.</i>	1S1E02CD 16400 STEPHENS ADD BLOCK 127 LOT 5	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: KAREN K HARDING 1135 SE GRANT ST PORTLAND, OR 97214-5344	
19-137655-000-00-EA	1355 SE 10TH AVE, 97214		EA-Zoning Only - w/mtg	3/25/19		Application
	<i>Use of the Custom Blocks facility for its research and development, end sales, e-commerce, graphics and management teams. The facility will be used to sell exclusively to business and industrial customers. Cura does not currently anticipate manufacturing, production or processing at this location.</i>	1S1E02BD 06900 HAWTHORNE PK BLOCK 210 LOT 1-8 LAND & IMPS SEE R176870 (R366701631) FOR MACH & EQUIP	Applicant: LAUREN GOLDEN JONES CAPSTONE PARTNERS LLC 1015 NW 11TH AVE SUITE 243 PORTLAND OR 97209		Owner: PREMIUM PROPERTY - CSNS LLC 1015 NW 11TH AVE #243 PORTLAND, OR 97209-3496	

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19-138894-000-00-EA	, 97201		EA-Zoning Only - w/mtg	3/27/19		Application
<p><i>Convert a section of parking lot (one of two options) - approximately 1/2 acre to multi-plex affordable housing. They could possibly want to sell off that portion of land first, with a condition that the purchaser needs to agree to build affordable housing.</i></p>		<p>1S1E17AB 07900 SECTION 17 1S 1E TL 7900 1.99 ACRES</p>	<p>Applicant: JOHN CALHOUN ST ANDREWS PRESBYTERIAN CHURCH 3028 SW SUNSET BLVD PORTLAND OR 97239</p>	<p>Owner: ST ANDREW'S PRESBYTERIAN 0245 SW BANCROFT ST #D PORTLAND, OR 97239-4272</p> <p>Owner: CHURCH (U S A) 0245 SW BANCROFT ST #D PORTLAND, OR 97239-4272</p>		
19-139197-000-00-EA	1006 SE GRAND AVE, 97214		EA-Zoning Only - w/mtg	3/27/19		Application
<p><i>Project to include renovation of existing building and construction of a new multi-family on parking lot portion, land division is likely - with a shared access to parking with the existing curb cuts on SE Grand</i></p>		<p>1S1E02BC 01300 PARK ADD TO E P BLOCK 127 LOT 1&2 EXC PT IN ST LOT 7&8</p>	<p>Applicant: CARRIE STRICKLAND WORKS PROGRESS ARCHITECTURE LLP 811 SE STARK ST STE 210 PORTLAND OR 97214</p>	<p>Owner: ARCOA PARTNERS LLC 2222 NE OREGON ST #201 PORTLAND, OR 97232</p>		
19-139148-000-00-EA	1521 NE SISKIYOU ST, 97212		EA-Zoning Only - w/mtg	3/27/19		Application
<p><i>Add front porch to existing non-contributing house</i></p>		<p>1N1E26AB 12200 IRVINGTON BLOCK 58 W 1/3 OF LOT 9&10 E 1/3 OF LOT 11&12</p>	<p>Applicant: JACK BARNES JACK BARNES ARCHITECT 111 SW OAK ST, #400A PORTLAND OR 97214</p>	<p>Owner: GREGORY A GLASSMAN 840 GRAPEVINE LN PRESCOTT, AZ 86305</p>		
19-137175-000-00-EA	408 SW 5TH AVE, 97204		EA-Zoning Only - w/mtg	3/25/19		Application
<p><i>Core and shell renovation with ground floor storefront replacement.</i></p>		<p>1N1E34CD 07000 PORTLAND BLOCK 64 LOT 7&8</p>	<p>Applicant: ERIC PHILPS SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209</p>	<p>Owner: MULTNOMAH COUNTY 401 N DIXON ST PORTLAND, OR 97227-1865</p>		

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19-139502-000-00-EA	, 97218		PC - PreApplication Conference	3/28/19		Application
<p><i>Construct a private (wholesale) temporary (phase 1) hydrogen fueling station to include a hydrogen fueling module, hydrogen fueling dispenser, area for two hydrogen tube trailers (to be used as fuel storage and swapped out as needed), electrical power, concrete and asphalt paving, site access and landscaping. After development of phase 1, phase 2 will be evaluated and determinations made regarding the permanent hydrogen fueling station as proposed on our submitted CP-2</i></p>						
		1N2E18BC 02400				
		SECTION 18 1N 2E				
		TL 2400 1.31 ACRES				
			Applicant: BEN STECKLER FIEDLER GROUP 299 N EUCLID AVE, SUITE 550 PASADENA CA 91101		Owner: THMAIN LLC 15171 SW BANGY RD LAKE OSWEGO, OR 97035	
			Applicant: JASON LEWIS FIEDLER GROUP 299 N EUCLID AVE, SUITE 550 PASADENA CA 91101		Owner: NORTHEAST TH LLC 15171 SW BANGY RD LAKE OSWEGO, OR 97035	

Total # of Early Assistance intakes: 19

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18-180552-000-00-FP	1634 SE 50TH AVE, 97215	FP - Final Plat Review		3/28/19		Application
<p><i>Approval of a Preliminary Plan for a 4-lot subdivision, that will result in four single dwelling lots for attached housing, as illustrated with Exhibit C.3, subject to the following conditions:</i></p> <p><i>A. 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 Market Street. The required right-of-way dedication must be shown on the final plat.</i></p> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>Utilities</i></p> <p><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></p> <p><i>Existing Development</i></p> <p><i>2. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures. Additionally, the City's Deconstruction ordinance applies to houses built in 1916 or earlier and/or designated historic resources.</i></p> <p><i>3. The applicant must obtain a finalized demolition permit for removing the garage on Lot 4.</i></p> <p><i>Other requirements</i></p> <p><i>4. The applicant must pay into the City Tree Preservation and Planting Fund [Private Property Trees Planting and Establishment, fee in Lieu (per inch)] the amount equivalent to 22 inches of trees. Payment must be made to the Bureau of Development Services, which administers the fund for the Parks Bureau. Payment must be completed prior to any tree removal, or prior to Final Plat approval, whichever would occur first.</i></p> <p><i>C. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. The minimum and maximum density for the lots in this land division are as follows:</i></p> <p><i>Lot Minimum Density Maximum Density</i></p> <p><i>1. 1 1</i></p> <p><i>2. 1 1</i></p> <p><i>3. 1 1</i></p> <p><i>4. 1 1</i></p> <p><i>2. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontage of SE Market Street along Lots 1-4. The applicant must</i></p>		1S2E06CA 05200				
		HAWTHORNE PL BLOCK 3 LOT 4				
			Applicant: ROSEANN JOHNSON BLUESTONE HOMES. INC. 9276 SE CLAY ST PORTLAND OR 97216			Owner: RICHARD A KASSEBAUM 16081 S MOORE RD OREGON CITY, OR 97045-9340
						Owner: DAWN R KASSEBAUM 16081 S MOORE RD OREGON CITY, OR 97045-9340

applicant must

construct the improvements with development on the lot.

3. The applicant must meet the Fire Bureau requirements for addressing and aerial fire

department access. Aerial access applies to buildings that exceed 30 feet in height from the

fire access as measured to the bottom of the eave of the structure or the top of the parapet

for a flat roof.

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18-100488-000-00-FP	901 SW MAPLECREST CT, 97219	FP - Final Plat Review		3/29/19		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel flag lot partition, that will result in that will result in one standard lot and one flag lot as illustrated with Exhibit C.1, 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 BDS land use 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, including the reconstructed garage on Parcel 1;</i> <i>- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application</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 SW Maplecrest Ct. The required right-of-way dedication must be shown on the final plat.</i> <i>2. A Private Access Easement over the flag pole portion of Parcel 2 for the benefit of Parcel 1 shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for.</i> <i>3. A Private Access Easement over the western 10-feet of Parcel 1 for the benefit of Parcel 2 shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for. The applicant has the option to revise the easement as currently proposed to exclude any area necessary for existing or future stormwater facilities required by BES, including but not limited to, the proposed flow-through planter proposed on Parcel 1.</i> <p><i>NOTE: Alternatively, a reciprocal access easement may be shown benefiting buildings on both lots.</i></p> <ol style="list-style-type: none"> <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.5, C.6, and C.7 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: A Declaration of Maintenance Agreement for Private Access Easement 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>		<p>1S1E28DB 02400 MAPLECREST LOT 13 E 0.083' OF LOT 14</p>	<p>Applicant: NATHAN ARNOLD FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201</p>	<p>Owner: TURN KEY PROPERTIES 15 LLC 5200 MEADOWS RD #150 LAKE OSWEGO, OR 97035</p>		

streets

1. The applicant must provide the required payment of the Local Transportation and Improvement Fund that applies to the frontage of the subject parcel and execute street and stormwater waivers of remonstrance and comply with all other applicable City Code provisions, administrative rules, and policies to the satisfaction of the Portland Bureau of Transportation.

Utilities

2. 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.

Existing Development

3. The applicant must obtain a finalized permit for removing/remodeling the portion of the existing carport on Parcel 1 that crosses the property line into Parcel 2. Any new or remodeled structures, must have finalized permits and must be shown on supplemental survey as noted in Condition A above.

4. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system on the site.

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17-279743-000-00-FP	3730 SE 73RD AVE, 97206	FP - Final Plat Review		3/28/19		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in two standard lots as illustrated with Exhibit C.1, subject to the following conditions:</i></p> <p><i>A. The Final Plat must show the following:</i></p> <p><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 B.5, 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 no. _____, Multnomah County Deed Records.</i></p> <p><i>B. The following must occur prior to final plat approval:</i></p> <p><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></p> <p><i>2. The applicant must obtain a finalized demolition permit for removing the detached garage on Parcel 2. Prior to removal of these structures, tree protection must be installed in accordance with the Supplemental Survey (Exhibit C.1), per Condition D.1.</i></p> <p><i>Alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval.</i></p> <p><i>3. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the cesspool on the site.</i></p> <p><i>4. A parking space shall be installed on Parcel 1, in conformance with the applicable requirements of the Portland Zoning Code. The applicant must obtain a finalized Zoning Decision Notice for LU 17-279743 LDP Page 3 Permit for installation of the parking space. The permit plans must include the note: This permit fulfills requirements of Condition B.4 of LU 17-279743 LDP.</i></p> <p><i>5. 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.</i></p> <p><i>C. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. Development on Parcel 1 shall be in conformance with the Supplemental</i></p>						
		1S2E08DB 10500				
		MIDDLESEX				
		S 95' OF LOT 27 EXC E 100'				
			Applicant: CHRIS FISCHBORNE ZTECH ENGINEERS 3880 SE 8TH AVE #280 PORTLAND OR 97202		Owner: NATIVIDAD Z RIOS 3730 SE 73RD AVE PORTLAND, OR 97206	

1. Development on Parcel 1 shall be in conformance with the Supplemental Survey (Exhibit C.1) and the applicant's arborist report (Exhibit A.2). Specifically, the 10-inch apple tree is required to be preserved, with the root protection zone indicated on Exhibit C.1. Tree protection fencing is required along the root protection zone of each tree to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zone may only occur if it meets the Prescriptive Path allowances of 11.60.030 or is under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones beyond the allowances of 11.60.030 is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his/her supervision.

2. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-246864-000-00-FP	5506 NE HOYT ST, 97213	FP - Final Plat Review		3/26/19		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition, that will result in two single dwelling or duplex lots as illustrated with Exhibit 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 Land Use Review 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 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 NE Hoyt Street. The required right-of-way dedication must be shown on the final plat.</i> <i>2. A private sanitary sewer easement, for the benefit of Parcel 2, shall be shown and labeled over the relevant portions of Parcel 1.</i> <i>3. 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.5 below. The recording block shall, at a minimum, include language substantially similar to the following example: ¿A Declaration of Maintenance Agreement for a Private Sewer Easement 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 apply 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 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> <p><i>Existing Development</i></p> <ol style="list-style-type: none"> <i>3. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2.</i> <i>4. During construction on Parcel 2, the applicant must meet the requirements of Urban Forestry to plant street trees in the planter strip on NE 55th Avenue and NE Hoyt Street adjacent to Parcel 1. 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.</i> <p><i>Required Legal Documents</i></p> <ol style="list-style-type: none"> <i>5. A Maintenance Agreement shall be executed for the Private Sewer Easement described in Condition B.3 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City</i> 						
	1N2E31AC 07600	AVALON BLOCK 2 LOT 6 EXC PT IN HWY	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: NGOC NGUYEN 7531 SE HENDERSON ST PORTLAND, OR 97206	
					Owner: HIEU (HENRY) DINH PO BOX 66731 PORTLAND OR 97290	
					Owner: NGOC NGUYEN PO BOX 66731 PORTLAND OR 97290	

applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.

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

1. The minimum and maximum density for the lots in this land division are as follows:

Parcel

Minimum Density

Maximum Density

1

1

2

2

1

2

2. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontage of Parcel 2. The applicant must construct improvements with development on the lot.

3. The applicant must meet the Fire Bureau requirements for addressing and a

Final Plat Intakes

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18-251568-000-00-FP	5526 NE SIMPSON ST, 97218	FP - Final Plat Review		3/28/19		Application
<p><i>Approval of a Preliminary Plan for a three-parcel partition, that will result in two attached housing lots (Parcel 1 and 2) and one standard single dwelling lot (Parcel 3) as illustrated with Exhibit C.1 & C.2 subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Two copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review 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 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>- Removal of the curved driveway that exists on the site today</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. Reflect the recorded street dedications (R/W #8643), 3 ft. along NE Simpson Street and 2 ft. along NE 55th Avenue frontage provided in association to building permit 18-181388 RS.</i> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <ol style="list-style-type: none"> <i>1. If the new house is under construction, then the applicant shall document the new house (foundation etc..) is in compliance with minimum setbacks requirements for the R5 zone (33.110.220) in relationship to the new property line as part of the supplemental survey. The information on the supplemental survey plan must match the information on the permit plans.</i> <i>2. The applicant must remove the existing curved driveway and the surveyor as part of the supplemental survey shall document it being removed from the site.</i> <p><i>Other requirements</i></p> <ol style="list-style-type: none"> <i>3. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees - Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 3 inches of trees (permanent loss of two street trees). Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.</i> <p><i>D. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <ol style="list-style-type: none"> <i>1. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.</i> <i>2. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.</i> 		<p>1N2E18DC 02700</p> <p>KILLINGSWORTH GARDENS BLOCK 11 N 92.37' OF LOT 1</p>	<p>Applicant: DANIEL SILVEY DBS GROUP LLC PO BOX 96 TUALATIN OR 97062</p>	<p>Owner: DBS GROUP LLC PO BOX 96 TUALATIN, OR 97062</p>		

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19-140454-000-00-LU	2716 NE CESAR E CHAVEZ BLVD, 97212	AD - Adjustment	Type 2 procedure	3/29/19		Application
<p><i>Existing 1912 residence to receive new foundation / seismic upgrade. Home is to be lifted, retrofitted and anchored to foundation. Basement is to be converted into permitted habitable space. Existing mudroom and stair at north property line are to be removed entirely and rebuilt so as not to sit on the property line, as is currently the case. Proposed new mud room stair access is to sit 3'-0" south of existing north property line, 2'-0" into the required 5'-0" setback - hence the requested adjustment review.</i></p>						
	1N1E25AD 12500 BEAUMONT BLOCK 30 LOT 9		Applicant: JEFF ERWIN JEFF ERWIN ARCHITECT 6733 N GREELEY AVE PORTLAND OR 97217		Owner: ERNESTO M CANTONE 2716 NE CESAR E CHAVEZ BLVD PORTLAND, OR 97212-2927 Owner: LUCIA B CANTONE 2716 NE CESAR E CHAVEZ BLVD PORTLAND, OR 97212-2927	
19-138339-000-00-LU	7244 SE TAYLOR ST, 97215	AD - Adjustment	Type 2 procedure	3/26/19		Pending
<p><i>Connecting existing home to existing detached garage accessory bldg 24x24 with 2 new enclosed hallway. Adjustment is for the setbacks.</i></p>						
	1S2E05AC 12200 WELCHBOROUGH BLOCK 5 LOT 2		Applicant: DAVID C ROSS 53 SE 74TH AVE PORTLAND, OR 97215-1442		Owner: DAVID C ROSS 53 SE 74TH AVE PORTLAND, OR 97215-1442 Owner: VICKI J ROSS 53 SE 74TH AVE PORTLAND, OR 97215-1442	
19-137676-000-00-LU	840 NE 41ST AVE, 97232	AD - Adjustment	Type 2 procedure	3/25/19		Pending
<p><i>Project to construct a 55'x96' prefabricated steel canopy structure to provide a covered play area at the existing Laurelhurst School. The school currently has no covered play area. The structure will cover existing site improvements including a concrete and asphalt-paved basketball/all purpose sport court. Requesting adjustment to setbacks 33.110.220</i></p>						
	1N2E31BC 16400 LAURELHURST BLOCK 57		Applicant: ADAM ROTH KPFF 111 SW 5TH AVE SUITE 2500 PORTLAND OR 97204		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 AD - Adjustment permit intakes: 3						
19-138037-000-00-LU	9750 NE GLISAN ST, 97220	DZ - Design Review	Type 2 procedure	3/26/19		Application
<p><i>Replace an exiting 15kW emergency power gas generator with a new 20kW emergency power gas/propane generator & 2-HR propane back up fuel supply.</i></p>						
	1N2E33DA 09300 LEWIS PK BLOCK 1 LOT 1-6&32 TL 9300		Applicant: JOSH PLAGER MCA ARCHITECTS 812 SW WASHINGTON ST #800 PORTLAND, OR 97205		Owner: GLISAN VENTURES LLC 7700 NE PARKWAY DR #300 VANCOUVER, WA 98662-6654	

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19-140370-000-00-LU	1525 SW PARK AVE, 97201	DZ - Design Review	Type 2 procedure	3/29/19		Application
<p><i>The project is for improvements to the 9th floor pool deck on Towers A and a new tenant entry canopy at Tower B of Southpark Square Apartments. Tower A improvements consist of improvements to the existing guardrail, stair, deck surface and planter designs, all on the deck around the 9th floor outdoor pool.</i></p> <p><i>Tower B renovations include the addition of a new glass and steel entry canopy above an existing tenant entry facing into the courtyard.</i></p>						
	1S1E04AD 04200 PORTLAND BLOCK 226 LOT 1-8		Applicant: JAY YOUNG DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST, #A PORTLAND OR 97214		Owner: TR SOUTHPARK SQUARE CORP PO BOX 847 CARLSBAD, CA 92018	
Total # of LU DZ - Design Review permit intakes: 2						
19-139395-000-00-LU	6147 N BASIN AVE, 97217	GW - Greenway	Type 2 procedure	3/28/19		Application
<p><i>Instllation of a wireless alarm system on existing force main valve vault. The existing vault is landward of the greenway setback but it is loccated within 75 feet of top of bank in the "i" overlay zone. Adjustment request for relief from screening requirements.</i></p>						
	1N1E17D 02300 SECTION 17 1N 1E TL 2300 4.44 ACRES		Applicant: CLARENCE THOMPSON CITY OF PORTLAND, BUREAU OF ENVIRONMENTAL SERVICES 5001 N COLUMBIA BLVD PORTLAND OR 97203		Owner: ATC LEASING CO PO BOX 581047 PLEASANT PRAIRIE, WI 53158	
19-140078-000-00-LU	2600 N RIVER ST	GW - Greenway	Type 2 procedure	3/29/19		Application
<p><i>Project will replace the existing fender pile systems protecting breasting dolphins, piers and the causeway. The fender pile systems generally consist of timber piles, wood chocks wood and steel walers, rubbers and chains. The proposed action entails disassembly of the existing fender systems, removal of the existing piles, installation of new piles and assembly of the new fender systems. All work will be performed in or over the river with work being performed from barges. No ground disturbance or vegetation removal will occur and no new impervious surface will be created. No site restoration will be required</i></p>						
	1N1E21CD 00100 SECTION 21 1N 1E TL 100 5.42 ACRES LAND & IMPS SEE R646340 (R941210771) FOR MACH & EQUIP		Applicant: SKIP HAAK PBS ENGINEERING & ENVIRONMENTAL 4412 SW CORBETT AVE PORTLAND OR 97239		Owner: ASH GROVE CEMENT CO 11011 CODY ST OVERLAND PARK, KS 66210	
19-139391-000-00-LU	5885 N BASIN AVE, 97217	GW - Greenway	Type 2 procedure	3/28/19		Application
<p><i>Instllation of a wireless alarm system on existing force main valve vault. The existing vault is landward of the greenway setback but it is loccated within 75 feet of top of bank in the "i" overlay zone. Adjustment request for relief from screening requirements.</i></p>						
	1N1E17D 02100 SECTION 17 1N 1E TL 2100 7.78 ACRES LAND & IMPS SEE R645177 (R941171261) & R648763 (R941171262) FOR MACH & EQUIP & R651517 (R941171263) FOR OTHER IMPS		Applicant: CLARENCE THOMPSON CITY OF PORTLAND, BUREAU OF ENVIRONMENTAL SERVICES 5001 N COLUMBIA BLVD PORTLAND OR 97203		Owner: NORTH BASIN WATUMULL LLC 5837 JEAN RD LAKE OSWEGO, OR 97035	
Total # of LU GW - Greenway permit intakes: 3						
19-137608-000-00-LU	126 NE ALBERTA ST, 97211	HPR- Hist. Preservation Incentive Review	Type 3 procedure	3/25/19		Pending
<p><i>Seeking approval for historic incentive 33.445.610(C)(8) Nonresidential uses in the RH, R1 and R2 zones. Landmark Designation: LU 18-263653 HL</i></p>						
	1N1E22AD 03400 MAEGLY HIGHLAND BLOCK 3 LOT 1&2		Applicant: JESSICA ENGEMAN VENERABLE GROUP LLC 1111 NE FLANDERS ST, SUITE 206 PORTLAND OR 97232		Owner: ALBERTA ABBEY LLC 3416 VIA OPORTO #301 NEWPORT BEACH, CA 92663	
Total # of LU HPR- Hist. Preservation Incentive Review permit intakes: 1						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-138383-000-00-LU	3360 SE ANKENY ST, 97214 <i>Removal of the secondary chimney for space planning purposes. Replace the back door to the powder room. Less than 150 sf</i>	HR - Historic Resource Review 1N1E36DC 03500 LAURELHURST BLOCK 90 INC 1/2 VAC ASH ST S OF & ADJ LOT 5-8	Type 1 procedure new	3/26/19		Pending
			Applicant: MIRA ENG-GOETZ JESSICA HELGERSON INTERIOR DESIGN 112 SW 1ST AVE PORTLAND OR 97204		Owner: RICHARD J KROLL 3360 SE ANKENY ST PORTLAND, OR 97214	
19-139532-000-00-LU	2327 NE 9TH AVE, 97212 <i>1. Extend the stair "pop-out" on the north side of the house out an additional 11" and down to the ground to build code-compliant staircases inside the house. If possible, reuse original door and windows. If not possible, replace with items similar in material and design. 2. Remove 2nd floor NW window and fill with siding to match in order to support the addition of a shower. 3. Remove 1st floor NW side door and fill with siding to match in order to support kitchen remodel. 4. Resize and replace 1st floor NW kitchen windows in order to support kitchen remodel.</i>	HR - Historic Resource Review 1N1E26CB 12500 IRVINGTON BLOCK 107 LOT 8	Type 1 procedure new	3/28/19		Application
			Applicant: HELEN OPIE 2327 NE 9TH AVE PORTLAND, OR 97212		Owner: HELEN OPIE 2327 NE 9TH AVE PORTLAND, OR 97212	
19-139421-000-00-LU	128 NW 23RD AVE, 97210 <i>1. Replacement of 17 severely deteriorated windows. 2. Replacement of deteriorated cornice. 3. Removal of 1 exterior door and partial brick infill to match adjacent similar conditions. 4. Install (2) wall lights on the west street facade and (1) security light on the south facade.</i>	HR - Historic Resource Review 1N1E33CB 01000 STRONGS ADD BLOCK 2 S 15' OF LOT 7 N 35' 6' OF LOT 10	Type 1x procedure	3/28/19		Application
			Applicant: PAUL FRANKS PAUL FRANKS ARCHITECTURE 19005 NE 151ST ST. WOODINVILLE WA 98072		Owner: SANDRA K BILLER 1944 NW BLUE RIDGE DR SEATTLE, WA 98177-5426	
19-138810-000-00-LU	2773 NW WESTOVER RD, 97210 <i>A kitchen remodel is proposed, removing two interior walls, cabinets and countertops. An exterior door will be removed and infilled, a 5'x5' section of roof will be reframed and an existing damaged skylight will be replaced. The total remodeled area is 230sf. The remodel does not expand the footprint of the house.</i>	HR - Historic Resource Review 1N1E32AA 13100 WESTOVER TERR BLOCK 4 LOT 18	Type 2 procedure	3/27/19		Application
			Applicant: DON LIVINGSTONE LIVINGSTONE STUDIOS ARCHITECTURE AND PLANNING LLC 2758 SW SUMMIT DR PORTLAND OR 97201		Owner: JAMES F DULCICH 2773 NW WESTOVER RD PORTLAND, OR 97210-2823 Owner: KELLEY M DULCICH 2773 NW WESTOVER RD PORTLAND, OR 97210-2823	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-137225-000-00-LU	2943 NE 13TH AVE - Unit A, 97212 <i>Expand existing covered front porch. New addition to match existing porch height and material. The roof extension will connect to existing entry gable roof on the north and south side and will also connect to the main building's roof on the west side. The existing downspout on the east facade will be relocated to the south facade. This is a contributing structure.</i>	HR - Historic Resource Review	Type 2 procedure	3/25/19		Pending
	1N1E26BD 01300 IRVINGTON BLOCK 82 LOT 6		Applicant: RICHARD BROWN RICHARD BROWN ARCHITECT, AIA 239 NW 13TH AVE # 305 PORTLAND, OR 97209		Owner: WILLIAM A PROUDMAN 2943 NE 13TH AVE PORTLAND, OR 97212-3253 Owner: PAMELA SHELLY 2943 NE 13TH AVE PORTLAND, OR 97212-3253	
Total # of LU HR - Historic Resource Review permit intakes: 5						
19-138361-000-00-LU	<i>Minor expansion of car wash facility by covering existing areas of exterior work activities.</i>	NU - Nonconforming Situations Review	Type 2 procedure	3/26/19		Pending
			Applicant: PETER F FRY 303 NW UPTON TERRACE #1B PORTLAND OR 97210 Applicant: CHUCK KAADY KAADY CAR WASH 2545 SW SPRING GARDEN ST #201 PORTLAND OR 97219			
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						
Total # of Land Use Review intakes: 15						