

Early Assistance Intakes

From: 5/30/2016

Thru: 6/5/2016

Run Date: 6/6/2016 08:49:01

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-180484-000-00-EA	2735 NE 82ND AVE, 97213 <i>CU MASTER PLAN FOR MADISON HIGH SCHOOL MODERNIZATION.</i>	1N2E29AD 03200 GLENHAVEN PK & SUB BLOCK 7-9 TL 3200 SPLIT MAP R101730 (R009301000)	EA-Zoning & Inf. Bur.- w/mtg	5/31/16		Pending
			Applicant: PAUL CATHCART PORTLAND PUBLIC SCHOOLS 501 N DIXON PORTLAND, OR 97227		Owner: SCHOOL DISTRICT NO 1(LEASED PO BOX 3107 PORTLAND, OR 97208-3107	
					Owner: SCHOOLHOUSE SUPPLIES PO BOX 3107 PORTLAND, OR 97208-3107	
16-182783-000-00-EA	15215 SE POWELL BLVD, 97236 <i>DEMO AND REBUILD NEW RESIDENTIAL CARE FACILITY - 25 BEDS - NO PARKING ON SITE</i>	1S2E12BD 05201 PARTITION PLAT 1998-78 LOT 1	EA-Zoning & Inf. Bur.- w/mtg	6/3/16		Application
			Applicant: MILDRED WHITE BAMA ARCHITECTURE AND DESIGN LLC 1631 NE BROADWAY #754 PORTLAND OR 97232		Owner: YAMANE DEVELOPMENT 13695 SE ELLEN DR CLACKAMAS, OR 97015	
					Owner: HOLDING GROUP 1 LLC 13695 SE ELLEN DR CLACKAMAS, OR 97015	
16-182466-000-00-EA	6840 SW MACADAM AVE, 97219 <i>PROPOSAL IS TO REMODEL AND REPOSITION EXISTING BUILDING. THE REMODEL PORTION WILL BE EXTERIOR AND INTERIOR REMODEL WITH LIKELY NEW PARKING LOT LANDSCAPING AND BICYCLE PARKING.</i>	1S1E22A 00400 SOUTHERN PORTLAND BLOCK 5 INC PT VAC ST LOT 2	EA-Zoning & Inf. Bur.- w/mtg	6/3/16		Pending
			Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214		Owner: BREMEN LLC 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201	
16-180372-000-00-EA	, 97217 <i>Early Assistance - Planner only - to discuss a property line adjustment.</i>	1N1E09BA 03400 PENINSULAR ADD 4 BLOCK 51 INC PT VAC STS LOT 15&22 EXC S 12' LOT 16-21 INC PT VAC STS	EA-Zoning Only - w/mtg	5/31/16		Pending
			Applicant: MICHELLE RUDD STOEL RIVES 900 SE 5TH AVE SUITE 2600 PORTLAND OR 97204		Owner: FAMILIAN NORTHWEST 12500 JEFFERSON AVE NEWPORT NEWS, VA 23602	
16-182082-000-00-EA	2034 NW 27TH AVE, 97210 <i>Zone change in compliance with Comprehensive Plan as reflected in the current Mixed Employment zoning project. The zone change is from IG to EG. NO changes are proposed to the Guild's Lake Industrial Sanctuary Plan District. An adjustment is requested for evening use only.</i>	1N1E29DD 00700 NORTH PORTLAND BLOCK 16 N 60' OF LOT 10-13 LOT 14	PG - PreApplication Conference	6/2/16		Application
			Applicant: ANNA LANGLEY LANGLEY INVESTMENT PROPERTIES 1211 SW 5TH AVE., SUITE 2230 PORTLAND OR 97209		Owner: THE FREEMAN GROUP LLC 2034 NW 27TH AVE PORTLAND, OR 97210	

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16-179182-000-00-EA	0420 SW PALATINE HILL RD, 97219		Public Works Inquiry	6/3/16		Pending
	<i>NSFR to replace existing home. Use existing sewer lateral or connect new lateral to existing 8 inch sewer in adjacent ROW. Flow through planter with overflow to drainage ditch.</i>	1S1E27BD 03300				
		COLLINS VIEW TR BLOCK 19 LOT 3	Applicant: DAVID MULLENS SK HOFF CONSTRUCTION 735 SW 158TH AVE BEAVERTON, OR 97006		Owner: ALEXANDER R CATLIN 200 GREENRIDGE DR #910 LAKE OSWEGO, OR 97035-1492	

Total # of Early Assistance intakes: 6

Final Plat Intakes

From: 5/30/2016

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-191686-000-00-FP	5901 SW FLORIDA ST, 97219	FP - Final Plat Review		5/31/16		Application

Approval of a Preliminary Plan for a 2-parcel partition, that will result in two standard lots as illustrated with Exhibit C.1, subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review 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:

"Any buildings or accessory structures on the site at the time of the final plat application;

"Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;

"The location of stormwater facilities for Parcel 1.

"Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for SW Florida Street. 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 agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.7 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Tree Preservation Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records."

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

Streets

1. The applicant 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 review process.

Utilities

2. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the cesspool on the site.

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. Payment for the cost share for the SW Florida Street water main upsize must be provided to the Water Bureau prior to final plat approval

1S1E19BA 02300
LEES ADD
BLOCK A
LOT 3&4&29&30 TL 2300

Applicant:
MIKE COYLE
FASTER PERMITS
14334 NW EAGLERIDGE LANE
PORTLAND, OR 97229

Owner:
EDEN ENTERPRISES LLC
5505 SW DELKER RD
TUALATIN, OR 97062

be provided to the Water Bureau prior to final plat approval.

Existing Development

5. A parking space and driveway shall be installed on Parcel 1 in conformance with the applicable requirements of the Portland Zoning Code. The applicant must obtain a finalized Zoning Permit for installation of the parking space and driveway. The permit plans must include the note: This permit fulfills requirements of Condition C.4 of LU 15-191686 LDP. The new parking space must also be shown on the supplemental plan.

6. Documentation of the location of the stormwater disposal system for the existing house shall be submitted to the Bureau of Environmental Services. The location of any existing or required stormwater systems serving the existing home must be shown on the Supplemental Plan. If, as a result of final plat approval, the stormwater system for the existing home will extend beyond the boundaries of Parcel 1 (the lot with the existing home), then the applicant must meet one of the following:

"Provide private stormwater easements on the final plat as necessary to ensure operation and maintenance of those systems, and record a maintenance agreement for the easement area; or

"Provide finalized plumbing permits for modifications to the stormwater system that result in a system that meets City requirements.

Required Legal Documents

7. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcel 1.

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-192990-000-00-FP	584 N BLANDENA ST, 97217	FP - Final Plat Review		6/2/16		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 single dwelling parcels as illustrated with Exhibit C.1, subject to the following conditions:</i></p>						
<p><i>A.Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following: "Any buildings or accessory structures on the site at the time of the final plat application; "Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; "The replacement parking space required by condition B.3; "Any other information specifically noted in the conditions listed below.</i></p>		1N1E22BD 02700		<p>Applicant: NATHAN ARNOLD FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229</p>		<p>Owner: BRISTOL CREEK HOMES 584 N BLANDENA ST PORTLAND, OR 97217</p> <p>Owner: DEVELOPMENT CO LLC 584 N BLANDENA ST PORTLAND, OR 97217</p>
<p><i>B.The following must occur prior to Final Plat approval:</i></p>						
<p><i>Existing Development</i></p>						
<p><i>1.The applicant must modify the stormwater disposal system serving the existing structure according to BES and SWMM requirements and obtain finalized permits as necessary prior to final plat approval.</i></p>						
<p><i>2.The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2.</i></p>						
<p><i>3.A parking space shall be installed on Parcel 1 in conformance with the applicable requirements of the Portland Zoning Code. The applicant must obtain a finalized Zoning Permit for installation of the parking space. The permit plans must include the note: This permit fulfills requirements of Condition B.3 of LU 15-192990 LDP. The new parking space must also be shown on the supplemental plan.</i></p>						
<p><i>4.The applicant must meet the tree requirement on Parcel 1 with the existing house by planting 1,000 square feet of tree density. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval.</i></p>						
<p><i>Other requirements</i></p>						
<p><i>5.The applicant must pay into the City Tree Fund the amount equivalent to 8 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.</i></p>						
<p><i>C.The following conditions are applicable to site preparation and the development of individual lots:</i></p>						
<p><i>1.The 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>						

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

Total # of Final Plat intakes: 2

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-181406-000-00-LU	5728 N DETROIT AVE, 97217	AD - Adjustment	Type 2 procedure	6/1/16		Pending
<i>Adjustment request for max building coverage for the new addition for attached ADU.</i>						
	1N1E16DC 01400		Applicant: STEPHEN KORBICH KORBICH ARCHITECTS 2235 NE KLICKITAT STREET PORTLAND, OR 97212		Owner: STACEY N KIM 2825 SW 118TH AVE BEAVERTON, OR 97005	
	PARK ADD TO ALBINA BLOCK 5 LOT 3					
Total # of LU AD - Adjustment permit intakes: 1						
16-181622-000-00-LU	5428 SE 136TH AVE, 97236	CU - Conditional Use	Type 1x procedure	6/2/16		Pending
<i>New wireless facility on private property related to PGE pole in the right-of-way. New facility will include obscuring fence and sound-proofing.</i>						
	1S2E14AC 02500		Applicant: STEVE BODINE ACOM CONSULTING INC. 1125 SE CLASTOP ST PORTLAND OR 97202		Owner: TILDA ANN PERRY 5428 SE 136TH AVE PORTLAND, OR 97236-4032	
	LAMARGENT PK N 134.5' OF LOT 7 EXC PT IN ST					
Total # of LU CU - Conditional Use permit intakes: 1						
16-180524-000-00-LU	200 SW MARKET ST, 97201	DZ - Design Review	Type 2 procedure	5/31/16		Pending
<i>PROPOSAL IS FOR A RENOVATION TO EXTERIOR ROOF DECKS AT LOBBY LEVEL. DECK LANDSCAPING REMOVED, ROOFING REPLACED, NEW LANDSCAPING AND NEW TRELLISES WITH LIGHTING.</i>						
	1S1E03CB 00800		Applicant: TIM GRINSTEAD GBD ARCHITECTS, INC. 1120 NW COUCH ST., STE. 300 PORTLAND OR 97218		Owner: TWO HUNDRED MARKET ASSOC 200 SW MARKET ST #1720 PORTLAND, OR 97201	
	SOUTH AUDITORIUM ADD BLOCK A LOT 2 TL 800					
Total # of LU DZ - Design Review permit intakes: 1						
16-181898-000-00-LU	2145 SE LADD AVE, 97214	HR - Historic Resource Review	Type 1 procedure new	6/2/16		Pending
<i>Installing outdoor AC unit with screening to replicate adjacent fence.</i>						
	1S1E02DC 06300		Applicant: MIKE GORDON ARJAE SHEET METAL COMPANY INC 8545 SW McLoughlin Blvd Portland, Or 97233		Owner: KAREN KRUSE 2145 SE LADD AVE PORTLAND, OR 97214	
	LADDS ADD BLOCK 32 LOT 1				Owner: GABRIEL A KRUSE 2145 SE LADD AVE PORTLAND, OR 97214	
16-182591-000-00-LU	2724 NE 25TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	6/3/16		Application
<i>EXTERIOR REVISIONS TO PREVIOUSLY APPROVED LAND USE CASE, LU 15-160635 HR.</i>						
	1N1E25BC 09100		Applicant: DARREN F SCHROEDER 716 SE 45TH AVE PORTLAND, OR 97215-1620		Owner: JEROD FITZGERALD 2724 NE 25TH AVE PORTLAND, OR 97212-3421	
	GLENEYRIE BLOCK 2 LOT 6				Owner: MARIA FITZGERALD 2724 NE 25TH AVE PORTLAND, OR 97212-3421	

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16-181208-000-00-LU	3140 NE 19TH AVE, 97212 <i>Proposal to add 160 sf of floor area to the main floor of the existing SFR. Proposal will be one story facing yard and will meet all zoning requirements.</i>	HR - Historic Resource Review	Type 2 procedure	6/1/16		Pending
	1N1E26AA 08900 IRVINGTON BLOCK 30 N 1/2 OF LOT 14 S 35' OF LOT 15		Applicant: Rich Farrington Rich Farrington, Architect 415 N State Street, #134 Lake Oswego, OR 97034		Owner: JAN M CLEILAND 3140 NE 19TH AVE PORTLAND, OR 97212	
Total # of LU HR - Historic Resource Review permit intakes: 3						
16-180450-000-00-LU	2331 SW CACTUS DR, 97205 <i>DETACHED TWO-CAR GARAGE RECESSED INTO LESS THAN 20% GRADE OF SITE. NEW STAIRCASE FROM STREET TO FRONT AND BACK OF EXISTING HOUSE. PARTIAL NEW FOUNDATION OF HOUSE AND NEW FRONT PORCH FOUNDATION. MODIFICATION REQUESTED FOR SIDE AND FRONT SETBACKS AND GARAGE ENTRANCE SETBACK.</i>	HRM - Historic Resource Review w/Modifications	Type 2 procedure	5/31/16		Pending
	1N1E33CC 02200 CEDAR HILL LOT 64&66 TL 2200		Applicant: MARY HOGUE MKM ARCHITECTURE INC 3304 SE 52ND AVE PORTLAND, OR 97206		Owner: WILLIAM A V BOURS 2331 SW CACTUS DR PORTLAND, OR 97205 Owner: MEGHAN M BOURS 2331 SW CACTUS DR PORTLAND, OR 97205	
16-180756-000-00-LU	38 NW DAVIS ST, 97209 <i>Revisions to LU 14-211555 HRM -1. Exterior Signage 2. Exterior Gate Design 3. Cast Iron Column Placement 4. Zoning Height Modification - for elevator overrun</i>	HRM - Historic Resource Review w/Modifications	Type 2 procedure	5/31/16		Pending
	1N1E34DB 00200 COUCHS ADD BLOCK 8 LOT 1&4&5-8 TL 200		Applicant: JILL SHERMAN GERDING EDLEN 1477 NW EVERETT ST PORTLAND OR 97209		Owner: 8L LLC 1477 NW EVERETT ST PORTLAND, OR 97209-2617	
Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 2						
16-182422-000-00-LU	4224 NE HALSEY ST, 97213 <i>LOT CONSOLIDATION FOR LOTS 1-4, ALL OF LOTS 2-5 AND PORTIONS OF LOTS 1,6,7 AND VACATED NE CLACKAMAS ST. AFTER THE LOT CONSOLIDATION IS APPROVED A SUBSEQUENT PROPERTY LINE ADJUSTMENT WILL BE APPLIED FOR THAT WILL ADJUST THE SHARED PROPERTY LINE BETWEEN THE RESULTING PARCEL 1 AND A PORTION OF LOT 5, BLOCK 45. THE EXISTING DEVELOPMENT WILL BE LOCATED ONTO PARCEL 1 AND THE VACANT/DEVELOPABLE PORTION OF THE PROPERTY ONTO THE PORTION OF LOT 5, BLOCK 45.</i>	LC - Lot Consolidation	Type 1x procedure	6/3/16		Application
	1N2E31BB 04000 LAURELHURST BLOCK 45&46 TL 4000		Applicant: Ryan Schera Deacon Development Group, LLC 901 NE Glisan St Portland OR 97232		Owner: MAJ 24 LLC 300 W 15TH ST #201 VANCOUVER, WA 98660-2927	
Total # of LU LC - Lot Consolidation permit intakes: 1						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-181863-000-00-LU		LDP - Land Division Review (Partition)	Type 1x procedure	6/2/16		Pending
<i>Divide lot into two parcels and build 2 new attached homes.</i>						
	1S2E20CB 05601		Applicant: MELISSA W SOOTS PO BOX 2372 ESTACADA, OR 97023-2372		Owner: MATTHEW J JR SOOTS PO BOX 2372 ESTACADA, OR 97023-2372	
	BRIGHTON PK ADD BLOCK 5 LOT 1				Owner: MELISSA W SOOTS PO BOX 2372 ESTACADA, OR 97023-2372	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						
16-182762-000-00-LU	, 97211	LDS - Land Division Review (Subdivision)	Type 2x procedure	6/3/16		Application
<i>Subdivision to create 3 lots and a Class A road</i>						
	1N1E14CB 17700		Applicant: ROSEANN JOHNSON BLUESTONE HOMES, INC. 16081 S MOORE RD OREGON CITY OR 97045		Owner: BLUESTONE HOMES INC 16081 S MOORE RD OREGON CITY, OR 97045-9340	
	WOODLAWN HTS BLOCK 5 LOT 3&5 TL 17700					
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
Total # of Land Use Review intakes: 11						