

**Early Assistance Intakes**

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-261645-000-00-EA	915 NE SCHUYLER ST, 97212		DA - Design Advice Request	12/6/19		Pending - EA
	<i>HLC HEARING - Renovation of Dahlke Manor consists of limited exterior repairs, site work, and a new addition. The addition will be a single story space to enlarge the existing ground floor community room located on the west side of the building.</i>	1N1E26CD 06400 HOLLADAYS ADD BLOCK 254 LOT 1-8	Applicant: HALI KNIGHT PETER MEIJER ARCHITECT, PC 605 NE 21ST AVE., SUITE 200 PORTLAND OR 97232		Owner: HOUSING AUTHORITY OF PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540	
19-264356-000-00-EA	327 NW 6TH AVE, 97209		DA - Design Advice Request	12/12/19		Pending - EA
	<i>DZ HEARING - Construction of a new, 7 story, mixed-use building on a quarter block site. The proposal includes 70 short term single room occupancy units. There will be 30 studio apartments as well as Central City Concern offices and community spaces. There are two Type B loading spaces with access from NW Flanders. This proposal is funded by the Portland Housing Bureau.</i>	1N1E34CA 02300 COUCHS ADD BLOCK 47 LOT 5&8	Applicant: ADAM HOSTETLER WORKS PROGRESS ARCHITECTURE 811 SE STARK ST., SUITE 210 PORTLAND OR 97214		Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204	
19-268471-000-00-EA	, 97219		EA-Zoning & Inf. Bur.- no mtg	12/23/19		Pending - EA
	<i>Build two single family dwellings with possible ADUs on each lot.</i>	1S1E32BB 10600 WEST PORTLAND PK BLOCK 35 LOT 23&24	Applicant: DARREN DAVISON 16055 SW WALKER RD #161 BEAVERTON OR 97006		Owner: DARREN DAVISON 1133 SE 37TH AVE HILLSBORO, OR 97123	
19-259353-000-00-EA	16015 SE STARK ST, 97233		EA-Zoning & Inf. Bur.- w/mtg	12/3/19		Pending - EA
	<i>Construction of a new 5 story Type III construction, low income multi-family apartment building, with surface parking and courtyard. (93 units, with a mix of 1, 2 &amp; 3 bedroom sizes)</i>	1N2E36DD 01400 MEYERMEAD BLOCK 3 S 175' OF LOT 12	Applicant: BEN OTT HOLST 123 NE 3RD AVE, STE 310 PORTLAND OR 97232		Owner: HUMAN SOLUTIONS INC 12350 SE POWELL BLVD PORTLAND, OR 97236	
19-265048-000-00-EA	1021 NE 33RD AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	12/13/19		Pending - EA
	<i>Project to convert the Mann House into an affordable housing complex serving low income families. By renovating the existing 51,000sf building and creating a new, 36,000sf addition, 88 total units will be created (8 three-bedrooms, 35 two-bedrooms and 45 one-bedrooms).</i>	1N1E36BA 04800 SECTION 36 1N 1E TL 4800 3.14 ACRES	Applicant: KEITH DAILY EMERICK ARCHITECTS 321 SW 4TH AVE STE 200 PORTLAND OR 97204		Owner: THE MOVEMENT CENTER INC PO BOX 13310 PORTLAND, OR 97213-0310	
19-270350-000-00-EA	SE UMATILLA ST, 97206		EA-Zoning & Inf. Bur.- w/mtg	12/30/19		Application
	<i>Stanford Heights. Block 13, lot 16, 17, 18, 19 and 20. Build five single family detached homes.</i>	1S2E19CC 01800 STANFORD HTS BLOCK 13 LOT 18	Applicant: LUCA GORMAN CAPITA NORTHWEST LLC 20635 NW HIGHLAND CT PORTLAND, OR 97229		Owner: MOHAMMAD SHAFI 4925 SW MILES ST PORTLAND, OR 97219	

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19-269603-000-00-EA	322 SW 11TH AVE, 97205		EA-Zoning & Inf. Bur.- w/mtg	12/27/19		Pending - EA
	<i>Rehabilitate and seismically upgrade the existing Joyce Hotel building as a mixed-use building. Exterior work includes new storefront windows and awning work. Housing amenities will include a rooftop outdoor space, a bike room, communal laundry room, a community room with a large kitchen, and sufficient office and clinic space.</i>	1N1E34CC 02300 PORTLAND BLOCK 87 TL 2300	Applicant: ANNA GALLOWAY CARLETON HART ARCHITECTURE 830 SW 10TH AVENUE #200 PORTLAND OR 97205		Owner: CITY OF PORTLAND 421 SW 6TH AVE #500 PORTLAND, OR 97204	
19-267645-000-00-EA	2425 SE BYBEE BLVD, 97202		EA-Zoning & Inf. Bur.- w/mtg	12/20/19		Pending - EA
	<i>Proposing a new wireless facility with antennas on the driving range pole (replaced and increased by 10ft) with equipment in parking lot.</i>	1S1E13 00200 SECTION 13 1S 1E TL 200 80.33 ACRES	Applicant: TAMMY HAMILTON ACOM CONSULTING INC FOR VERIZON WIRELESS 5200 SW MEADOWS RD, SUITE 151 LAKE OSWEGO, OR 97035		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204	
19-266660-000-00-EA	N SCHMEER RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/18/19		Pending - EA
	<i>Proposal to develop a 269,000sf industrial warehouse with associated loading docks and site improvements on the northern portion of R314493. The development will support the larger Prologis Meadows campus and the industrial redevelopment of the former Portland Meadows horse race track.</i>	1N1E03C 00200 SECTION 03 1N 1E TL 200 31.47 ACRES SPLIT MAP R314973 (R941101590)	Applicant: KEN SUN PROLOGIS, L.P. 3353 GATEWAY BLVD FREMONT, CALI. 94538		Owner: PROLOGIS LP 1800 WAZEE ST #500 DENVER, CO 80202-2526	
19-265985-000-00-EA	410 SW HARRISON ST, 97201		EA-Zoning & Inf. Bur.- w/mtg	12/17/19		Application
	<i>New senior housing project with approximately 260-290 units, below grade parking and 16 stories above grade type 1 construction.</i>	1S1E03CB 02900 PORTLAND BLOCK 154 LOT 1&2&7&8	Applicant: CARRIE STRICKLAND WORKS ARCHITECTURE 811 SE STARK SUITE210 PORTLAND OR, 97214		Owner: ERIDANUS WARENHANDELSGESELLSCHAFT INC 2800 EAST LAKE ST MINNEAPOLIS, MN 55406-1930	
19-265815-000-00-EA	2855 SW PATTON RD, 97201		EA-Zoning & Inf. Bur.- w/mtg	12/17/19		Pending - EA
	<i>Reconfigure existing underlying lots and build two new mixed-use buildings (3-stories and 19 units each) and 11 new townhomes (also 3-stories each).</i>	1S1E08AA 13200 GREENWAY BLOCK P TL 13200	Applicant: MEAGHAN BULLARD JONES ARCHITECTURE 120 NW 9TH AVE, STE 210 PORTLAND OR 97209		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204-1912  Owner: SOUTHWEST HILLS LLC 12802 BONITA HEIGHTS DR SANTA ANA, CA 92705-6303	

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19-270024-000-00-EA	7 NE OREGON ST, 97232		EA-Zoning & Inf. Bur.- w/mtg	12/30/19		Application
	<i>Construction of a new structure, with a healthy mixed-income, mixed-use, transit-oriented community featuring art and culture and affordable living.</i>	1N1E34AD 00400 WHEELERS ADD BLOCK 31 TL 400	Applicant: CHRIS VELASCO PLACE 100 PORTLAND AVENUE SOUTH #100 MINNEAPOLIS MN 55401		Owner: KALBERER COMPANY 321 SW 4TH AVE #800 PORTLAND, OR 97204-2330	
19-264485-000-00-EA	3405 SW HUME ST, 97219		EA-Zoning & Inf. Bur.- w/mtg	12/12/19		Application
	<i>Existing shop/garage to be removed. Parcel proposed for multi-dwelling unit development for 4 units in the R2 zone. Two dwellings to face SW 34th Avenue with a shared driveway and 2 units to face SW Hume Street with a shared driveway. Maximum densit for the site is 4 units (under current code)</i>	1S1E20DB 10200 WILDWOOD BLOCK 1 LOT 11&12	Applicant: KEN EAGON ZETO HOMES 4080 SW CHARMING WAY PORTLAND OR 97225-2023		Owner: 1KLR INVESTMENTS LLC 14945 SW SEQUOIA PKWY STE 180 PORTLAND, OR 97224-7153	
19-264101-000-00-EA	7150 N GREENWICH AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/11/19		Pending - EA
	<i>Demolish existing house, build new 3-story apartment building, 18 units.</i>	1N1E16AA 19300 MASTERS ADD BLOCK 1 LOT 23	Applicant: GREGG CREIGHTON CREIGHTON ARCHITECTURE 252 A AVE, #300 LAKE OSWEGO OR 97034		Owner: THUY NGOC WANG 7150 N GREENWICH AVE PORTLAND, OR 97217-5446	
19-264089-000-00-EA	5415 SE MILWAUKIE AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	12/11/19		Pending - EA
	<i>Proposal for a residential development located primarily if not exclusively landward of the River Natural Zone boundary. We believe the development will also be well landward of the Top of Bank line as it would apply to the site. The applicant is interested in the City's comments regarding the location of the Top of Bank and the application of the Design Guidelines to the project.</i>	1S1E14AC 06000 SECTION 14 1S 1E TL 6000 0.45 ACRES	Applicant: BLAINE WHITNEY COLUMBIA CAPITOL GROUP LLC PO BOX 14667 PORTLAND OR 97293		Owner: MARVIN LA PORTE 5515 SE MILWAUKIE AVE PORTLAND, OR 97202  Owner: SUSAN LA PORTE 5515 SE MILWAUKIE AVE PORTLAND, OR 97202	
19-261927-000-00-EA	5733 NE M L KING BLVD, 97211		EA-Zoning & Inf. Bur.- w/mtg	12/6/19		Pending - EA
	<i>Construct new 5 story apartment building with approx 72 units, 20 ground floor parking spaces, two community rooms to provide required common space, Bike parking, stormwater treatment via green roof or drywell, inclusionary zoning applies, 10' setback from alley provided. Proposing to use Community Design Standards.</i>	1N1E15DD 13400 PIEDMONT BLOCK 20 INC STRIP 20' WIDE E OF & ADJ LOT 3 EXC S 16' INC STRIP 20' WIDE E OF & ADJ LOT 4&5	Applicant: STEVE FOSLER FOSLER ARCHITECTURE 1930 NW LOVEJOY ST PORTLAND OR 97209		Owner: PDX REDEVELOPMENT LLC PO BOX 1100 WILSONVILLE, OR 97070-1100	

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19-263029-000-00-EA	1137 SW YAMHILL ST, 97205		EA-Zoning Only - w/mtg	12/10/19		Pending - EA
	<i>Addition of rooftop wireless facilities - 3 sectors of 5G wireless antennas on each of the NW, SW and SE corners of the roof. 1 sector of a 4G wireless antenna near the SW corner of the roof.</i>	1N1E33DD 05900 PORTLAND BLOCK 258 W 1/2 OF LOT 5	Applicant: MELISSA BODINE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230		Owner: UAA YAMHILL LLC PO BOX 2507 WILSONVILLE, OR 97070	
			Applicant: NEIL GEISLER MODUS LLC 225 SW 1ST AVE PORTLAND OR 97204			
19-267485-000-00-EA	10909 SW BOONES FERRY RD, 97219		EA-Zoning Only - w/mtg	12/20/19		Pending - EA
	<i>Client would like to split lot into two lots</i>	1S1E33AB 02600 SECTION 33 1S 1E TL 2600 0.94 ACRES	Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE PMB 211 PORTLAND OR 97225		Owner: NEZ C HALLETT III REV LIV TR PO BOX 10761 PORTLAND, OR 97296	
19-267590-000-00-EA	11900 SW 49TH AVE, 97219		EA-Zoning Only - w/mtg	12/20/19		Application
	<i>PCC will be undergoing a major renovation of the Health Technology building on the Sylvania campus to upgrade the building structure, systems and respond to changing program needs. No new parking or expansion to building footprint. Early Assistance is requested to vet assumptions related to NCU requirements.</i>	1S1E31D 00200 SECTION 31 1S 1E TL 200 54.77 ACRES	Applicant: RACHEL SCHOPMEYER HACKER ARCHITECTS 1615 SW 3RD AVE, FIFTH FLOOR PORTLAND OR 97214		Owner: PORTLAND COMMUNITY COLLEGE DISTRICT PO BOX 19000 PORTLAND, OR 97280-0990	
19-264119-000-00-EA	208 SE 148TH AVE, 97233		EA-Zoning Only - w/mtg	12/11/19		Pending - EA
	<i>Multifamily development with approximately 150 dwelling units. Proposed stormwater disposal methods not yet identified. Since the last EA (19-219779) the project has decided to follow design guidelines instead of community design standards. Updated draft elevations will be shown this time.</i>	1N2E36CD 04700 ASCOT AC LOT 247&248 EXC PT IN ST N 46.5' OF LOT 249 EXC PT IN ST	Applicant: WALTER GRODAHL DBG PROPERTIES LLC 2164 SW PARK PL PORTLAND OR 97205		Owner: THE NORTHWEST BAPTIST HOME MISSION PO BOX 4103 SALEM, OR 97302-8103	
19-266110-000-00-EA	811 SW SALMON ST, 97205		EA-Zoning Only - w/mtg	12/17/19		Application
	<i>Re-roof. Partial seismic upgrade with parapet and chimney bracing and roof diaphragm reinforcement. Replacement of multiple mechanical units.</i>	1S1E03BB 06000 PORTLAND PORTLAND PARK BLOCKS BLOCK 6 LOT 2&3	Applicant: DAVID HYMAN DECA INC 935 SE ALDER STREET PORTLAND, OR 97214		Owner: ARLINGTON CLUB 811 SW SALMON ST PORTLAND, OR 97205-3013	

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19-260924-000-00-EA	9110 NE SUNDERLAND AVE, 97211		EA-Zoning Only - w/mtg	12/5/19		Pending - EA
	<i>Siting a 1MW ground mounted solar PV system that will be built under the State's new Community Solar program.</i>					
		1N1E12BA 00200 SUNDERLAND AC & PLAT 3 LOT 43&44 TL 200 POTENTIAL ADDITIONAL TAX \$125 274.45	Applicant: EVAN RAMSEY BONNEVILLE ENVIRONMENTAL FOUNDATION 1500 SW 1ST AVE, SUITE 885 PORTLAND OR 97201		Owner: PORT OF PORTLAND CORPORATE REAL ESTATE PO BOX 3529 PORTLAND, OR 97208-3529	
19-264506-000-00-EA	537 SE ALDER ST, 97214		PC - PreApplication Conference	12/12/19		Pending - EA
	<i>A Pre-Application Conference to discuss a seismic upgrade of a historic building. The proposal includes: four new skylights, replacement of the west facade ground-floor window with a man door, structural ties required as part of the structural upgrade that may be visible on portions of the exterior elevation, a porte-cochere may be modified slightly at the northern facade to pull back the overhang; replacement of the existing main storefront door; installation of a new overhead door on the north facade for access to the new garbage area; new windows in the upper great room on either the east or west wall if allowed; and new roof-top patio areas.</i>					
		1S1E02BB 02500 EAST PORTLAND BLOCK 123 LOT 5&6 W 32 2/3' OF LOT 7&8	Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTURE 1006 SE GRAND AVE #300 PORTLAND OR 97214		Owner: THE SPHYNX LLC 865 NE TOMAHAWK ISLAND DR STE 102-308 PORTLAND, OR 97217	
19-268530-000-00-EA	1737 NE BROADWAY, 97232		PC - PreApplication Conference	12/23/19		Application
	<i>Demo existing house and construct a new 3-story, 18-unit apartment building. No off-street parking provided. On-site drywell will be provided for stormwater management pending infiltration testing. This is a contributing resource.</i>					
		1N1E26DC 05100 JOHN IRVINGS 1ST ADD BLOCK 12 LOT 5 EXC PT IN ST	Applicant: EDWARD RADULESCU EPR DESIGN LLC 919 NE 19TH AVE SUITE 155 PORTLAND OR 97232		Owner: SHERI ANDERSON 1737 NE BROADWAY PORTLAND, OR 97232-1427  Owner: DAVID DEBLASIO 1737 NE BROADWAY PORTLAND, OR 97232-1427	
19-264734-000-00-EA	1642 NE SANDY BLVD, 97232		PC - PreApplication Conference	12/13/19		Pending - EA
	<i>Construction of a new 4-story hotel with lobby and commercial space on ground floor. Existing single story building to partially remain and new build will be constructed above and adjacent. Stormwater will be managed on site.</i>					
		1N1E35DB 03300 LYDIA BUCKMANS ADD BLOCK 17 1/2 LOT 1 EXC PT IN ST LOT 2	Applicant: JARED DIGANCI WORKS PROGRESS ARCHITECTURE 811 SE STARK STREET, STE #210 PORTLAND OR 97214		Owner: GEORGE KASSAPAKIS 21 SE 16TH AVE PORTLAND, OR 97214	
19-267725-000-00-EA	1025 SE PINE ST, 97214		PC - PreApplication Conference	12/20/19		Pending - EA
	<i>A Pre-Application Conference to discuss exterior restoration to a Historic Landmark (Troy Laundry Building). Restoration of the existing historic window frames is anticipated and will include an energy retrofit utilizing insulated glazing units. Facade renovations will include a new canopy at the main entry, new main entry storefront system, and new carriage doors at the service entry. A third floor rooftop additon is also proposed.</i>					
		1N1E35CD 08400 EAST PORTLAND BLOCK 224 LOT 1-8	Applicant: ANDREW BECKER HARTSHORNE PLUNKARD ARCHITECTURE LLC 232 N CARPENTER ST CHICAGO IL 60607		Owner: TROY LAUNDRY PROPERTY HOLDER LLC 133 N JEFFERSON ST 4TH FLR CHICAGO, IL 60661	

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19-261648-000-00-EA	915 NE SCHUYLER ST, 97212		PC - PreApplication Conference	12/6/19		Pending - EA
<p><i>A Pre-Application Conference to discuss exterior repairs, site work and a new addition to this existing apartment building. The addition is a single story space to enlarge the existing ground floor community room located on the west side of the building.</i></p>		1N1E26CD 06400 HOLLADAYS ADD BLOCK 254 LOT 1-8	Applicant: HALI KNIGHT PETER MEIJER ARCHITECT, PC 605 NE 21ST AVE., SUITE 200 PORTLAND OR 97232		Owner: HOUSING AUTHORITY OF PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540	
19-267776-000-00-EA	SW SALMON ST, 97205		PC - PreApplication Conference	12/20/19		Pending - EA
<p><i>Proposal is for a new 13 story, 330 unit multi-dwelling residential building with 169 structured residential parking spaces and 230 additional below-grade parking spaces for use by the Multnomah Athletic Club.</i></p>		1N1E33CD 09400 AMOS N KINGS BLOCK 7 TL 9400	Applicant: FRANCIS DARDIS ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST, STE 300 PORTLAND OR 97209		Owner: MAC BLOCK 7 LLC 1849 SW SALMON ST PORTLAND, OR 97205-1726	
19-267842-000-00-EA	SW ALDER ST, 97204		PC - PreApplication Conference	12/20/19		Application
<p><i>The project is proposing changes to the ground floor retail along SW 4th which will involve increased visual access to tenants, access to light, facade articulation and an emphasis of the ground floor. These modifications work to improve the pedestrian experience along SW 4th by creating a brighter more welcoming environment along the building elevation.</i></p>		1N1E34CD 09000 PORTLAND BLOCK 48 LOT 5-8 LAND ONLY SEE R246083 (R66770-5811) FOR IMPS	Applicant: MEGHAN WIRTNER HENNEBERY EDDY ARCHITECTS INC 921 SW WASHINGTON ST, STE 250 PORTLAND OR 97205		Owner: MARK CENTRAL PLAZA LLC 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201-5845	
19-261700-000-00-EA	236 SE GRAND AVE, 97214		PC - PreApplication Conference	12/6/19		Pending - EA
<p><i>A Pre-Application Conference to discuss a new 8 story office building. The building has 130,00 square feet of floor area with a height of 98'6". Below grade parking with 39 stalls is proposed with access from SE Pine Street. Loading zone provided w/ separate entry off of SE Pine St.</i></p>		1N1E35CC 07100 EAST PORTLAND BLOCK 119 LOT 3&4	Applicant: ROBERT THOMPSON TVA ARCHITECTS INC 920 SW 6TH AVE STE 1500 PORTLAND OR 97204		Owner: GRAND OPPORTUNITY LLC 920 SW 6TH AVE #1200 PORTLAND, OR 97204	
			Applicant: LAMONT SMITH STURGEON DEVELOPMENT PARTNERS 16840 ALDER CIRCLE LAKE OSWEGO OR 97034			

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19-260109-000-00-EA	5716 SE 92ND AVE, 97266		Pre-Prmt Zoning Plan Chck.Oth	12/4/19		Pending - EA
	<p><i>The project consists of developing a new public plaza adjacent to the Zoiglhaus brewery in Lents. To create the space for the plaza we are proposing the demolition of the existing single-story carpet warehouse. The back of the site will include an expansion to the existing Zoiglhaus brewery, with a new glass facade to create a more transparent and aesthetically interesting backdrop for the plaza. To create the new public space we are redesigning the area that was the carpet store as well as the existing parking area to create a new urban plaza and a new private street off SE 92nd Ave. This private street will be designed as a woonerf, that will be a multi-use area for emergency vehicles, private cars on weekdays, but then an extension of the plaza to accommodate the Lents Farmers Market and other community events. The project will include new seating, shade structures, public art, new plantings, and a water feature. The plaza design will also include stormwater management both for the surfaces of the plaza as well for the water from the roof of the extension for the brewery via bioswale and ground infiltration.</i></p>	<p>1S2E16DB 07300                      CLEMSON ADD                      BLOCK 2 TL 7300                      ENTERPISE ZONE                      POTENTIAL ADDITIONAL TAX</p>	<p>Applicant:                      TUAN VU                      PROPEL STUDIO ARCHITECTURE                      822 SE 13TH AVE                      PORTLAND, OR 97214</p>		<p>Owner:                      PROSPER PORTLAND                      222 NW 5TH AVE                      PORTLAND, OR 97209-3812</p>	

**Total # of Early Assistance intakes: 31**

**Final Plat Intakes**

From: 12/1/2019

Thru: 12/31/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-174826-000-00-FP	6740 SE 64TH AVE, 97206	FP - Final Plat Review		12/3/19		Under Review
<i>Final plat to create three parcels.</i>						
	1S2E20BB 06300		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: KATIE LI LIN 13490 SE SHANNON VW CLACKAMAS, OR 97015-7387	
	BRENTWOOD & SUB BLOCK 24 W 90' OF S 99.24' OF LOT 6				Owner: KUAI CHAN LEONG 13490 SE SHANNON VW CLACKAMAS, OR 97015-7387	
					Owner: LESLEY YAN 13490 SE SHANNON VW CLACKAMAS, OR 97015-7387	
18-283588-000-00-FP	NW 29TH AVE, 97210	FP - Final Plat Review		12/5/19		Under Review
<i>Final plat for a 14-lot subdivision.</i>						
	1N1E29DB 03900		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: ROYAL OAK HOMES LLC 9400 SW BEAVERTON-HILLSDALE HWY #131 BEAVERTON, OR 97005	
	WILLAMETTE HTS ADD BLOCK 10 LOT 4&5&8&9&12 TL 3900					
18-116830-000-00-FP	11417 NE MORRIS ST, 97220	FP - Final Plat Review		12/11/19		Under Review
<i>Final Plat to create 2 lots</i>						
	1N2E27AC 03102		Applicant: PETER NESTERENKO EURO CLYDON INC PO BOX 30034 PORTLAND OR 97294		Owner: NATALYA NESTERENKO PO BOX 30034 PORTLAND, OR 97294	
	PARTITION PLAT 2016-95 LOT 2				Owner: PETER NESTERENKO PO BOX 30034 PORTLAND, OR 97294	
19-194993-000-00-FP	1135 SE GRANT ST, 97214	FP - Final Plat Review		12/17/19		Under Review
<i>Final plat to create a 4-lot subdivision.</i>						
	1S1E02CD 16400		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: BLUESTONE HOMES INC 401K PLAN & TR 16081 S MOORE RD OREGON CITY, OR 97045-9340	
	STEPHENS ADD BLOCK 127 LOT 5					



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19-150819-000-00-FP	2740 SE 26TH AVE, 97202	FP - Final Plat Review		12/23/19		Application

*Approval of a Planned Development Review for the following modifications:*

- oLength of street facing garage wall (33.110.253.D.3.a) from 50 to approximately 58.5 percent for each unit;*
- oLandscape standards for attached houses (33.110.240.C.1.d) on Lots 2 and 3 from 60 to approximately 55 percent of the area between the front lot line and front building line;*
- oBuilding coverage (33.110.225.B) for Lots 2 and 3 from 1,085 and 1,083 square feet, respectively, to approximately 1,252 square feet.*

1S1E12BB 10700

EAST PORTLAND HTS  
BLOCK 20  
LOT 12 EXC PT IN ST

Applicant:  
DANELLE ISENHART  
EMERIO DESIGN  
6445 SW FALLBROOK PL #100  
BEAVERTON OR 97008

Owner:  
LHM PARTNERS LLC  
75 SE YAMHILL ST #201  
PORTLAND, OR 97214

*Per the approved Exterior Elevations and Floor Plans (Exhibits C.6-12), Preliminary Site/Utility Plan (Exhibit C.4), Renderings (Exhibit C.13), and Landscape Plan (Exhibit C.14), subject to the following conditions:*

*A. The final plat must show the following:*

*1. If required, 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). 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."*

*B. The following must occur prior to final plat approval:*

*1. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in the SE 26th Avenue. The applicant must complete one of the following to the satisfaction of BES:*

- a. Through a Public Works Permit submit approved engineered plans, provide a financial guarantee, pay all outstanding fees and provide a signed permit document.*
- b. Construct the public sewer and pay associated fees under a BES Simplified Permit.*

*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 3-inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.*

**Final Plat Intakes**

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-223660-000-00-FP	6804 SE OGDEN ST, 97206	FP - Final Plat Review		12/30/19		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition that will result in attached housing 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. The applicant shall meet the street dedication requirements of the City Engineer for SE Ogden Street and SE 68th Avenue. The required right-of-way dedication must be shown on the final plat survey.</i></p> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>Streets</i></p> <p><i>1. The applicant shall pay the Local Transportation Infrastructure Charge (LTIC) as it applies to SE Ogden Street and SE 68th Avenue and shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat</i></p> <p><i>C. The following Conditions are applicable to site preparation and the development of the individual lots:</i></p> <p><i>1. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.</i></p> <p><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>		1S2E20BD 08400	Applicant: JAMES LASHBAUGH VINTAGE PROPERTIES NW, LLC 6114 SE 19TH AVE PORTLAND OR 97202	Owner: VINTAGE PROPERTIES NW LLC 6114 SE 19TH AVE PORTLAND, OR 97202	Owner: SKORO HOMES LLC 6114 SE 19TH AVE PORTLAND, OR 97202	
<p><b>Total # of FP FP - Final Plat Review permit intakes: 6</b></p> <hr/> <p><b>Total # of Final Plat intakes: 6</b></p>						

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Page 1 of 12

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-259554-000-00-LU	N DENVER AVE, 97217	AD - Adjustment	Type 2 procedure	12/3/19		Incomplete
<p><i>New single-family residence to be attached housing with new residence on separate property to the NW. This is a skinny lot (20'-0" wide) extending past an existing duplex on another separate property to the NE. All lots are under the same ownership. We are looking to reduce the 5'-0" setback on the North, adjacent to the existing duplex site to 1'-0" and zero for the eaves. Non-contributing resource.</i></p>		1N1E09DC 25400 GRAYBROOK BLOCK 3 N 20' OF LOT 26	Applicant: JASON KENTTA JASON KENTTA ARCHITECT 7003 NE 9TH AVE PORTLAND OR 97211	Owner: HAYES ENTERPRISES LLC 10725 SW BARBUR BLVD #200 PORTLAND, OR 97219  Owner: DEANGELA ENTERPRISES LLC 10725 SW BARBUR BLVD #200 PORTLAND, OR 97219		
19-269540-000-00-LU	3060 NE 128TH AVE - Unit B, 97230	AD - Adjustment	Type 2 procedure	12/27/19		Application
<p><i>New detached ADU with shared deck for universal accessibility to and between dwelling units. Adjustment to height of ADU is requested (33.110.250).</i></p>		1N2E26BA 10200	Applicant: ERICA DUNN GREEN HAMMER 1323 SE 6TH AVE PORTLAND, OR 97214	Owner: BRAD BUSH 3060 NE 128TH AVE PORTLAND, OR 97230  Owner: JOY BUSH 3060 NE 128TH AVE PORTLAND, OR 97230		
19-265489-000-00-LU	7740 SE POWELL BLVD, 97206	AD - Adjustment	Type 2 procedure	12/16/19		Incomplete
<p><i>Applicantion for three adjustments: (1)Ground Floor Window Standard: 33.130.230.B, and Transit Street Main Entrance Standard: 33.130.242 for modular buildings (2)A &amp; (3)B</i></p>		1S2E08DA 02200 KENT LOT 31&32 TL 2200	Applicant: DEVIN FOLLINGSTAD CARLETON HART ARCHITECTURE 830 SW 10TH AVE. SUITE 200 PORTLAND OR 97205	Owner: SHAKTI ENT LLC 415 SW MONTGOMERY ST PORTLAND, OR 97201-5505		
19-259712-000-00-LU	36 NE BEECH ST, 97212	AD - Adjustment	Type 2 procedure	12/3/19		Incomplete
<p><i>Adjustment requested to front setback of existing dwelling due to proposed PLA (19-246804 PR).</i></p>		1N1E22DD 19600 ALBINA HMSTD BLOCK 25 E 1/2 OF LOT 1&2	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		
19-265367-000-00-LU	7735 SE 119TH CT, 97266	AD - Adjustment	Type 2 procedure	12/17/19		Pending
<p><i>Adjustment to side setback for an existing attached carport w/roof top deck (33.110.230).</i></p>		1S2E22DA 02700 RIDGEVIEW ESTATES BLOCK 3 LOT 9	Applicant: TERRY HELLEM PROJECTIVE CONSTRUCTION DESIGN PO BOX 6542 BEAVERTON, OR 97007	Owner: THEODORE PAPPAS 7735 SE 119TH CT PORTLAND, OR 97266-5998  Owner: LISA PAPPAS 7735 SE 119TH CT PORTLAND, OR 97266-5998		

Total # of LU AD - Adjustment permit intakes: 5

**Land Use Review Intakes**

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-268628-000-00-LU	3809 N VANCOUVER AVE, 97227 <i>Accessory short term rental - Type B (5 bedrooms)</i>	CU - Conditional Use	Type 2 procedure	12/23/19		Pending
		1N1E22DC 11300 CENTRAL ALBINA BLOCK 25 LOT 3		Applicant: JANE M SHATTUCK LIV TR 3809 N VANCOUVER AVE PORTLAND, OR 97227	Owner: JANE M SHATTUCK LIV TR 3809 N VANCOUVER AVE PORTLAND, OR 97227	
19-268594-000-00-LU	5624 NE GARFIELD AVE, 97211 <i>Accessory short term rental - Type B (4 rooms)</i>	CU - Conditional Use	Type 2 procedure	12/23/19		Pending
		1N1E15DD 13900 PIEDMONT BLOCK 1 LOT 8 & N 3' OF LOT 9		Applicant: CHERICE IZUCHUKWU THE GARFIELD MANOR LLC PO BOX 11472 PORTLAND OR 97211	Owner: CAROLYN LEONARD 311 NE JESSUP ST PORTLAND, OR 97211-3113	
19-265307-000-00-LU	4619 N MICHIGAN AVE, 97217 <i>The Patton Home for the Friendless building currently has land use status as Group Living with previous approvals for 63 residents. This proposal is to add additional units to the existing building up to a maximum of 80 and to add an on-site commercial kitchen that produces food for off-site locations. Listed as a contributing structure in the Mississippi Conservation District, historic incentive 33.445.610.C(5) allows conditional uses to be processed through a Type II procedure.</i>	CU - Conditional Use	Type 2 procedure	12/16/19		Pending
		1N1E22BC 02500 M PATTONS ADD & 2ND BLOCK 22 POTENTIAL ADDITIONAL TAX		Applicant: BILL LANNING MWA ARCHITECTS INC 70 NW COUCH ST #401 PORTLAND OR 97209	Owner: PATTON HOME LP 0245 SW BANCROFT ST #B PORTLAND, OR 97239-4258	
19-267882-000-00-LU	6705 SE 14TH AVE, 97202 <i>The applicant proposes to remove lot 1700 and an approximately 1,8 acre area in the northern portion of the site from the Conditional Use approval associated with the funeral home and mausoleum, and construct a new approximately 21-space parking lot with associated landscaping and a stormwater drywells. A lot conformaation and two Property Line Adjustments are proposed.</i>	CU - Conditional Use	Type 3 procedure	12/20/19		Pending
		1S1E23BA 00900 SECTION 23 1S 1E TL 900 1.25 ACRES CEMETERY LAND POTENTIAL ADDITIONAL TAX		Applicant: RICHARD BENTON PORTLAND MEMORIAL INC 6705 SE 14TH AVENUE PORTLAND OR 97202	Owner: PORTLAND MEMORIAL INC 6705 SE 14TH AVE PORTLAND, OR 97202-5703	
<b>Total # of LU CU - Conditional Use permit intakes: 4</b>						
19-264515-000-00-LU	10848 SE SALMON ST, 97216 <i>The proposal is to revise a previously approved design review submittal for eight new affordable multi-unit buildings. The proposed revisions include shifting windows, limited removal or addition of doors and windows, along with the mirroring of several façade projections. Additional exterior penetrations have been added to the facades of all eight buildings to facilitate necessary venting. Floor plates have been reconfigured slightly but building footprints have remained the same. The revisions are necessary to remedy drawing errors and inconsistencies in the previous drawings, and to ensure that window and door patterns have a logical relationship with interior floor plans.</i>	DZ - Design Review	Type 2 procedure	12/12/19		Pending
		1S2E03BD 11000 SECTION 03 1S 2E TL 11000 1.26 ACRES POTENTIAL ADDITIONAL TAX		Applicant: KEGAN FLANDERKA BASE DESIGN & ARCHITECTURE LLC 233 NE 28TH AVENUE PORTLAND OR 97232	Owner: HABITAT FOR HUMANITY PORTLAND METRO EAST 1478 NE KILLINGSWORTH ST PORTLAND, OR 97211-4981	
	<i>No changes are proposed to the previously approved site configuration, parking quantities, building height, building footprint or conservation area.</i>					
	<i>Design Review is required for non-exempt exterior alterations in Gateway.</i>					

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-264294-000-00-LU	820 SW 10TH AVE, 97205	DZ - Design Review	Type 2 procedure	12/12/19		Pending
<p><i>The applicant requests Design Review approval for a storefront remodel for the Blanchard Building at 820 SW 10th Avenue. The proposal includes removing the existing storefront system, and louvers above, and installing a black metal storefront system and louvers consistent with the traditional storefront system proportions, matching others on the building. The main entrance door will also be relocated to be ADA compliant.</i></p>						
	1S1E04AA 00100U1 PORTLAND BLOCK 219 UND 1/2 LOT 7&8		Applicant: DANIEL YOUNG OREGON BUSINESS ARCHITECTURE PO BOX 80301 PORTLAND, OR 97280		Owner: RICH HILL CORPORATION 900 SW 5TH AVE #1700 PORTLAND, OR 97204-1226	
<p><i>Because the proposal is for exterior alterations to an existing development in the design overlay zone, Design Review is required.</i></p>						
19-265385-000-00-LU	8222 N IVANHOE ST, 97203	DZ - Design Review	Type 2 procedure	12/16/19		Incomplete
<p><i>PLANNER - See COMMENTS - before incomplete letter [if any]. T. Heron 12/18/19</i></p> <p><i>The proposed project is primarily interior work, splitting a larger space into two tenant spaces. This will require adding a second door into the existing storefront and adding a covered trash area behind the building. This will be going into the same area where a previous trash enclosure was located. The new covered trash area will consist of 6" curbs and a standing seam metal roof with the front support columns embedded in yellow painted bollards for protection and visibility. The new roof will be painted a medium gray to match the existing building cap flashing. The new storefront door will match the existing black storefront. The new trash area drain will be tied into the existing storm drain line.</i></p>						
	1N1W12AB 06400		Applicant: KEVIN MOHR TILAND/SCHMIDT ARCHITECTS, P.C. 3611 SW HOOD AVE, STE 200 PORTLAND, OR 97239		Owner: SAFEWAY INC 1371 OAKLAND BLVD #200 WALNUT CREEK, CA 94596-4349	
19-259563-000-00-LU	33 NE 3RD AVE, 97232	DZ - Design Review	Type 2 procedure	12/3/19		Pending
<p><i>Review for 2 60 SF channel letter signs on east &amp; west elevations (over 20 sq ft ea.)</i></p>						
	1N1E34DA 02001 EAST PORTLAND BLOCK 67 LOT 1-8 TL 2001 POTENTIAL ADDITIONAL TAX		Applicant: CYNDI STOCKS SECURITY SIGNS, INC 2424 SE HOLGATE BLVD PORTLAND OR 97202  Applicant: MELISSA HAYDEN SECURITY SIGNS, INC. 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: YARD RESIDENCES LLC 17485 MONTERAY RD #308 MORGAN HILL, CA 95037	
19-259439-000-00-LU	39 NW 23RD PL, 97210	DZ - Design Review	Type 2 procedure	12/3/19		Pending
<p><i>The applicant requests Design Review approval for alterations to the west façade of an existing building in the Goose Hollow Subdistrict of the Central City Plan District. The proposed alterations include the installation of one (1) walk-up ATM unit, the extension of an existing canopy and underside lighting, and the installation of new storefront and glazed entry doors within an existing storefront bay.</i></p>						
	1N1E33CB 06302 PARTITION PLAT 2006-18 LOT 1		Applicant: ARON FAEGRE ARON FAEGRE & ASSOCIATES 520 SW YAMHILL PORTLAND OR 97204		Owner: ATLAS UPTOWN-RETAIL LLC 808 SW ALDER ST #200 PORTLAND, OR 97205	
<p><i>Design Review is required because the proposal is for non-exempt exterior alterations in the Design "d" Overlay Zone of the Central City Plan District.</i></p>						

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-264974-000-00-LU	1111 SW BROADWAY, 97205	DZ - Design Review	Type 2 procedure	12/13/19		Pending
<p><i>The applicant requests Design Review approval to add collapsible roof railing atop a portion of the roof of the Antoinette Hatfield Hall building located in the Downtown Sub District of Central City. The roof railing will lay flat on the roof unless the roof is being maintenance. During roof maintenance the railing will be erected to provide safety for workers.</i></p> <p><i>Per Section 33.425.041.B, exterior building alterations are subject to Design Review.</i></p>		1S1E03BB 03200	Applicant: GARY SHEPARD METRO-OFFICE OF METRO ATTORNEY 600 NE GRAND AVE PORTLAND OR 97232	Owner: PORTLAND CITY OF 777 NE M L KING BLVD PORTLAND, OR 97232-2742	Owner: FIRST CONGREGATIONAL CHURC 1126 SW PARK AVE PORTLAND, OR 97205-2440	
19-263354-000-00-LU	1075 NE 2ND AVE, 97232	DZ - Design Review	Type 2 procedure	12/10/19		Pending
<p><i>SIGN A - (1) 49 sq ft sign on west elevation flush mount to wall.</i> <i>SIGN D - (1) 64 sq ft sign on north elevation projecting from wall.</i></p>		1N1E34AA 03800 HOLLADAYS ADD BLOCK 49 LOT 1&4&5&8 EXC PT IN ST LOT 2&3&6&7	Applicant: CHRIS BROWN RAMSEY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206	Owner: PDC DBA PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209-3812		
19-264010-000-00-LU	5331 SW MACADAM AVE, 97239	DZ - Design Review	Type 3 procedure	12/11/19		Pending
<p><i>The project is a renovation to an existing office/commercial building with approximately 151,000 square feet. Exterior work is to include a new paint scheme, new retail store fronts, modifications to existing additions and landscape/site work.</i></p>		1S1E15BD 03900 SECTION 15 1S 1E TL 3900 3.66 ACRES	Applicant: JUSTIN KURTZ SCOTT EDWARDS ARCHITECTURE 2709 SE ANKENY PORTLAND OR 97214	Owner: WL-SKB WATER TOWER OWNER LLC 222 SW COLUMBIA ST #700 PORTLAND, OR 97201		
<b>Total # of LU DZ - Design Review permit intakes: 8</b>						
19-264673-000-00-LU	5253 SE 82ND AVE, 97266	DZM - Design Review w/ Modifications	Type 2 procedure	12/12/19		Incomplete
<p><i>Design review with modification(s) requested for one 45 sq ft sign.</i></p>		1S2E17AD 00600 AVONDALE BLOCK 1&2&3 TL 600	Applicant: HUY TRIEU SF SUPERMARKET 4803 SE 84TH AVE PORTLAND OR 97266	Owner: EMMERTS 82ND AVE PROPERTIES LLC 11811 SE HWY 212 CLACKAMAS, OR 97015		
19-261508-000-00-LU	1835 N FLINT AVE, 97227	DZM - Design Review w/ Modifications	Type 3 procedure	12/6/19		Incomplete
<p><i>The proposed development is for a 7-story multi-family building with 134 residential units. The building use includes an open courtyard, lobby, gym, active residential amenity space, four townhouses, tuck under parking at grade, and 6 levels of residential units above. The at-grade amenity is a combination of lobby gathering space, shared courtyard space, meeting space and a gym. Additional amenity for the residents is dispersed throughout the building, with shared laundry at every-other floor and a kitchen and roof top deck located on the 7th floor. Pedestrian entrances will be located off N Flint, with private residence entrances off N Hancock St, each set back and covered to provide protection at each entry. Vehicle parking access to the site will be from N. Hancock St., along the north western edge of this site. 1 adjustment for oriel windows. 2 modifications, 1 for loading parking and 1 for bike parking.</i></p>		1N1E27DC 03100 SECTION 27 1N 1E TL 3100 0.36 ACRES	Applicant: JESSAMYN GRIFFIN WORKS PROGRESS ARCHITECTURE, LLP 811 SE STARK ST, #210 PORTLAND OR 97214	Owner: MICHAEL NYLAND 23737 SW STAFFORD HILL DR WEST LINN, OR 97068		
<b>Total # of LU DZM - Design Review w/ Modifications permit intakes: 2</b>						

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-262572-000-00-LU	120 NW MACLEAY BLVD, 97210	EN - Environmental Review	Type 2 procedure	12/9/19		Incomplete
<p><i>Construct new retaining wall spanning 120 &amp; 140 NW Macleay Blvd to remediate landslide.</i></p>						
	1N1E32DA 08200		Applicant: PETER KARP PLI SYSTEMS 3045 SE 61ST CT HILLSBORO OR 97123		Owner: GENEVIEVE BELL 29599 SW BURKHALTER RD HILLSBORO, OR 97123-9232	
	ST FRANCES HILL BLOCK 1 ELY 33 1/3' OF LOT 5 WLY 33 1/3' OF LOT 6				Owner: PATRICK MANSFIELD 120 NW MACLEAY BLVD PORTLAND, OR 97210-3323	

**Total # of LU EN - Environmental Review permit intakes: 1**

19-267865-000-00-LU	11724 SW RIVERWOOD RD, 97219	EV - Environmental Violation	Type 3 procedure	12/20/19		Pending
<p><i>The purpose of the proposed project is to correct a violation and to install a pool, storm facility, sanitary sewer pipe, and dock/river access on and adjacent property at 11724 SW Riverwood Road. The project is needed to provide remediation for unauthorized work in the C-zone and Greenway, on-site recreation and enjoyment of the property (pool), required stormwater treatment, replacement of the sanitary sewer lateral line, and aquatic recreation and temporary boat moorage on the Willamette River (dock). The project includes riparian plantings for remediation of the violation and to support the riparian and aquatic ecosystem and habitat-forming processes.</i></p>						
	1S1E35AC 02400		Applicant: ROGER POLLOCK 11724 SW RIVERWOOD RD PORTLAND OR 97219		Owner: BAJA ESCAPES LLC 11724 SW RIVERWOOD RD PORTLAND, OR 97219-8473	
	RIVERWOOD LOT 7 TL 2400					

**Total # of LU EV - Environmental Violation permit intakes: 1**

19-269618-000-00-LU	6543 N BURLINGTON AVE, 97203	GW - Greenway	Type 2 procedure	12/27/19		Pending
<p><i>New 2700 square foot boat storage building (no river access); expansion of existing parking lot; ADA upgrades to existing lot; resurfacing of existing parking lot; minor tenant improvements of existing small annex building; new stormwater planters for treatment per SWMM. Please note LU 95-00337.</i></p>						
	1N1W12BC 01200		Applicant: SHARON RAYMOR OMF FACILITIES SERVICES 1120 SW 5TH AVE PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	
	JAMES JOHNS ADD FRACTIONAL BLOCKS BLOCK 6&7&A TL 1200		Applicant: ERIKA PRICE AKANA 6400 SE LAKE ROAD, STE 270 PORTLAND OR 97222			

**Total # of LU GW - Greenway permit intakes: 1**

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-259074-000-00-LU	525 SW MORRISON ST, 97204	HR - Historic Resource Review	Type 1x procedure	12/2/19		Pending
<p><i>The applicant seeks Historic Resource Review approval to replace three windows on floors four and five of the Alder Street façade with louvers to match existing adjacent louvers. The proposed louvers will be vertically aligned with other existing louvers on the façade.</i></p> <p><i>Historic Resource Review is required for non-exempt exterior alterations in a Historic Landmark.</i></p>		1S1E03BB 70001	Applicant: STEPHANIE AMEND SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209	Owner: SIX TWENTY ONE SW FIFTH AVENUE BUILDING CONDO OWNERS' ASSN 7 W 7TH ST CINCINNATI, OH 45202		
		SIX TWENTY ONE SW FIFTH AVENUE BLDG CONDOMINIUM LOT 1 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX		Owner: BEAVERS OWNER LLC 4747 BETHESDA AVENUE SUITE 1100 BETHESDA, MD 20814		
				Owner: EOSII/SB PORTLAND LLC 800 NEWPORT CENTER DR #700 NEWPORT BEACH, CA 92660		
19-260377-000-00-LU	NW 4TH AVE, 97209	HR - Historic Resource Review	Type 1x procedure	12/4/19		Pending
<p><i>Replace three sets of storefront doors and infill with matching storefront (on the ground level). The affected facade is less than 500 sq ft.</i></p>		1N1E34CA 80000	Applicant: BRIAN KIMURA CLIMATE ARCHITECTURE LLC 3934 NE MLK JR BLVD SUITE 205A PORTLAND, OR 97212	Owner: OLD TOWN LOFTS CONDO ASSN 233 NW 5TH AVE PORTLAND, OR 97209-3839		
		OLD TOWN LOFTS CONDOMINIUM GENERAL COMMON ELEMENTS				
19-264998-000-00-LU	831 SW 2ND AVE, 97204	HR - Historic Resource Review	Type 2 procedure	12/13/19		Incomplete
<p><i>Review for 2 stage project in back yard, to include fence, mechanical area, and a future patio area and trash/storage structure. Contributing Resource</i></p>		1S1E03BA 04200	Applicant: ANNABELLE LEE ORANGE 3530 N MISSISSIPPI AVE PORTLAND, OR 97227	Owner: DOWNTOWN DIRT LLC PO BOX 8547 PORTLAND, OR 97207		
		PORTLAND BLOCK 22 LOT 4 EXC PT IN ST				
19-264958-000-00-LU	550 SE M L KING BLVD, 97214	HR - Historic Resource Review	Type 2 procedure	12/13/19		Incomplete
<p><i>Review to amend LU 17-109848. Application proposes changes to the courtyard at the NE quarter of the half block site. The proposal removes the tiered seating area at the south end of the site and adds an accessible ramp with a canopy over it (connecting the adjacent Hotel Chamberlin "loading dock") additional planters (and trees) and fixed benches for seating. Application also requests a single Standard A loading space be allowed in lieu of two Standard A loading spaces required by 33.266.310. Historic New Logus Block building</i></p>		1S1E02BB 02000	Applicant: MARCUS LIMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209	Owner: BURNS BROS INC 4949 MEADOWS RD #330 LAKE OSWEGO, OR 97035-3162		
		EAST PORTLAND BLOCK 101 LOT 1-4 TL 2000		Owner: SPP PROPERTIES LLC 529 SE GRAND AVE #306 PORTLAND, OR 97214-2232		
				Owner: HOTEL CHAMBERLAIN LLC 75 SE YAMHILL ST #201 PORTLAND, OR 97214-2298		



Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-269652-000-00-LU	1945 SE WATER AVE, 97214 <i>Replace existing skylight roofing on south Turbine Hall clerestory with metal roof to match main sloped metal roofs on Turbine Hall.</i>	HR - Historic Resource Review	Type 2 procedure	12/27/19		Application
		1S1E03D 00300 SECTION 03 1S 1E TL 300 7.01 ACRES	Applicant: CLAIR FRISKEY OREGON MUSEUM OF SCIENCE & INDUSTRY 1945 SW WATER AVE PORTLAND OR 97214		Owner: OREGON MUSEUM OF SCIENCE & INDUSTRY 1945 SE WATER AVE PORTLAND, OR 97214-3356	
19-263065-000-00-LU	2218 NE 9TH AVE, 97212 <i>Remove non-original carport and attached storage room on south side, remove existing stair, landing and roof on north side; add new stair, landing and roof on south side, add new deck on east side, repair and/or replace as needed, existing windows, doors, siding, trim, rafter tails, roofing etc. Construction of new detached two-car garage at southeast corner. Contributing resource.</i>	HR - Historic Resource Review	Type 2 procedure	12/10/19		Void/ Withdrawn
		1N1E26CA 18600 WEST IRVINGTON BLOCK 105 LOT 17	Applicant: DON TITUS RESIDENTIAL DESIGNER LLC 5138 SE 115TH AVE PORTLAND OR 97266			
19-263052-000-00-LU	6123 N COMMERCIAL AVE, 97217 <i>Demolish existing roof and attic, front porch, side porch awning and center chimney; add new second floor and front porch. The historically inauthentic aluminum siding and trim will be removed, and replaced with wooden lap siding and trim more appropriate to the house and neighborhood. Contributing Resource.</i>	HR - Historic Resource Review	Type 2 procedure	12/10/19		Void/ Withdrawn
		1N1E15DB 18400 PIEDMONT BLOCK 31 LOT 7	Applicant: DON TITUS RESIDENTIAL DESIGNER LLC 5138 SE 115TH AVE PORTLAND OR 97266		Owner: COLUMBIA PACIFIC HOMES LLC 9221 SW BARBUR BLVD #308 PORTLAND, OR 97219-5421	
19-260773-000-00-LU	2334 NW KEARNEY ST, 97210 <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>	HR - Historic Resource Review	Type 2 procedure	12/5/19		Pending
		1N1E33BC 09800 KINGS 2ND ADD BLOCK 3 LOT 7	Applicant: RYAN FLATTERY CASCADE STUDIO ARCHITECTURE 1612 SE 35TH AVE PORTLAND OR 97214		Owner: NW KEARNEY CAPITAL LLC 2334 NW KEARNEY ST PORTLAND, OR 97210	
19-264399-000-00-LU	416 NW 13TH AVE, 97209 <i>The applicant is seeking Historic Resource Review approval to replace two rooftop mechanical units on the Chown Pella Condominium Building, a contributing resource in the NW 13th Avenue Historic District located in the Pearl Subdistrict of the Central City Plan District. The subject property, historically the Oregon Transfer Buildings, is commonly known today as the Chown-Pella Lofts. Designed by Edward Root and constructed in 1909 and 1911, these two brick warehouse buildings exhibit the utilitarian character that defines the NW 13th Avenue Historic District. The building was converted to condominium use in the mid-1990s. Historic Resource Review is required for non-exempt exterior alterations in the NW 13th Avenue Historic District.</i>	HR - Historic Resource Review	Type 2 procedure	12/12/19		Pending
		1N1E33DA 70000	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: CHOWN PELLA CONDOMINIUMS OWNERS' ASSN 2105 SE 9TH AVE PORTLAND, OR 97214	
19-267571-000-00-LU	6123 N COMMERCIAL AVE, 97217 <i>Demolish existing roof and attic, front porch, side porch awning and center chimney; add new second floor and front porch. The historically inauthentic aluminum siding and trim will be removed, and replaced with wooden lap siding and trim more appropriate to the house and neighborhood. Contributing Resource.</i>	HR - Historic Resource Review	Type 2 procedure	12/20/19		Pending
		1N1E15DB 18400 PIEDMONT BLOCK 31 LOT 7	Applicant: DON TITUS RESIDENTIAL DESIGNER LLC 5138 SE 115TH AVE PORTLAND OR 97266		Owner: COLUMBIA PACIFIC HOMES LLC 9221 SW BARBUR BLVD #308 PORTLAND, OR 97219-5421	

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-267565-000-00-LU	2218 NE 9TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	12/20/19		Pending
<p><i>Remove non-original carport and attached storage room on south side, remove existing stair, landing and roof on north side; add new stair, landing and roof on south side, add new deck on east side, repair and/or replace as needed, existing windows, doors, siding, trim, rafter tails, roofing etc. Construction of new detached two-car garage at southeast corner. Contributing resource.</i></p>		1N1E26CA 18600	Applicant: DON TITUS RESIDENTIAL DESIGNER LLC 5138 SE 115TH AVE PORTLAND OR 97266	Owner: COLUMBIA PACIFIC HOMES LLC 9221 SW BARBUR BLVD #308 PORTLAND, OR 97219-5421		
19-266709-000-00-LU	1729 NE STANTON ST, 97212	HR - Historic Resource Review	Type 2 procedure	12/18/19		Pending
<p><i>Replace swing garage door with similar look rollup garage door. Remove man-door ( a recent un-permitted change) from front of garage and center the existing opening. Add a new dormer to the back of the house. New gabled dormer is 25' wide with slope and detail to match front gable, with two windows 1'6"x2'8" tall, casements. No other changes. Contributing Resource.</i></p>		1N1E26AC 02000	Applicant: JOHN MCCULLOCH MCCULLOCH CONSTRUCTION 1729 NE SISKIYOU ST PORTLAND, OR 97212	Owner: JOHN MCCULLOCH 1729 NE SISKIYOU ST PORTLAND, OR 97212-2349		
<b>Total # of LU HR - Historic Resource Review permit intakes: 12</b>						
19-262515-000-00-LU	1504 SE POPLAR AVE, 97214	HRA - Historic Design Tier A	Type 1 procedure new	12/9/19		Pending
<p><i>The applicant proposes to rehabilitate the existing porch, damaged by a fallen tree. Rehabilitation is necessary because repair of the porch to its historic condition is not allowed by Building Code. Thus, the applicant proposes to raise the height of the guardrail from 26.5" to 30" and adding vertical pickets beneath the arches.</i></p> <p><i>Historic Resource Review is required because the proposal is for non-exempt alterations in a historic district.</i></p>		1S1E02DB 00200	Applicant: RALPH TURNBAUGH TM RIPPEY CONSULTING ENGINEERS 7650 SW BEVELAND ST., STE 100 TIGARD OR 97223	Owner: MARGARET ST CLAIR 1504 SE POPLAR AVE PORTLAND, OR 97214		
19-266577-000-00-LU	2533 NE TILLAMOOK ST, 97212	HRA - Historic Design Tier A	Type 1 procedure new	12/18/19		Pending
<p><i>Replace existing basement windows and door. Replace non-original vinyl windows at attic dormers. This is a contributing resource.</i></p>		1N1E25CB 16700	Applicant: JACK BARNES JACK BARNES ARCHITECT 1809 NE 2ND AVE PORTLAND, OR 97212	Owner: CHRISTOPHER FESLER 2533 NE TILLAMOOK ST PORTLAND, OR 97212-4119		

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-260394-000-00-LU	3217 NE 18TH AVE, 97212	HRA - Historic Design Tier A	Type 1 procedure new	12/4/19	12/30/19	Decision Rendered
<p><i>Approval of reconstruction of a chimney, already removed, in the Irvington Historic District. The new chimney will include matching details, including corbeled shoulders and herringbone inset panel, and will have a slight height reduction as a result of a gas insert.</i></p> <p><i>This approval is per the approved site plans, Exhibits C-1 through C-2, signed and dated December 30, 2019, subject to the following conditions:</i></p> <p><i>A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 19-260394 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."</i></p> <p><i>B. At the time of building permit submittal, a signed Certificate of Compliance form (<a href="https://www.portlandoregon.gov/bds/article/623658">https://www.portlandoregon.gov/bds/article/623658</a>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.</i></p> <p><i>C. No field changes allowed.</i></p> <p><i>D. No clinker bricks shall be added to the exterior chimney.</i></p> <p><i>E. The height of the chimney shall not drop below the highest point of the roof.</i></p>						
	1N1E26AB 16400 IRVINGTON BLOCK 44 LOT 4			Applicant: COURTNEY LEE PORTLAND FIREPLACE AND CHIMNEY INC 11124 NE HALSEY ST BOX 465 PORTLAND, OR 97220	Owner: SLADER, DAVID L TR 3217 NE 18TH AVE PORTLAND, OR 97212-2327	Owner: SLADER, BARBARA R TR 3217 NE 18TH AVE PORTLAND, OR 97212-2327
<b>Total # of LU HRA - Historic Design Tier A permit intakes: 3</b>						
19-269582-000-00-LU	2061 NW HOYT ST, 97209	HRB - Historic Design Tier B	Type 1 procedure new	12/27/19		Pending
<p><i>Alteration of retaining wall and addition of concrete cap at south side of structure along front porch elevation; new replacement guardrail at exterior at southwest steps and front porch; and modifications to existing fence and landscaping along the public R.O.W. Applicant states they believe the affected facade is less than 150 sq ft. This is a contributing structure.</i></p>						
	1N1E33BD 06200 COUCHS ADD BLOCK 282 LOT 13 TL 6200			Applicant: PHIL SYDNOR INTEGRATE ARCHITECTURE & PLANNING INC 1715 N TERRY ST PORTLAND, OR 97217	Owner: 2061 NW HOYT LLC 813 SW REGENCY PL PORTLAND, OR 97225	
				Applicant: MICHELLE WOOD INTEGRATE ARCHITECTURE & PLANNING 1919 N KILPATRICK ST PORTLAND OR 97217		

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-262538-000-00-LU	2332 NW JOHNSON ST, 97210	HRB - Historic Design Tier B	Type 1 procedure new	12/9/19		Pending
<p><i>The applicant proposes two new wood casement windows at the rear south-facing façade. No windows currently exist in that location. Also proposed is a below-deck basement egress window.</i></p> <p><i>Historic Resource Review is required because the proposal is for non-exempt exterior alterations.</i></p>		1N1E33BC 07400 KINGS 2ND ADD BLOCK 7 E 40' OF LOT 7	Applicant: MARK HEREFORD HEREFORD CONSTRUCTION CO INC 7625 SW CANYON LANE PORTLAND OR 97225	Owner: SUSANNE VARNADO 2332 NW JOHNSON ST PORTLAND, OR 97210-3232  Owner: JAMES VARNADO 2332 NW JOHNSON ST PORTLAND, OR 97210-3232		
19-263094-000-00-LU	3315 NE 18TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	12/10/19		Unnecessary Review
<p><i>Remove brick front steps and replace with poured concrete. Install a railing. Expand landing to 4ft. The purpose of replacing these steps is to improve their safety. Contributing Resource.</i></p>		1N1E26AB 02800 IRVINGTON BLOCK 43 LOT 9	Applicant: RACHEL BARNETT 3315 NE 18TH AVE PORTLAND, OR 97212	Owner: RACHEL BARNETT 3315 NE 18TH AVE PORTLAND, OR 97212  Owner: BENJAMIN BARNETT 3315 NE 18TH AVE PORTLAND, OR 97212		
19-268340-000-00-LU	602 NW 11TH AVE, 97209	HRB - Historic Design Tier B	Type 1 procedure new	12/23/19		Pending
<p><i>Replace existing door with new window to match existing (affected facade is less than 150 sq ft).</i></p>		1N1E34BC 05400 PEARL BLOCK NO 2 LOT 4 TL 5400	Applicant: LYNN HARRITT LYNN HARRITT DESIGN 517 NE 30TH AVE PORTLAND OR 97232	Owner: EILEEN WALI 2009 SW 16TH AVE PORTLAND, OR 97201  Owner: BASHAR WALI 2009 SW 16TH AVE PORTLAND, OR 97201		
<b>Total # of LU HRB - Historic Design Tier B permit intakes: 4</b>						
19-264472-000-00-LU	8007 N HUDSON ST, 97203	LC - Lot Consolidation	Type 1x procedure	12/12/19		Pending
<p><i>Consolidate the East 90-feet of Lots 19, 20 and 21, Block 11, POINT VIEW</i></p>		1N1W01DD 16000 POINT VIEW BLOCK 11 E 90' OF LOT 19-22 LOT 23	Applicant: DAVE ROEGER CMT SURVEYING & CONSULTING, INC 20330 SE HWY 212 DAMASCUS OR 97089	Owner: COLUMBIA PACIFIC HOMES LLC 9221 SW BARBUR BLVD #308 PORTLAND, OR 97219		
19-259529-000-00-LU	SW BARROW LN, 97221	LC - Lot Consolidation	Type 1x procedure	12/4/19		Incomplete
<p><i>Consolidate all of Lot 11, Block 6, The Highlands Plat No. 2 and that portion of Lot 10 of said Block 6</i></p>		1S1E05BC 02300 THE HIGHLANDS PLAT 1 & 2 BLOCK 6 LOT 1&11&10 TL 2300	Applicant: WHITNEY PETERSON FARRELL REALTY 4772 N LOMBARD STREET PORTLAND OR 97203	Owner: PETERSON, MARJORIE M TR 7960 SW FAIRWAY DR PORTLAND, OR 97225-2748		

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-267689-000-00-LU	2140 N WILLIAMS AVE, 97227	LC - Lot Consolidation	Type 1x procedure	12/20/19		Pending
<i>Lot consolidation creating a total of three parcels.</i>						
		1N1E27DA 13200				
		ALBINA BLOCK 23&24 TL 13200 POTENTIAL ADDITIONAL TAX	Applicant: MICAH WIRHOL WESTLAKE CONSULTANTS, LLC 15115 SW SEQUIOIA PARKWAY, STE 150 TIGARD OR 97224			Owner: PORT CITY LLC 600 CALIFORNIA ST STE 900 SAN FRANCISCO, CA 94108
19-264468-000-00-LU	9029 N MOHAWK AVE, 97203	LC - Lot Consolidation	Type 1x procedure	12/12/19		Pending
<i>Consolidate Lots 24 and 25, Block 11, POINT VIEW</i>						
		1N1W01DD 15900				
		POINT VIEW BLOCK 11 LOT 24-26	Applicant: DAVE ROEGER CMT SURVEYING & CONSULTING, INC 20330 SE HWY 212 DAMASCUS OR 97089			Owner: COLUMBIA PACIFIC HOMES LLC 9221 SW BARBUR BLVD #308 PORTLAND, OR 97219
19-260870-000-00-LU	5046 SE OGDEN ST, 97206	LC - Lot Consolidation	Type 1x procedure	12/5/19		Pending
<i>The applicant proposes to consolidate historic Lots 9 and 10 of Errol Heights, Block 7 into one parcel. The lot consolidation is in preparation for a future property line adjustment (PR 19-260890 PLA) with abutting Lot 11 of the same subdivision and currently under the same ownership. The property line adjustment is not part of this review. The property adjustment will result in two buildable lots, both 37.5 feet wide by 100 feet deep. The existing garage and house are proposed for demolition.</i>						
		1S2E19BD 03000				
		ERROL HTS BLOCK 7 LOT 9-11	Applicant: MICHAEL STOUDE 5 PARKSIDE DESIGN INC 13417 SE PARKSIDE DR HAPPY VALLEY OR 97086			Owner: 5 PARKSIDE DESIGN INC 13417 SE PARKSIDE DR HAPPY VALLEY, OR 97086
<b>Total # of LU LC - Lot Consolidation permit intakes: 5</b>						
19-267610-000-00-LU	8739 SE WASHINGTON ST - UNIT A, 97216	LDP - Land Division Review (Partition)	Type 1x procedure	12/20/19		Pending
<i>Two lot partition</i>						
		1S2E04BA 16500				
		ALTAMEAD BLOCK 7 LOT 10	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213			Owner: FX HOMES PO BOX 1540 SANDY, OR 97055-1540
19-267627-000-00-LU	1503 SE KNIGHT ST, 97202	LDP - Land Division Review (Partition)	Type 1x procedure	12/20/19		Pending
<i>Two lot partition</i>						
		1S1E14DB 09400				
		BROWN'S TRACT BLOCK 2 LOT 2	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213			Owner: KEYSTONE LLC 14237 BRIDGE CT LAKE OSWEGO, OR 97034-2177

**Total # of LU LDP - Land Division Review (Partition) permit intakes: 2**

Land Use Review Intakes

From: 12/1/2019

Thru: 12/31/2019

Run Date: 1/2/2020 08:37:35

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-263973-000-00-LU	7550 SE FLAVEL ST, 97206	LDS - Land Division Review (Subdivision)	Type 1x procedure	12/11/19		Pending
<p><i>3-parcel partition. Existing dwelling at 7620 SE Flavel to remain on parcel, existing 6-plex to remain on multi-family zoned parcel. Existing house at 7550 SE Flavel to be removed. Site is in the R2 and R2.5 zones. 17 new dwellings proposed.</i></p>						
	1S2E20DB 00500	D & O LITTLE HMS SUB 2 N 1/2 OF W 66' OF LOT 19 EXC PT IN ST	Applicant: RICHARD CASSAR HAL'S DEN LLC 73-4366 KOI KOI ST KAILUA-KONA HI 96740		Owner: RICHARD CASSAR 733-4366 KOI KOI ST KAILUA-KONA, HI 96740	
			Applicant: LOGAN DEVOS LT INVESTMENTS TWO, LLC 2380 NW KINGS BLVD, SUITE 301 CORVALLIS OR 97330			
<b>Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1</b>						
19-259407-000-00-LU	6615 SE FOSTER RD, 97206	NE - Nonconf. Status Establishment	Type 2 procedure	12/3/19		Incomplete
<p><i>Confirming the legal status of the nonconforming sign at this location</i></p>						
	1S2E17BB 01000	ARLETA PK 3 BLOCK 7 E 1/2 OF LOT 1-3 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX	Applicant: MATT FROMAN FOSTER THE PHOENIX 906 NW 23RD AVE PORTLAND OR 97210		Owner: FOSTER THE PHOENIX LLC 906 NW 23RD AVE PORTLAND, OR 97210	
<b>Total # of LU NE - Nonconf. Status Establishment permit intakes: 1</b>						
<b>Total # of Land Use Review intakes: 50</b>						