



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

**NOTICE OF PROPOSED  
DEVELOPMENT IN AN ENVIRONMENTAL ZONE**

**Date:** 10/29/21

**To:** Neighborhood Association and Interested Persons

**From:** Tyler Mann, City Planner, 503-865-6444, [Tyler.Mann@portlandoregon.gov](mailto:Tyler.Mann@portlandoregon.gov)

**Re:** The City has received a building permit application for development within an **environmental zone**. The purpose of this notice is to inform neighbors and interested persons of permitting activities and projects within the environmental zones that will utilize the Environmental Development Standards of Zoning Code Chapter 33.430. This is not a Land Use Review notice.

**Permit Number:** 21-019440-RS

**Project Description:** Proposal for a new single-family home within an Environmental Conservation Zone.

**Applicant:** Main Street Development (Nathaniel Rosemeyer)

**Site Location:** 1280 SW CARDINELL WAY

**Legal Description:** CITY LIGHTS, LOT 6

**Zone:** R10c      **Quarter Section Map:** 3228      **Tax Account #:** R673270

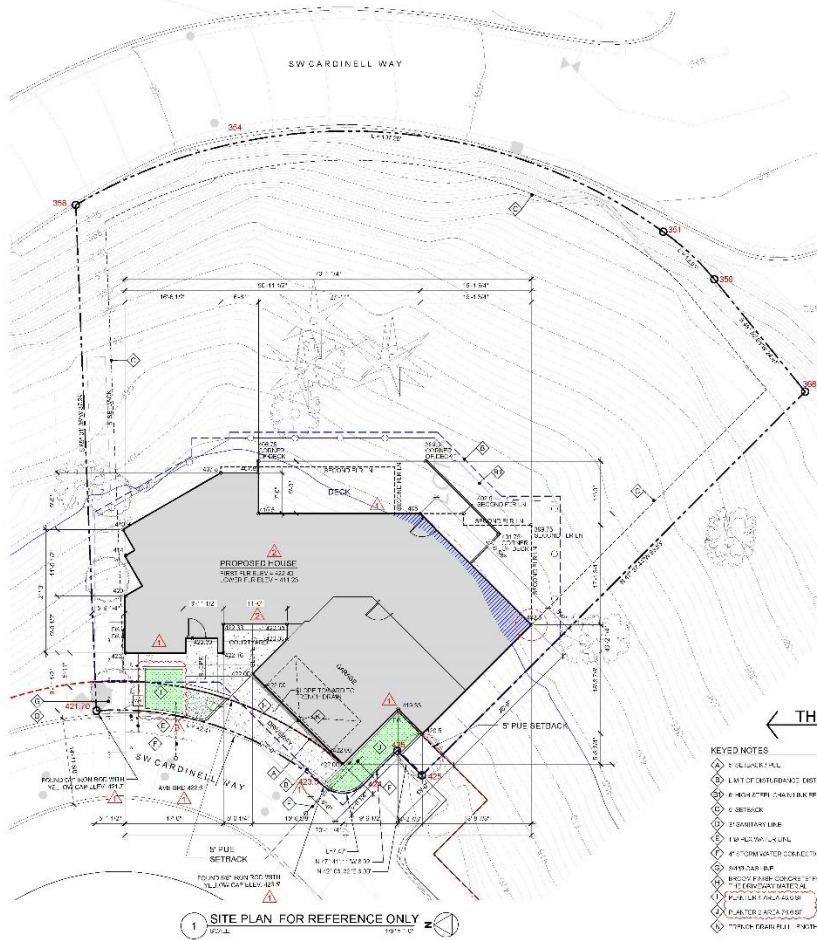
The permit is being reviewed for compliance with the following environmental development standards:

- General development (including the proposed house) subject to Section 33.430.140;

**The site plan is enclosed and displayed on a notice board on site.** If you are interested in viewing the plans, please contact the planner listed on the front of this notice. For digital plans, the planner can provide electronic copies by email. Due to COVID-19 and limited accessibility to plans, only digital copies of plans are available for viewing. If you would like to request copies of paper plans, please contact the Development Services Center at 503-823-7000 and speak with the Document Services area. The fee for service varies based on the size and number of plan sheets requested. A digital copy of the Portland Zoning Code is available on the internet <https://www.portland.gov/code/33>.

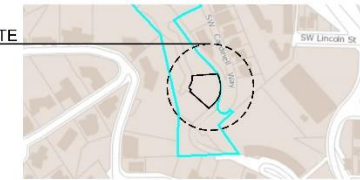
Any interested person may comment on the application by writing and specifically identifying errors or non-compliance with development standards. During the COVID-19 pandemic, your comments must be emailed to the assigned planner listed above; please include the permit number in your email. If you do not have access to email, please telephone the planner listed above about submitting comments. Comments may be used to clarify or improve the accuracy of the site plan but may not be used by the City to influence the issuance of a permit for a project that meets development standards. **An inspector will visit the site to verify the accuracy of the site plan prior to issuance of any permits.**

**Contact Tyler Mann at the above phone number or email address with any questions. Please reference the permit number and your request.**



NOTE:  
1. ALL CALCULATIONS ARE BASED ON THE VOLUMES SHOWN ON SHEET 4030.  
2. THE TOTAL AREA OF THE LOT IS 10,000.00 SQ. FT.  
3. THE TOTAL AREA OF THE DRIVEWAY IS 4,480.00 SQ. FT.

ITEM	AREA	ITEM	AREA
LOT AREA	10,000.00 SF	LOT AREA	10,000.00 SF
AREA CALCULATION	10,000.00 SF	IMP. PAVED AREA CALCULATION	1,830.00 SF
AREA UNDER	2,440.00 SF	SECTION FLOOR INCLUDES OVER A WGS AREA	1,830.00 SF
FRONT PORCH	5,880.00 SF	ROOF OVER THE DECKS	510.00 SF
SECTION PORCHES	2,280.00 SF	GARAGE	1,040.00 SF
TOTAL WGS AREA	4,480.00 SF	UTILITY/CLUTTER	1,000.00 SF
FRONT PORCH (OVER FLOOR)	1,150.00 SF	STORM WATER RETENTION BASIN	2,880.00 SF
FRONT PORCH (OVER DECK)	250.00 SF	STORM WATER RETENTION BASIN	76.00 SF
FR. PORCH (OVER DECK)	340.00 SF	TOTAL LANDSCAPE AREA	7,330.00 SF
LANDSCAPE	1,830.00 SF	STORM WATER RETENTION BASIN	1,830.00 SF
REINFORCEMENT AREA: 1'	1,830.00 SF	STORM WATER RETENTION BASIN	1,830.00 SF
REINFORCEMENT FOOTPRINT INCLUDES OVER DECK	2,440.00 SF	SECTION FLOOR INCLUDES OVER A WGS AREA	1,830.00 SF
FRONT PORCH (OVER DECK)	340.00 SF	ROOF OVER THE DECKS	510.00 SF
LANDSCAPE	1,830.00 SF	GARAGE	1,040.00 SF
STORM WATER	1,830.00 SF	UTILITY/CLUTTER	1,000.00 SF
TOTAL DRIVEWAY AREA	4,480.00 SF	LANDSCAPE	1,000.00 SF
ALLOWED	5,000.00 SF	STORM WATER RETENTION	1,830.00 SF



- KEYED NOTES**
- 1. ALL WORK SHALL
  - 2. LIMIT OF DISTURBED AND RESTORED AREAS
  - 3. 4" HIGH STYRENE CONCRETE CURB
  - 4. DRIVEWAY
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  - 100. DRIVEWAY



PERMIT SET 21-2021

**TAHRAN ARCHITECTURE & PLANNING LLC**  
13721 KNAB ROAD LAKE OSWEGO, OREGON 97034  
503.338.8800 | FAX: 503.338.8801 | www.tahtanarch.com

**LOT 6 CITY LIGHTS RESIDENCE**  
LOT 6 SW CARDINELL WAY PORTLAND, OR 97201

DESIGNED BY: RAJESH BARRA  
DATE: 05/12/2021  
REVISION: 01  
REVISION: 02  
REVISION: 03

PROJECT NO.: 202001-6

**SHEET CONTENTS**  
SITE PLAN

SHEET NUMBER

**A1.1**  
Revised 10-17-21