

Early Assistance Intakes

From: 10/21/2019

Thru: 10/27/2019

Run Date: 10/28/2019 09:18:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-243201-000-00-EA	2602 NE 13TH AVE, 97212		DA - Design Advice Request	10/21/19		Pending - EA
	<i>New construction of single family residence. Non-contributing resource.</i>					
		1N1E26BD 16800		Applicant: ALEX YALE		Owner: 2 CHILDREN LLC
		IRVINGTON BLOCK 75 LOT 16		YB-A ARCHITECTS PC 123 NW 2ND AVE, SUITE 204 PORTLAND, OR 97209		4032 NE 32ND PL PORTLAND, OR 97212
19-243882-000-00-EA	7530 N INTERSTATE AVE, 97217		EA-Zoning & Inf. Bur.- no mtg	10/22/19		Pending - EA
	<i>New Construction, Community Design Standards. 140 R-1 and R-2 Multi-family use. 3-story above grade with third floor mezzanine and basement. 18 dwelling units and 13 sleeping units. No off-street vehicular parking. Project to utilize private drywell.</i>					
		1N1E10CC 14100		Applicant: ZAC HORTON		Owner: NORTH PORTLAND APARTMENTS LLC
		FAIRPORT BLOCK 37 LOT 3&4		FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND OR 97201		10117 SE SUNNYSIDE RD #707 CLACKAMAS, OR 97015
19-244080-000-00-EA	3325 SW US VETERANS HOSPITAL RD, 97239		EA-Zoning & Inf. Bur.- w/mtg	10/22/19		Application
	<i>Request to evaluate options for the vacation of that portion of SW Whitaker Street between SW 10th Avenue and SW US Veterans Hospital Road in connection with the development of the properties with the following street addresses: 3321-3325, 3333 and 3411 SW US Veterans Hospital Road, 930 SW Whitaker Street, SW Whitaker Street (R247267-68), and 3324-3328 and 3332-3336 SW 10th Avenue.</i>					
		1S1E09AC 07800		Applicant: CHRISTIE WHITE		Owner: 3321-25 SW US VETERANS HOSPITAL ROAD LLC
		PORTLAND CITY HMSTD BLOCK 71 LOT 2 EXC PT IN ST		RADLER WHITE PARKS & ALEXANDER LLP 111 SW COLUMBIA ST, SUITE 700 PORTLAND OR 97201		3324 SW 10TH AVE PORTLAND, OR 97239
19-243728-000-00-EA	5550 NE 105TH AVE, 97220		EA-Zoning & Inf. Bur.- w/mtg	10/22/19		Application
	<i>Reconstruction of an existing waste water pump station to meet current City Standards. Proposed expansion of the site into a proposed easement on the northern neighboring property is sought to improve maintenance access and operations. An access easement through the same property is desired to avoid maintenance vehicles from need to back out onto NE 105th Avenue. Site expansion area will range from approximately 640 SF to approximately 5,000 SF. A new metal roof, 3-sided CMU structure that will be less than 12 feet high and less than 500 SF will be constructed to protect electrical cabinets from weather. A sink for washing hands will be included at the pump station. Storm will be treated using a lined facility and discharge to an existing storm sewer that serves the existing site.</i>					
		1N2E15CC 02500		Applicant: JEFF MAAG		Owner: PORTLAND CITY OF
		PARKROSE & RPLT BLOCK 101 S 14' OF W 40' OF LOT 9		CITY OF PORTLAND BES 5001 N COLUMBIA BLVD PORTLAND OR 97203		1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912
19-245055-000-00-EA	3818 N VANCOUVER AVE, 97227		EA-Zoning & Inf. Bur.- w/mtg	10/24/19		Application
	<i>New 2-story commercial office building located to rear of parcel along alley, behind the existing duplex. New drywell and landscaped shared outdoor area between existing and new building are proposed. Applicant would like to try to meet community design standards, if possible.</i>					
		1N1E22DC 12000		Applicant: DOUG SKIDMORE		Owner: MELINDA MATSON
		ALBINA HMSTD BLOCK 29 LOT 14		BEEBE SKIDMORE ARCHITECTS LLC 1500 SW 11TH AVE #2004 PORTLAND OR 97201		3818 N VANCOUVER AVE PORTLAND, OR 97227
						Owner: SIGFRED MATSON 3818 N VANCOUVER AVE PORTLAND, OR 97227

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19-243080-000-00-EA	127 SW SALMON ST, 97204		EA-Zoning & Inf. Bur.- w/mtg	10/21/19		Pending - EA
	<i>Improvements to the plazas at the World Trade Center campus to include: infill exiting stairs and create level grades to create occupiable spaces. Pre-fab and modular systems will be placed to increase vegetated cover provide seating, and clarify uses. Increase bike parking, site furnishings with integrated chargers, an e-scooter station, and an interactive kiosk to educate the public on energy. The plantings will be updated.</i>	1S1E03BA 02100 PORTLAND BLOCK 12 LOT 1-4 5-8 EXC PT IN ST	Applicant: PAUL WALLMAN PORTLAND GENERAL ELECTRIC CO 121 SW SALMON ST #230 PORTLAND OR 97204		Owner: 121 SW SALMON ST CORP 121 SW SALMON ST PORTLAND, OR 97204-9951	
19-245564-000-00-EA	440 NE 28TH AVE, 97232		EA-Zoning Only - w/mtg	10/25/19		Application
	<i>Food cart lot with permanent structure & corner to cover trash/port-a-potty area.</i>	1N1E36CB 00400 HAWTHORNES 1ST ADD BLOCK 8 N 1/2 OF LOT 1&2 EXC PT IN ST N 25' OF S 50' OF LOT 1&2	Applicant: DAVE SPITZER DMS ARCHITECTS 2325 NE 19TH AVE PORTLAND OR 97212		Owner: G28 INVESTMENTS LLC 3228 NE THOMPSON ST PORTLAND, OR 97212	
19-245058-000-00-EA	5122 NE WISTARIA DR, 97213		Public Works Inquiry	10/24/19		Pending - EA
	<i>New detached residential garage, driveway, and access paving. Proposed stormwater disposal to be by drywall or flow-through planter (pending results of infiltration testing).</i>	1N2E30BD 17000 ROSE CITY PK BLOCK 48 LOT 2	Applicant: REBECCA MORELLO OPEN CONCEPT ARCHITECTURE 208 NW 21ST AVE #201 PORTLAND OR 97209		Owner: THOMAS FAMILY TR 5122 NE WISTARIA DR PORTLAND, OR 97213	
Total # of Early Assistance intakes: 8						

Final Plat Intakes

From: 10/21/2019

Thru: 10/27/2019

Run Date: 10/28/2019 09:18:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-190041-000-00-FP	3835 N VANCOUVER AVE, 97227	FP - Final Plat Review		10/22/19		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in one standard lot and one narrow lot as illustrated with Exhibit C.2, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for 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;</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 following must occur prior to Final Plat approval:</i></p> <p>Streets</p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the requirements of the City Engineer for closure of curb cuts along the site¿s street frontage. The applicant must obtain an approved Right Of Way permit from the Portland Bureau of Transportation to close the curb cuts. The curb cut closure along the frontage of Parcel 1, where the existing house will be retained, must be completed prior to final plat approval. The closure along the frontage of the undeveloped Parcel 2 may be constructed with development on the lot as per the City Engineer¿s discretion.</i> <i>2. The applicant shall meet the requirements of the City Engineer to obtain an encroachment permit for the existing concrete staircase and retaining walls adjacent to Parcel 1. The encroachment permit for these elements must be obtained prior to final plat.</i> <p>Utilities</p> <ol style="list-style-type: none"> <i>3. 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>Existing Development</p> <ol style="list-style-type: none"> <i>4. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2.</i> <i>5. The applicant must obtain a finalized building permit for modifications to the existing house that will remain on proposed Parcel 1 that demonstrate compliance with the standards listed below in relation to the proposed new lot lines. The permit plans must include the note: This permit fulfills requirements of Condition B.5 of LU 18-190041.</i> <i>¿ 33.110.220.B and C (standards for Setbacks in the R10-R2.5 Zones) The stairs accessing the concrete porch on the west side of the existing structure must be removed and relocated to the north side of the porch.</i> <i>6. The applicant must meet the requirements of Urban Forestry to plant street tree(s) in the planter strip on N. Failing Street and N. Vancouver Avenue adjacent to Parcel 1 with the existing duplex. 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> <i>7. The applicant must meet the tree density standard of 11.50.050 on Parcel 1 with the existing duplex by either planting trees on the lot or making the equivalent payment into the City Tree Preservation and Planting Fund. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval.</i> <p><i>Other requirements</i></p>						
	1N1E22DC 11500	CENTRAL ALBINA BLOCK 25 LOT 1	Applicant: TRISHA CLARK NW LAND PLANNING PO BOX 230121 PORTLAND OR 97281		Owner: MICHAEL KIRK 6740 SW RALEIGHWOOD LN PORTLAND, OR 97225	

Other requirements

8. 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 7 inches of trees. Payment must be made to the Bureau of Development Services, who 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.

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

1. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access.

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Thru: 10/27/2019

Run Date: 10/28/2019 09:18:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-111625-000-00-FP	3969 N OVERLOOK TER, 97217	FP - Final Plat Review		10/24/19		Application
<p><i>Approval of a Preliminary Plan for a 2 parcel partition, that will result in two standard lots for detached houses with an Environmental Resource Tract (Tract A), as illustrated with Exhibit C.1-5, 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 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>- The location of the existing house, including eaves, and off-street vehicle parking area on Parcel 2, upon final inspection approval of 18-122194 RS;</i> <i>- Stormwater disposal system serving the existing structure is located entirely within Lot 2 and meeting all required setbacks;</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 N Greeley Avenue. The required right-of-way dedication must be shown on the final plat.</i> <i>2. The environmental resource tract shall be noted on the plat as "Tract A: Open Space (Environmental Resource). A note must also be provided on the plat indicating that the tract will be commonly owned and maintained by the owners of Parcels 1 and 2, or be consistent with the ownership requirements of 33.430.160.E.</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.8 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><i>C. The following must occur prior to Final Plat approval:</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall complete street and storm sewer waivers of remonstrance for N Greeley Avenue (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.</i> <i>2. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's N Overlook Terrace frontage. The applicant must obtain an approved Right Of Way permit from the Portland Bureau of Transportation to install the required sidewalk corridor. The improvements along the frontage of Parcel 2</i> 		1N1E21DC 00300 SECTION 21 1N 1E TL 300 0.77 ACRES	Applicant: BRANDON BROWN TIMOTHY P BROWN TRUST 3637 N MISSOURI AVE PORTLAND OR 97227	Owner: TIMOTHY P BROWN TRUST 112 W 11TH ST #100 VANCOUVER, WA 98660		

the required sidewalk corridor. The improvements along the frontage of Parcel 2, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of Parcel 1 may be constructed at the time of development per the City Engineer's discretion.

3. 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.

4. The applicant must receive final inspection approval of the residential building permit

19-174854-000-00-FP	7104 SE 13TH AVE, 97202	FP - Final Plat Review	10/25/19	Application
<p>Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 parcels for attached houses, as illustrated with Exhibit C1, subject to the following conditions:</p> <p>A. The following must occur prior to Final Plat approval:</p> <p>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.</p> <p>2. 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 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.</p> <p>B. The following conditions are applicable to site preparation and the development of individual lots:</p> <p>1. The applicant must meet the Fire Bureau requirements for addressing, aerial fire access, and fire flow.</p> <p>2. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.</p>		<p>1S1E23BA 04000</p> <p>SECTION 23 1S 1E</p> <p>TL 4000 0.11 ACRES</p>	<p>Applicant:</p> <p>KEVIN PARTAIN</p> <p>URBAN VISIONS</p> <p>223 NE 56TH AVE</p> <p>PORTLAND, OR 97213</p>	<p>Owner:</p> <p>EXCEPTIONAL HOMES BY ANDRE INC</p> <p>14237 BRIDGE CT</p> <p>LAKE OSWEGO, OR 97034-2177</p> <p>Owner:</p> <p>PETER P NEKETIN REV TR</p> <p>1320 SE RURAL ST</p> <p>PORTLAND, OR 97202</p>
<p>Total # of FP FP - Final Plat Review permit intakes: 3</p>				
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Thru: 10/27/2019

Run Date: 10/28/2019 09:18:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-244957-000-00-LU	6347 NE 25TH AVE, 97211 <i>Conversion of a single-family residence into a duplex (by converting the existing basement into a rentable unit). Adjustment to on-site parking space is requested (33.266.110).</i>	AD - Adjustment	Type 2 procedure	10/24/19		Application
	1N1E13CB 03200 IRVINGTON PK BLOCK 58 LOT 9&10 TL 3200		Applicant: SEAN BARNETT POLYMATH STUDIO ARCHITECTURE LLC 1555 SE HOLLY ST PORTLAND OR 97214		Owner: ASHLEY URBAN 6347 NE 25TH AVE PORTLAND, OR 97211-6043	
19-244181-000-00-LU	3527 SE 122ND AVE, 97236 <i>Sign code adjustments to the number of freestanding signs and the allowed square footage of changing image signs. (2 signs)</i>	AD - Adjustment	Type 2 procedure	10/22/19		Pending
	1S2E10DA 00200 SUBURBAN HMS CLUB TR BLOCK B LOT 1-4&26&27 TL 200		Applicant: BENJAMIN FOSS VOLTA 155 DE HARO ST SAN FRANCISCO CA 94103		Owner: CF ALBERT PROPCO III LLC 250 E PARKCENTER BLVD BOISE, ID 83706	
Total # of LU AD - Adjustment permit intakes: 2						
19-244401-000-00-LU	5632 N MONTANA AVE, 97217 <i>The proposed development is for 5-story building occupying a quarter city block at N Montana Ave and N Jessup St. The site is currently occupied by (2) lots, with (2) residential structures. The proposed building use includes at-grade lobby, bike storage, and 11 residential units, two of which are at-grade. The main entrance will be located at N Montana Ave., with private residential entrances off the perimeter garden (gate accessed on N Montana). The main entrance is covered with canopy protection. Drywells and a minimum 5'-0" landscaping buffer are located along the South and East parameters of the site along with patios for at-grade units.</i>	DZ - Design Review	Type 2 procedure	10/23/19		Application
	1N1E15CC 12000 NORTH ALBINA BLOCK 8 LOT 1		Applicant: KYLIE VON SEGGERN WORKS PROGRESS ARCHITECTURE 811 SE STARK ST, STE 210 PORTLAND OR 97214		Owner: MATTHEW DOUMITT 209 W EVERGREEN BLVD #600 VANCOUVER, WA 98660 Owner: SKYLINE SUMMIT LLC 209 W EVERGREEN BLVD #600 VANCOUVER, WA 98660	
19-243055-000-00-LU	4030 NE HALSEY ST, 97232 <i>Renovation of existing building and conversion into a Target store (with grocery, pharmacy) without any footprint expansion or exterior alterations other than exterior facade, design and signage changes.</i>	DZ - Design Review	Type 2 procedure	10/21/19		Pending
	1N1E36AA 00200 LAURELHURST BLOCK 44 LOT 1-8 TL 200		Applicant: JUSTIN BECKER KIMLEY-HORN & ASSOCIATES 401 B STREET, #600 SAN DIEGO CA 92101 Applicant: HEATHER SEXTON TARGET CORPORATION 50 SOUTH 10TH ST., STE 400, TP3-11403 MINNEAPOLIS MN 55403		Owner: WILSHIRE LUCAS INVESTMENTS LLC 6450 VIA DEL ORO SAN JOSE, CA 95119-1208	
Total # of LU DZ - Design Review permit intakes: 2						

Land Use Review Intakes

From: 10/21/2019

Thru: 10/27/2019

Run Date: 10/28/2019 09:18:

Page 2 of 4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-245419-000-00-LU	1634 SW ALDER ST, 97205 <i>7 story apartment building with 215 units.</i>	DZM - Design Review w/ Modifications 1N1E33DC 01300 PORTLAND BLOCK 323 LOT 5&6	Type 3 procedure	10/25/19		Application
			Applicant: KURT SCHULTZ SERA DESIGN 338 NW 5TH AVE PORTLAND, OR 97209			Owner: WILLAMETTE WATERFRONT LP 10151 SW WASHINGTON ST PORTLAND, OR 97225-6947
19-244431-000-00-LU	NE SANDY BLVD, 97232 <i>New 5-story group living development which includes 114 units with a mix of 2-bed, 1-bed and studio units. Floors 3-5 will be assisted living and floor 2 will house memory care residents. The ground floor will capture the active use amenity spaces and there will also be rooftop amenities and below-grade parking for residents and staff. Three modifications are being requested: maximum building length (33.130.222.B), Sandy Boulevard Plan District height limits in transition zones (33.575.100.C), and setback landscaping (33.130.215.B.2).</i>	DZM - Design Review w/ Modifications 1N1E36BA 04600 GOODSELLS ADD BLOCK 4 LOT 3-4 EXC PT IN ST LOT 5-6	Type 3 procedure	10/23/19		Pending
			Applicant: DAVID HOWARD ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST #300 PORTLAND OR 97209			Owner: SANDY LOT PORTLAND LLC 6211 CAMINO DE LA COSTA LA JOLLA, CA 92037
Total # of LU DZM - Design Review w/ Modifications permit intakes: 2						
19-245454-000-00-LU	710 NW 14TH AVE, 97209 <i>Projecting non-illuminated blade sign mounted on South-facing side of building (NW Irving St.). 106" clearance from sidewalk to bottom of sign. Mounted 15 ft. 8 in. West on NW Irving St. from Southwest corner of building.</i>	HR - Historic Resource Review 1N1E33AD 99001 CRANE BUILDING LOFTS CONDOMINIUM LOT 0-1 OFFICE UNIT HISTORIC PROPERTY 15 YR 2006, POTENTIAL ADDITIONAL TAX	Type 1x procedure	10/25/19		Application
			Applicant: DREW BARDANA SIGN WIZARDS 1111 SE GRAND AVE PORTLAND OR 97214			Owner: CRANE BUILDING LLC 1215 4TH AVE #600 SEATTLE, WA 98161-1084
19-245588-000-00-LU	<i>Replace wooden garage door with like materials (wood) and in a matching style of the original painted wood (historic salmon color), which is necessary due to an arsen fire.</i>	HR - Historic Resource Review	Type 1x procedure	10/25/19		Application
			Applicant: JENNY MARTIN YU CONTEMPORARY, INC 800 SE 10TH AVE PORTLAND OR 97214			Owner: YU CONTEMPORARY INC 800 SE 10TH AVE PORTLAND, OR 97214-2548
19-245390-000-00-LU	30 SW NAITO PKWY, 97204 <i>Upgrade of the odor treatment equipment for the Ankeny Pump Station and the Ankeny CSO shaft in two existing underground vaults.</i>	HR - Historic Resource Review 1N1E34DC 00100 COUCHS ADD BLOCK 1 TL 100	Type 2 procedure	10/25/19		Application
			Applicant: CHRIS SELKER BUREAU OF ENVIRONMENTAL SERVICES 5001 N COLUMBIA BLVD PORTLAND, OR 97203			Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912
19-243186-000-00-LU	2229 SE CYPRESS AVE, 97214 <i>Replace front columns, new windows and siding on main and upper floor, add 12" overhang on north and south side of house, replace front door. Non-contributing Resource.</i>	HR - Historic Resource Review 1S1E02DC 02600 LADDS ADD BLOCK 28 LOT 23	Type 2 procedure	10/21/19		Pending
			Applicant: MICHAEL NEDELISKY MJN & ASSOCIATES 5878 SE 29TH TERRACE GRESHAM OR 97080			Owner: MJN BUILDER LLC 7500 SE 162ND AVE PORTLAND, OR 97236-4846

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19-245373-000-00-LU	1420 NE SISKIYOU ST, 97212 <i>58 sq ft alteration of front elevation (street facing facade) including new covered front entry archway (type more)</i>	HR - Historic Resource Review	Type 2 procedure	10/25/19		Application
	1N1E26AB 20800 IRVINGTON BLOCK 68 W 25' OF LOT 1&2 E 25' OF LOT 19&20		Applicant: DONNIE SCHMIDT CENTERFIELD STUDIO 5392 TREE ST LAKE OSWEGO, OR 97035		Owner: PAUL SCHMIDT 8 HAMILTON AVE CROTON ON HUDSON, NY 10520 Owner: MELISSA CLARKE 8 HAMILTON AVE CROTON ON HUDSON, NY 10520	
Total # of LU HR - Historic Resource Review permit intakes: 5						
19-245098-000-00-LU	2124 NW FLANDERS ST, 97210 <i>Proposal is for four stories of market-rate apartments over a walk-out basement level with 19 residential units and typical utilities. Floors 1-4 are proposed to have outdoor balcony space. The roof is anticipated to incorporate an ecoroof and solar panels. The project has no parking. The site is non-contributing in Alphabet Historic District.</i>	HRM - Historic Resource Review w/Modifications	Type 3 procedure	10/24/19		Application
	1N1E33CA 09400 KINGS 2ND ADD N 100' OF W 50' OF E 150' OF BLOCK 36		Applicant: BRIAN EMERICK EMERICK ARCHITECTS 321 SW 4TH AVE #200 PORTLAND OR 97204		Owner: 2124 NW FLANDERS LLC PO BOX 6843 PORTLAND, OR 97228	
19-245664-000-00-LU	1021 SW 4TH AVE, 97204 <i>Renovation and seismic upgrade of the historic Multnomah County Courthouse. Modification to the ground floor windows. Adjustment to vehicular access.</i>	HRM - Historic Resource Review w/Modifications	Type 3 procedure	10/25/19		Application
	1S1E03BB 00500 PORTLAND BLOCK 58		Applicant: AUGSTIN ENRIQUEZ V GBD ARCHITECTS 1120 NW COUCH STREET #300 PORTLAND OR 97209		Owner: NBP 1021 SW 4TH LLC 9 SE 3RD AVE STE 100 PORTLAND, OR 97214	
19-244372-000-00-LU	2171 NW GLISAN ST, 97210 <i>Two proposed 3-story affordable multi-family buildings (each with a basement), focused on providing compact apartment residences for single mothers with children. Project includes (13) 2-BR units, including (1) ADA-accessible unit and a 600 sf day care on basement level. Non contributing resource.</i>	HRM - Historic Resource Review w/Modifications	Type 3 procedure	10/23/19		Pending
	1N1E33CA 00900 KINGS 2ND ADD BLOCK 18 W 10' OF LOT 12 E 40' OF LOT 13		Applicant: DAVID HORSLEY DAO ARCHITECTURE LLC 310 SW 4TH AVE ST 810 PORTLAND OR 97204		Owner: 2167-2171 NW GLISAN LLC 141 SE 52ND AVE PORTLAND, OR 97215	
Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 3						
19-244645-000-00-LU	830 SE 102ND AVE, 97216 <i>Lot Consolidation of current platted lots into 1 Parcel equaling 3.29 acres.</i>	LC - Lot Consolidation	Type 1x procedure	10/23/19		Application
	1S2E03BB 02000 EAST MT TABOR BLOCK 4 LOT 31-34		Applicant: MICAH WIRHOL WESTLAKE CONSULTANTS, LLC 15115 SW SEQUOIA PARKWAY TIGARD OR 97224		Owner: PORTLAND ADVENTIST MEDICAL CENTER 10123 SE MARKET ST PORTLAND, OR 97216-2532	
Total # of LU LC - Lot Consolidation permit intakes: 1						

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From: 10/21/2019

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Run Date: 10/28/2019 09:18:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-244984-000-00-LU	4849 NE 138TH AVE, 97230	NU - Nonconforming Situations Review	Type 2 procedure	10/24/19		Application
	<i>Parking lot expansion of approximately 88 parking spaces to serve the existing site uses. Access to the parking will be provided within the existing Costco parking lot; no new public street access points are being proposed. Further study of a comprehensive stormwater management plan, including detention and water quality, is anticipated.</i>	1N2E23A 00600 SPACE INDUSTRIAL PK BLOCK 3&8 TL 600	Applicant: JEFF SHOEMAKER DOWL 720 SW WASHINGTON ST #750 PORTLAND OR 97205		Owner: COSTCO WHOLESALE CORP 999 LAKE DR ISSAQUAH, WA 98027	
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						
19-243974-000-00-LU	5520 NE 55TH AVE, 97218	TV - Tree Preservation Plan Violation	Type 2 procedure	10/22/19		Pending
	<i>Tree Review for tree violation for required tree preservation for LU 17-205888-LDS AD</i>	1N2E18DC 05200 SECTION 18 1N 2E TL 5200 0.44 ACRES	Applicant: SLAVIK DEZHNYUK DEZ DEVELOPMENT LLC 10117 SE SUNNYSIDE RD, STE F1123 CLACKAMAS OR 97015		Owner: DEZ DEVELOPMENT LLC 10117 SE SUNNYSIDE RD #F1123 CLACKAMAS, OR 97015-7708	
Total # of LU TV - Tree Preservation Plan Violation permit intakes: 1						
19-245706-000-00-LU	NW 24TH PL, 97210	ZC - Zoning Map Amendment	Type 3 procedure	10/25/19		Application
	<i>The applicant is requesting a zoning map amendment in compliance with the comprehensive plan to change the current zoning designation on the southern portion of the property from CM1 to CM2 to be consistent with the northern portion of the property, zoned CM2, and resolve the current split zoning.</i>	1N1E28CC 00800 WILSONS ADD BLOCK 6 LOT 11-14&16 TL 800	Applicant: JENNIFER PITTSLEY 1535-A1 LLC 2495 NW NICOLAI ST PORTLAND OR 97210		Owner: 1535-A1 LLC 2539 NW VAUGHN ST PORTLAND, OR 97210	
Total # of LU ZC - Zoning Map Amendment permit intakes: 1						
Total # of Land Use Review intakes: 18						