

Early Assistance Intakes

From: 11/11/2019

Thru: 11/17/2019

Run Date: 11/18/2019 10:56:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-252907-000-00-EA	1709 SE 3RD AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	11/14/19		Application
	<i>New creative office development to be developed in 2 phases, as two distinct buildings. "Phase 3" is the renovation of an existing bow-string truss warehouse with basement level parking. "Phase 4" is a 6+ story mass timber office building over two levels of underground parking. This EA is to discuss the land division.</i>	1S1E03DA 03800 SECTION 03 1S 1E TL 3800 1.07 ACRES	Applicant: EMILY HAYS HACKER 1615 SE 3RD AVENUE, 5TH FLOOR PORTLAND OR 97214		Owner: OEB INVESTORS (5291) 1615 SE 3RD AVE #111 PORTLAND, OR 97214	
19-252781-000-00-EA	146 N GERTZ RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	11/14/19		Application
	<i>Maintenance, security and safety-related improvements for existing truck/trailer storage facility, including improved pedestrian crossing of NE Gertz Road.</i>	1N1E03D 00200 SECTION 03 1N 1E TL 200 24.64 ACRES SPLIT LEVY & SPLIT MAP R146538 (R204703600)	Applicant: LINDZI BISHOP FURST CONSTRUCTION 708 WEST NORTH TEMPLE SALT LAKE CITY UT 84116		Owner: OLD DOMINION FREIGHT LINE INC 500 OLD DOMINION WAY THOMASVILLE, NC 27360-8923	
19-253265-000-00-EA	1675 NE 41ST AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	11/15/19		Application
	<i>Build a new community building of 16 independent residences that provide mutual support, shared services, personal autonomy, security and ease of maintenance. There will be shared spaces for gathering, fitness, therapy, creation of art, enjoyment of art, meal prep and family-style dining. There will also be an on-site space for creative work: art therapy studio, music therapy studio, and display/gallery spaces.</i>	1N1E25DD 11000 RALSTONS ADD BLOCK 4 LOT 7&8 EXC PT IN ST	Applicant: DOUG CIRCOSTA DOUG CIRCOSTA, ARCHITECT 14670 SW FOREST DR BEAVERTON OR 97007		Owner: CAUDALOSO LLC 1061 NE 9TH AVE APT 2007 PORTLAND, OR 97232	
19-251529-000-00-EA	120 SW ANKENY ST, 97204		EA-Zoning & Inf. Bur.- w/mtg	11/12/19		Application
	<i>This project involves the renovation of retail spaces in 'greenhouse' structure of the New Market Theater. Options A, B and C are under consideration. Option A is least intensive and Option C the most. The project may include the reduction or elimination of existing parking, an increase of the retail area, and modifications to the exterior.</i>	1N1E34DC 01100 PORTLAND BLOCK 33 TL 1100	Applicant: ARMIN QUILICI QUILICI ARCHITECTURE & DESIGN INC 210 SW MORRISON ST SUITE 600 PORTLAND OR 97204		Owner: NBP NEW MARKET LLC 9 SE 3RD AVE STE 100 PORTLAND, OR 97214	
19-251602-000-00-EA	5905 N INTERSTATE AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	11/12/19		Application
	<i>New 3-story, mixed use structure. 19 apartments units are proposed. the ground floor will contain 959 sf of commercial lease space along Interstate Ave. The project total square footage is 12,216. a drywell on the north end of the site will serve to dispose of stormwater.</i>	1N1E16DD 05700 MINROSE BLOCK 1 LOT 22 LAND & IMPS SEE R219469 (R572700451) FOR BILLBOARD	Applicant: JIM TOPOREK STUDIO 3 ARCHITECTURE 275 COURT ST NE PORTLAND OR 97301		Owner: DEZ DEVELOPMENT LLC 14552 SE 155TH DR CLACKAMAS, OR 97015	
19-252417-000-00-EA	NW LEIF ERIKSON DR, 97229		EA-Zoning & Inf. Bur.- w/mtg	11/13/19		Cancelled
	<i>The purpose of the project is twofold: to repair the exposed sections of the LS 14 pipeline at and around the Doane Creek crossing in the City of Portland's Forest Park and to conduct necessary pipeline maintenance activities within the park to maintain continued compliance with PHMSA regulations. This project also would consist of trimming and possible selective removal of trees so that aerial views can be seen of this site (See EA 11-140389).</i>	1N1W14 00600 SECTION 14 1N 1W TL 600 157.63 ACRES	Applicant: NICOLE RODRIGUEZ KINDER MORGAN 1001 LOUISIANA STREET, STE 1000 HOUSTON TX 77002		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	

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19-252809-000-00-EA	6729 SE 162ND AVE, 97236 <i>A comprehensive Plan and Zoning Amendment to change the existing designation from R10 to a greater density residential or mixed-use designation.</i>	1S2E24AA 00300 SECTION 24 1S 2E TL 300 4.99 ACRES	EA-Zoning Only - w/mtg	11/14/19		Application
19-253417-000-00-EA	3015 SE BERKELEY PL, 97202 <i>Construction of an approximately 150-suite retirement residence and other senior-related uses.</i>	1S1E24DC 01500 SECTION 24 1S 1E TL 1500 1.81 ACRES	EA-Zoning Only - w/mtg	11/15/19		Application
19-251625-000-00-EA	12102 SE DIVISION ST, 97266 <i>Reduction of 3929 sf Burger King Restaurant to reconfiguration of drive-thru lane from a single lane, to a Y type lane, allowing for entry of drive-thru to be closer to SE 119th Avenue. This will allow for a second drive-thru pad to the East of the Burger King. Drive-thru canopy is to be demolished. Drive-thru window is to be shifted South in the same wall. Exterior elevations are to be updated to meet current image standards.</i>	1S2E10AA 00200 SECTION 10 1S 2E TL 200 9.88 ACRES	EA-Zoning Only - w/mtg	11/12/19		Application
19-252382-000-00-EA	10340 SE DIVISION ST, 97266 <i>The concept of this project is to construct a new assisted living and memory care community to serve the local residents of the community. the project is currently envisioned to house between 90-120 residents. An existing medical office building will be replaced as part of the project and two residential homes will be demolished. The current concept design houses memory care on the first floor and assisted living on two upper floors. A basement level will provide support services.</i>	1S2E10BB 02300 PITTOCK GROVE BLOCK 2 LOT 3	EA-Zoning Only - w/mtg	11/13/19		Application
19-253213-000-00-EA	5936 NE 42ND AVE, 97218 <i>Planned Unit Development for (12) detached SFR. Lots are CM2 and R10. The R10 lot is land-locked and non-conforming due to size. Stormwater will be infiltrated on site through drywells.</i>	1N2E18CC 04300 STOKES TR INC PT VAC ST W OF & ADJ N 70' OF LOT 52	PC - PreApplication Conference	11/15/19		Application
19-252889-000-00-EA	NW 29TH AVE, 97210 <i>Performance and education facility for Northwest Children's Theater. One level of partially-below-grade parking; two levels of performance, education, and administrative space above. Combination of stormwater planters and eco-roof being considered; assume no infiltration allowed due to fill.</i>	1N1E29DB 04300 WILLAMETTE HTS ADD BLOCK 11 LOT 3&4&7&8&11 TL 4300	PC - PreApplication Conference	11/14/19		Application

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19-252286-000-00-EA	1650 NW 21ST AVE, 97209		PC - PreApplication Conference	11/13/19		Application
	<i>6 story market rate senior apartment building with 186 residential units and basement parking. Stormwater disposal will occur through drywells in the pedestrian way.</i>	1N1E28CD 02400 COUCHS ADD INC PT VAC ST BLOCK 292 EXC PT IN ST	Applicant: KURT SCHULTZ SERA DESIGN AND ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: PREG NW PORTLAND LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403-1161	
19-252423-000-00-EA	NW LEIF ERIKSON DR, 97229		PC - PreApplication Conference	11/13/19		Application
	<i>The purpose of the project is twofold: to repair the exposed sections of the LS 14 pipeline at and around the Doane Creek crossing in the City of Portland's Forest Park and to conduct necessary pipeline maintenance activities within the park to maintain continued compliance with PHMSA regulations. This project also would consist of trimming and possible selective removal of trees so that aerial views can be seen of this site (See EA 11-140389).</i>	1N1W14 00600 SECTION 14 1N 1W TL 600 157.63 ACRES	Applicant: NICOLE RODRIGUEZ KINDER MORGAN 1001 LOUISIANA STREET, STE 1000 HOUSTON TX 77002		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	

Total # of Early Assistance intakes: 14

Final Plat Intakes

From: 11/11/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-132117-000-00-FP	4610 SW TAYLORS FERRY RD, 97219	FP - Final Plat Review		11/12/19		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition that will result in 3 standard parcels, as illustrated with Exhibits C.1-C.4, 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> <p><i>"Any buildings or accessory structures on the site at the time of the final plat application;</i></p> <p><i>"Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i></p> <p><i>"Any other information specifically noted in the conditions listed below.</i></p>		1S1E30DA 00700				
		SECTION 30 1S 1E TL 700 0.49 ACRES	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: RAREBIRD INC 800 NE BROADWAY PORTLAND, OR 97232-1216	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-107677-000-00-FP	SW ENGLEWOOD DR, 97034	FP - Final Plat Review		11/14/19		Application

Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 single dwelling parcels for detached homes as illustrated with Exhibits C.1-C.5, subject to the following conditions:

A. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of Multnomah County Transportation for SW Englewood Drive. The required right-of-way dedication must be shown on the final plat.

2. A recording block for each of the legal documents such as maintenance agreements, acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions B.2 and B.3 below. The recording blocks shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Special Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records."

B. The following must occur prior to Final Plat approval:

Existing Development

1. The applicant must obtain a finalized demolition permit for removal of the accessory structure on Parcel 2. If it is determined that a building permit is not required for the removal, the applicant must submit before and after pictures of the site to verify that the structure has been removed.

Required Legal Documents

2. The applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Parcels 1 and 2 to contain internal fire suppression sprinklers, per Fire Bureau Appeal no 20768. The acknowledgement shall be referenced on and recorded with the final plat.

3. 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 acknowledgement shall be referenced on and recorded with the final plat.

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

1. Development on Parcels 1 and 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.3) and the applicant's arborist report (Exhibit A.12). Specifically, all trees on Parcels 1 and 2, as shown on Exhibit C.3, are required to be preserved, with the root protection zones indicated on Exhibit C.3. Tree protection fencing is required along the root protection zone of the trees 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 zones may only occur if it meets the Tree Protection Specifications of 11.60.030, as written today, including a performance path approach.

1S1E33DD 01001

ENGLEWOOD RPLT
LOT 23&24 TL 1001
DEFERRAL-POTENTIAL ADDITIONAL TAX

Applicant:
DON DEVLAE MINCK
COMPASS LAND SURVEYORS
4107 SE INTERNATIONAL WAY,
SUITE 705
MILWAUKIE OR 97222

Owner:
LEWIS J INKSTER JR TR
PO BOX 665
BEND, OR 97709

2. *The applicant shall meet Multnomah County requirements to make stormwater improvements in SW Englewood Drive to allow offsite disposal.*

3. *The applicant will be required to install residential sprinklers in the new houses on Parcels 1 and 2 per appeal ID# 20768.*

4. *The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for submitting a signed Disclaimer for Existing Onsite Sewage Disposal System. If a septic feature is found during construction, a decommissioning permit must be obtained, and the septic feature decommissioned per OAR 340-071-0185.*

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

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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
19-252462-000-00-LU	2900 NE MARINE DR, 97211	AD - Adjustment	Type 2 procedure	11/13/19		Application
<i>Adjustment to the Northern & Eastern Landscape standards. Adjustment to Parking standards.</i>						
	1N1E01BC 00300		Applicant: PHILIP SYDNOR INTEGRATE ARCHITECTURE AND PLANNING, PC 1919 N KILPATRICK ST PORTLAND OR 97217		Owner: WPC MARINE LLC 307 LEWERS ST 6TH FL HONOLULU, HI 96815	
	SECTION 01 1N 1E TL 300 3.00 ACRES					
19-252470-000-00-LU	296 NW MAYWOOD DR, 97210	AD - Adjustment	Type 2 procedure	11/13/19		Application
<i>Adjustment to 33.266.120 for size and placement of vehicle parking areas.</i>						
	1N1E33CB 06002		Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225		Owner: KEITH NELSON 3497 NW THURMAN ST PORTLAND, OR 97210	
	PARTITION PLAT 1997-91 LOT 2					
Total # of LU AD - Adjustment permit intakes: 2						
19-252037-000-00-LU	6000 NE 80TH AVE, 97218	CU - Conditional Use	Type 2 procedure	11/12/19		Pending
<i>This is an application to modify the conditional use approved by the City under file number LU 16-257974 to remove a portion of the property from conditional use approval, pursuant to the separately filed PLA (PR 19-252030).</i>						
	1N2E17DA 01200		Applicant: BRIAN MARTINEK NW REGINAL REENTRY CENTER 6000 NE 80TH AVE PORTLAND OR 97218		Owner: NORTHWEST REGIONAL RE-ENTRY CENTER 6000 NE 80TH AVE PORTLAND, OR 97218-2898	
	PROPCO INDUSTRIAL PARK LOT 3 TL 1200					
Total # of LU CU - Conditional Use permit intakes: 1						
19-251616-000-00-LU	545 SW TAYLOR ST, 97204	DZ - Design Review	Type 1 procedure new	11/12/19		Pending
<i>Install 4 small cell antennas (3-5G and 1 - 4G). Antennas to be installed at window openings on facade of building at 7th floor garage level and 10th floor garage level. The (4) small cell antennas will be colored to match existing building window screen fenestration exterior. The associated equipment radios, RRUs, cabinets, etc to be installed inside building at basement, 5th floor, 7th floor, and 10th floor of building interior garage levels.</i>						
	1S1E03BB 80001		Applicant: KONRAD HYLE BLACKROCK LLC 22135 SW COLE CT TUALATIN, OR 97062		Owner: MARK-TAYLOR LLC 111 SW COLUMBIA #1380 PORTLAND, OR 97201	
	HILTON MARK-TAYLOR CONDOMINIUM HOTEL UNIT		Applicant: MELISSA BODINE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230		Owner: THI VI PORTLAND LLC 1997 ANNAPOLIS EXCH PKWY #55 ANNAPOLIS, MD 21401	
					Owner: ASSOCIATION OF UNIT OWNERS OF HILTON MARK-TAYLOR COND 111 SW COLUMBIA ST PORTLAND, OR 97201	

Total # of LU DZ - Design Review permit intakes: 1

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-253633-000-00-LU	5514 SW HEWETT BLVD, 97221	EV - Environmental Violation	Type 2 procedure	11/15/19		Application
<i>EN violation review to correct violations noted in case 16-266868-SC</i>						
	1S1E07BA 02400		Applicant: SUSAN BANKOWSKI 2728 SW GREENWAY AVE PORTLAND, OR 97201-1626		Owner: BRANDON BANKOWSKI 2728 SW GREENWAY AVE PORTLAND, OR 97201-1626	
	SECTION 07 1S 1E TL 2400 3.66 ACRES				Owner: SUSAN BANKOWSKI 2728 SW GREENWAY AVE PORTLAND, OR 97201-1626	
19-253618-000-00-LU		EV - Environmental Violation	Type 2 procedure	11/15/19		Application
<i>EN Violation Review to correct tree cutting and grading within environmental protection overlay zone (see 16-266868-SC)</i>						
			Applicant: SUSAN BANKOWSKI 2728 SW GREENWAY AVE PORTLAND OR 97201		Owner: SUSAN BANKOWSKI 2728 SW GREENWAY AVE PORTLAND OR 97201	
Total # of LU EV - Environmental Violation permit intakes: 2						
19-252364-000-00-LU	610 SW ALDER ST, 97205	HR - Historic Resource Review	Type 1x procedure	11/13/19		Application
<i>Removal of non-historic, non-contributing canopy over a small tenanat space on the first floor of the Alder Street Elevation.</i>						
	1N1E34CC 08000		Applicant: JOE ZODY ZODY ARCHITECTURE, LLC 520 SW YAMHILL, STE 910 PORTLAND OR 97204		Owner: RALPH SCHLESINGER COMPANY LLC 610 SW ALDER ST #1221 PORTLAND, OR 97205-3613	
	PORTLAND BLOCK 178 LOT 1-3 TL 8000					
Total # of LU HR - Historic Resource Review permit intakes: 1						
19-252550-000-00-LU	2420 NE 15TH AVE, 97212	HRA - Historic Design Tier A	Type 1 procedure new	11/13/19		Pending
<i>Owner wants to replace attic windows that are crumbling, with like design/type windows. Current windows are allowing water in the attic. This is a contributing resource.</i>						
	1N1E26DB 04200		Applicant: KATZ, ROBERT S TR 1010 WILDER AVE #1301 HONOLULU, HI 96822-2664		Owner: KATZ, MARCY A TR 1010 WILDER AVE #1301 HONOLULU, HI 96822-2664	
	IRVINGTON BLOCK 62 LOT 17&18		Applicant: ANDREA BAFFARO WINDEMERE REALTY TRUST 1220 NW LOVEJOY ST #130 PORTLAND OR 97209		Owner: KATZ, ROBERT S TR 1010 WILDER AVE #1301 HONOLULU, HI 96822-2664	
Total # of LU HRA - Historic Design Tier A permit intakes: 1						
19-252868-000-00-LU	2134 NE FREMONT ST, 97212	HRB - Historic Design Tier B	Type 1 procedure new	11/14/19		Application
<i>Alteration to add a master bathroom to second floor. The project effects 3 windows on the SE corner of the second story. One window will be removed completely, and 2 others will be reduced in size. This is a contributing structure.</i>						
	1N1E26AA 02800		Applicant: ERIN LAMB HEARTWOOD RESIDENTIAL WORKS LLC 1407 NE 155TH AVE PORTLAND OR 97230		Owner: PHONG HO 2134 NE FREMONT ST PORTLAND, OR 97212	
	IRVINGTON BLOCK 15 LOT 1 EXC PT IN ST					

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19-252651-000-00-LU	2334 NW KEARNEY ST, 97210	HRB - Historic Design Tier B	Type 1 procedure new	11/13/19		Pending
	<i>Modifications to existing attached 3-story deck on rear facade of 4-unit multi-family apartment building. Current deck configuration will be slightly modified to create a code compliant egress stair from 3rd floor bedrooms. This is a contributing structure.</i>	1N1E33BC 09800 KINGS 2ND ADD BLOCK 3 LOT 7	Applicant: RYAN FLATTERY CASCADE STUDIO ARCHITECTURI 1612 SE 35TH AVE PORTLAND OR 97214		Owner: NW KEARNEY CAPITAL LLC 2334 NW KEARNEY ST PORTLAND, OR 97210	
Total # of LU HRB - Historic Design Tier B permit intakes: 2						
19-251652-000-00-LU	2404 SW 6TH AVE, 97201	LC - Lot Consolidation	Type 1x procedure	11/12/19		Pending
	<i>Lot consolidation for the full block bounded by SW 6th Ave, SW Caruthers St., SW 5th Ave., and SW Sheridan St.</i>	1S1E04DD 02600 CARUTHERS ADD BLOCK 26 N 35' OF W 55' OF LOT 7	Applicant: BOB JOHNSON TERWILLIGER PLAZA INC 2545 SW TERWILLIGER BLVD PORTLAND OR 97201		Owner: TERWILLIGER PLAZA 2545 SW TERWILLIGER BLVD PORTLAND, OR 97201-6302 Owner: PACIFIC SKYLINE HOLDINGS I LLC 2545 SW TERWILLIGER BLVD PORTLAND, OR 97201	
Total # of LU LC - Lot Consolidation permit intakes: 1						
19-253589-000-00-LU	2332 SW 16TH AVE, 97201	NU - Nonconforming Situations Review	Type 2 procedure	11/15/19		Application
	<i>Review of nonconforming situation and adjustment request to retaining wall standard (33.110.257).</i>	1S1E04CA 07700 PORTLAND BLOCK 305 TL 7700	Applicant: JENNIFER WRIGHT RICHARD BROWN ARCHITECT 239 NW 13TH AVE, ROOM 305 PORTLAND, OR 97209		Owner: FINDELSTEIN, SCOTT TR 2332 SW 16TH AVE PORTLAND, OR 97201 Owner: LINDQUIST, MOLLY TR 2332 SW 16TH AVE PORTLAND, OR 97201	
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						
19-251767-000-00-LU	5025 SE 118TH AVE, 97266	TV - Tree Preservation Plan Violation	Type 2 procedure	11/12/19		Pending
	<i>Correction of zoning violation (CC 19-209475) The tree behind house was cut and removed in violation of the Johnson Creek Floodplain Standards (special flood hazard area). Note: Tree removal performed by previous owner prior to 4/17/2019.</i>	1S2E15AD 01200 SECTION 15 1S 2E TL 1200 0.41 ACRES	Applicant: JAMIE LERMA RED CROW, LLC PO BOX 825 CANNON BEACH OR 97110		Owner: DEP LLC 1820 SW 58TH AVE PORTLAND, OR 97221	
Total # of LU TV - Tree Preservation Plan Violation permit intakes: 1						

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19-251592-000-00-LU <i>Lot validation</i>	4911 SE 33RD AVE, 97202	VR - Lot Validation Review	Type 2 procedure	11/12/19		Pending
		1S1E13BA 11200 NORWALK HTS BLOCK 2 LOT 8 EXC N 2' LOT 9-14	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: RENAISSANCE CUSTOM HOMES LLC 16771 BOONES FERRY RD LAKE OSWEGO, OR 97035-4213	
Total # of LU VR - Lot Validation Review permit intakes: 1						

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