



CITY OF

PORTLAND, OREGON

BUREAU OF PLANNING

Charlie Hales, Commissioner
David C. Knowles, Interim Director
1120 S.W. 5th, Room 1002
Portland, Oregon 97204-1966
Telephone: (503) 823-7700
FAX (503) 823-7800

September 23, 1994

MEMORANDUM

TO: Interested parties
FROM: Mike Hayakawa (823-7816)
RE: Pre-application conferences for the week of October 11, 1994.

October 11, 1994 (Tuesday)

10:30 am. PC 94-323

October 11, 1994 (Tuesday)

Applicant: Rick Givens (652-2478)
Request: Comprehensive Plan and Zoning Map Amendments (to CG or CN2) to allow development of a mixed use (office and retail) project.
Location: SE 101st and SE Division **Zoning:** CO1 and 2
Legal: Lots 1 - 5, Block 86, Plympton Ac. Plat 2&3 **Map:** 3340
Neighborhood: Hazelwood, Powellhurst-Gilbert

1:00 pm. PC 94-324

October 11, 1994 (Tuesday)

Applicant: Rick Lapp (823-7745)
Request: Environmental Review for sanitary sewer installation.
Location: 4015 NE 158th Avenue **Zoning:** IG2cs
Legal: Tax lot 81, Sec. 24, T1N R2E **Map:** 2546, 2646
Neighborhood: Wilkes, CCA

October 12, 1994 (Wednesday)

1:00 pm. PC 94-325

October 12, 1994 (Wednesday)

Applicant: Russ Lawrence (823-7195)
Request: Environmental Review for development of a pollution reduction facility for separated stormwater. Existing uplands will be converted to a wetland water quality facility.
Location: N Ramsey **Zoning:** IHch, OSch
Legal: Tax lot 36 of Block 15, Rivergate Industrial **Map:** 1620, 1621,
Neighborhood: St. Johns, CCA, Kelly Point Industrial Assn. 1721

3:00 pm. PC 94-326

October 12, 1994 (Wednesday)

Applicant: Pat Elmore (233-5722)
Request: Conditional Use Review for parking and maintenance of Tri-Met ATS program minibuses. Existing building and property will be used for parking, maintenance and river report and dispatch center. There will be 13 minibuses and 10-13 personal vehicles on the site. Hours of operation are 6 am to 8 pm, weekdays and 8 am. to 6 pm., Saturdays.
Location: 8134 SE Salmon, 1213 SE 82nd Avenue
Legal: Lots 5-7, 41-50, Block 1, Corona Park
Neighborhood: Montavilla, Mt. Tabor
Zoning: CG
Map: 3138

October 13, 1994 (Thursday)

9:00 am. PC 94-327

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Applicant: Bill Babeckos (288-8381)
Request: Environmental Review in order to drive a piling, add wall, and to fill and top the improvements with a platform in "c" zone.
Location: 3157 NE Marine Drive
Legal: Tax lot 31, Sec. 1, T1NR1E
Neighborhood: Sunderland, CCA
Zoning: IG2chsx
Map: 1933

10:30 am. PC 94-328

October 13, 1994 (Thursday)

Applicant: Mike Flury (246-5054)
Request: Major Land Division to create eight lots and a private street.
Location: SE 101st and Clinton
Legal: Lots 3 and 4, Block 10, Pittock
Neighborhood: Powellhurst-Gilbert, Hazelwood
Zoning: R5
Map: 3341

1:00 pm. PC 94-329

October 13, 1994 (Thursday)

Applicant: Lance and Tina Larsen (293-1176)
Request: Environmental Review to construct single dwellings. Previous cases: LUR 93-00698 AD and LUR 93-00699 MP.
Location: SW 61st and Garden Home
Legal: Lot 2 of Plat 1991-83.
Neighborhood: Ash Creek, Maplewood
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Map: 3823

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Applicant: Alexander Zoqumenny (771-0199)
Request: Major Land Division to create three lots and a private street.
Location: 3334 SE 112th Avenue
Legal: Lot 9 (except 5' in street), Block 4, McGrews
Neighborhood: Powellhurst-Gilbert, Lents
Zoning: R3
Map: 3342

Applicant:
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Comprehensive Plan and Zoning Map Amendments (to CG or CN2)
to allow development of a mixed use (office and retail) project.

Location:

SE 101st and SE Division

Zoning: CO1 and 2

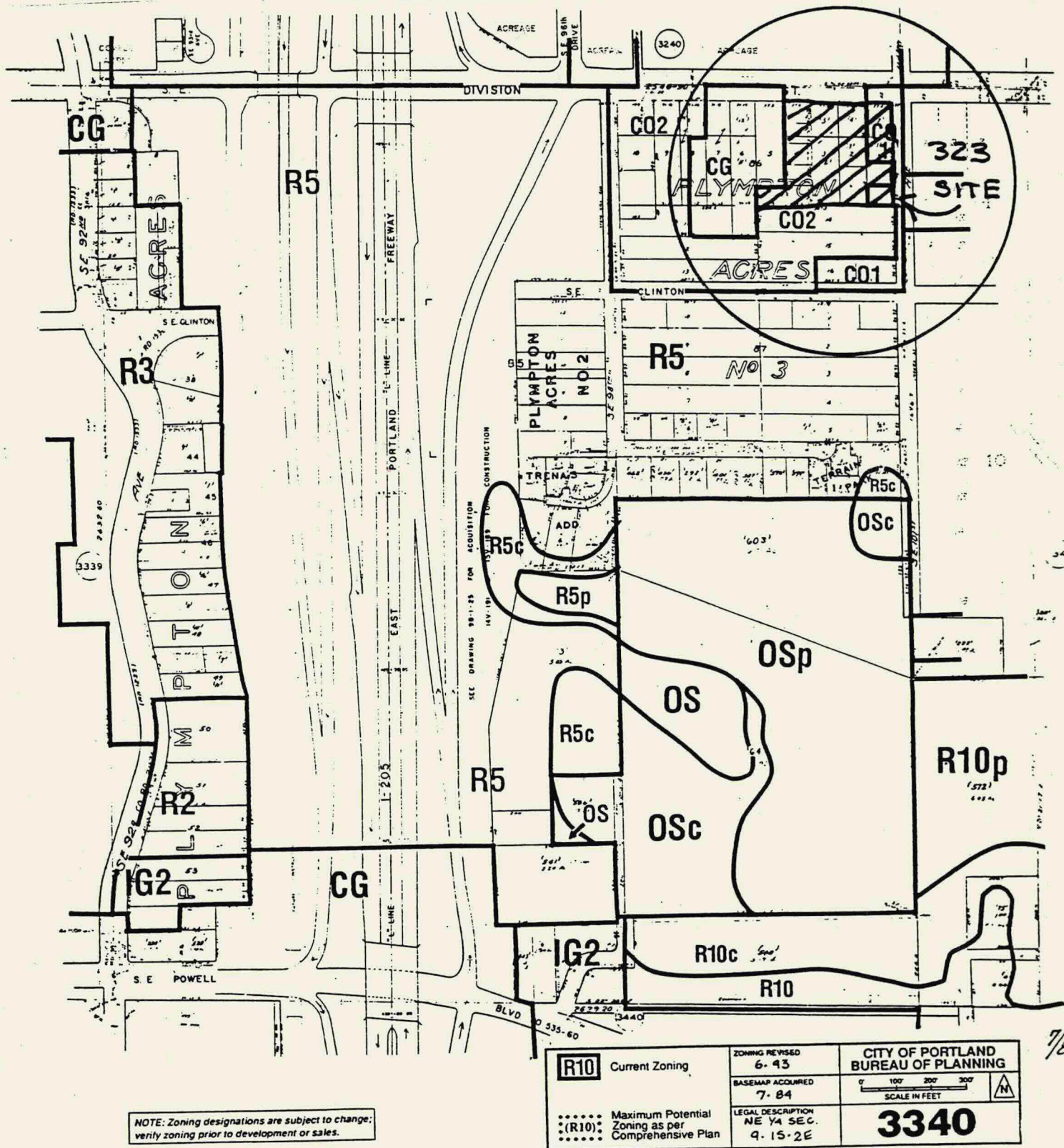
Legal:

Lots 1 - 5, Block 86, Plympton Ac. Plat 2&3

Map: 3340

Neighborhood:

Hazelwood, Powellhurst-Gilbert



S.E. DIVISION ST.

323



SCALE: 1" = 50'

U.S. CONSTRUCTION CO., INC.
7211 S.E. HARMONY RD.
MILWAUKIE, OR 97222

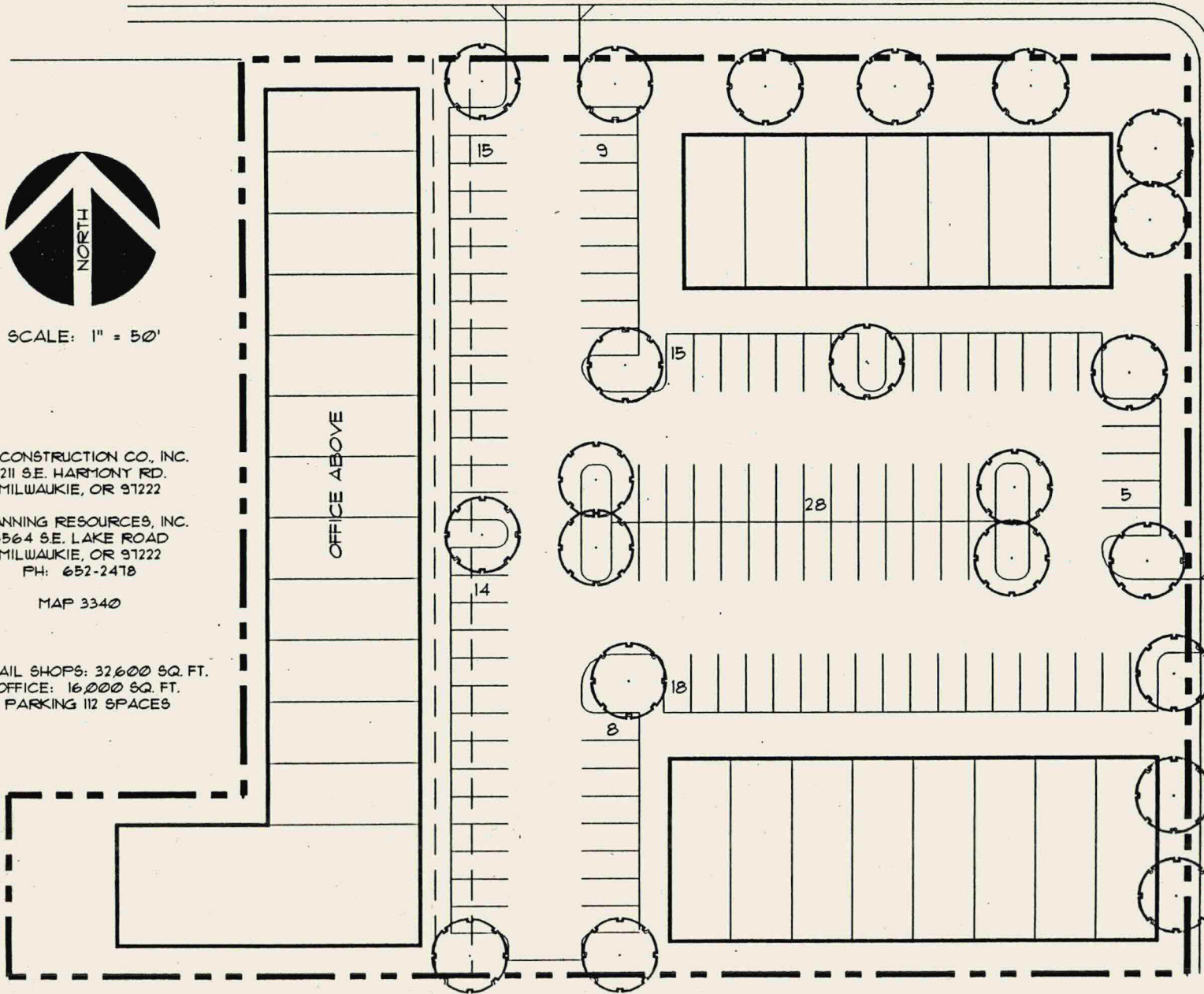
PLANNING RESOURCES, INC.
6564 S.E. LAKE ROAD
MILWAUKIE, OR 97222
PH: 652-2478

MAP 3340

RETAIL SHOPS: 32,600 SQ. FT.
OFFICE: 16,000 SQ. FT.
PARKING 112 SPACES

OFFICE ABOVE

S.E. 101ST AVE.



Applicant:

Rick Lapp (823-7745)

Request:

Environmental Review for sanitary sewer installation.

Location:

4015 NE 158th Avenue

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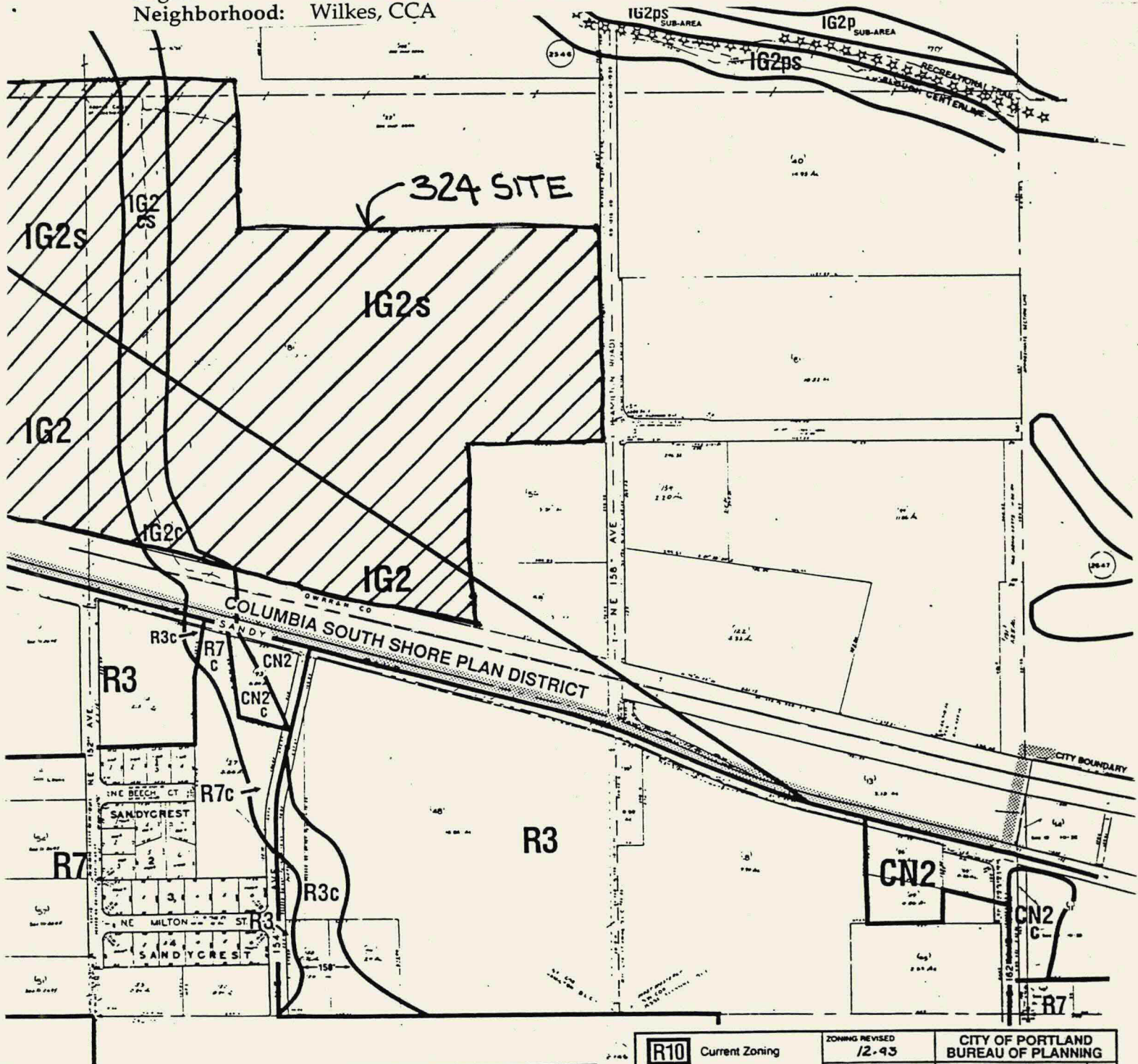
Tax lot 81, Sec. 24, T1N R2E

Neighborhood:

Wilkes, CCA

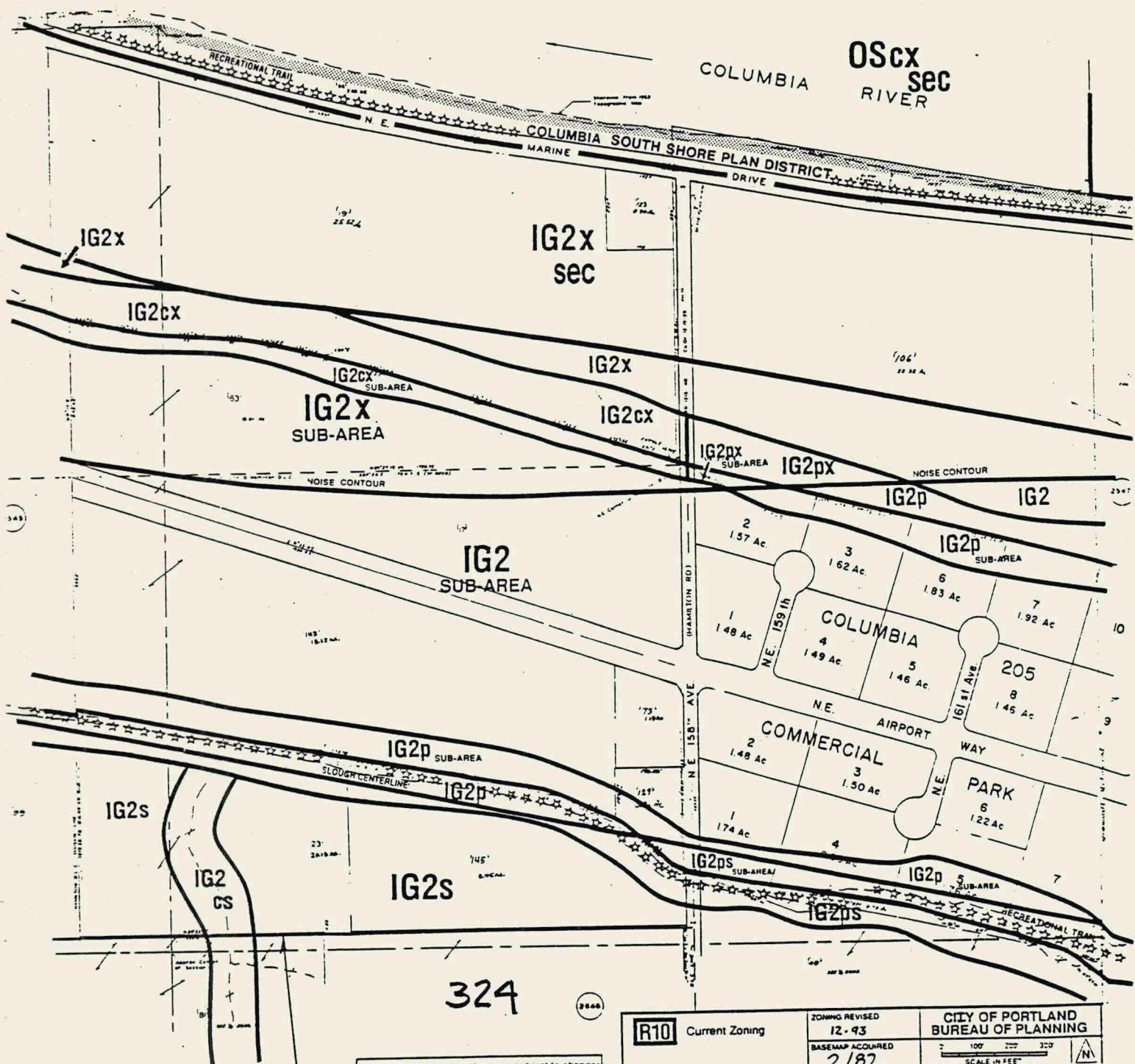
Zoning: IG2cs

Map: 2546, 2646



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10	Current Zoning	ZONING REVISED 12-93	CITY OF PORTLAND BUREAU OF PLANNING
ec	Environmental Overlay Zone	BASEMAP ACQUIRED 5/89	SCALE IN FEET 0 100 200 300
.....	Maximum Potential	LEGAL DESCRIPTION S.E. 1/4 SEC. 24-1N-2E	2646
.....	Zoning as per		
.....	Comprehensive Plan		



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SANITARY
SEWER
10-12 FEET
DEEP

R10 Current Zoning Maximum Potential Zoning as per Comprehensive Plan : (R10) :	ZONING REVISED 12-93	CITY OF PORTLAND BUREAU OF PLANNING
	BASEMAP ACQUIRED 2/82	SCALE IN FEET 0 100 200 300
	LEGAL DESCRIPTION NE 1/4 SEC.	2546
	24-IN-2E	

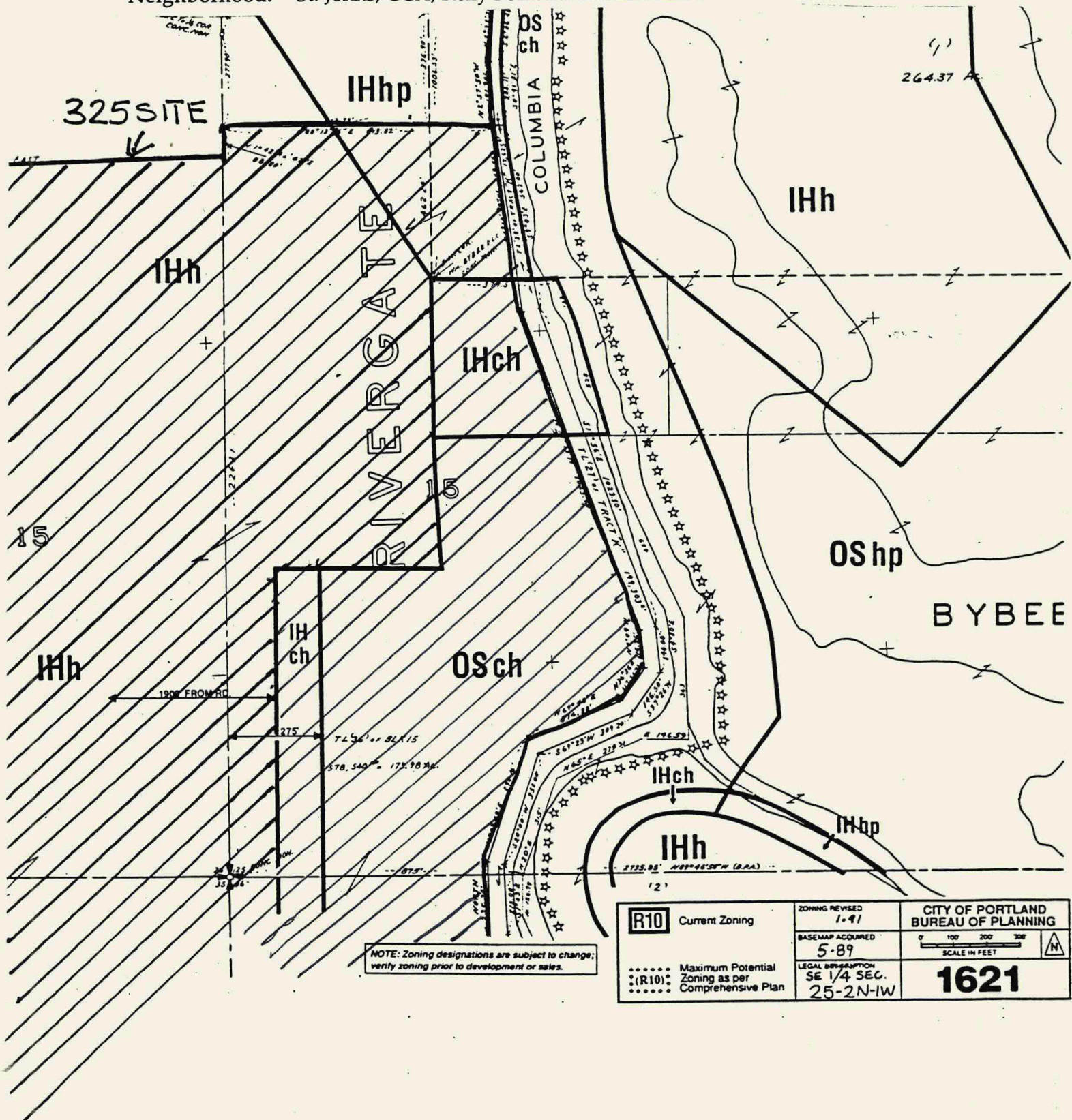
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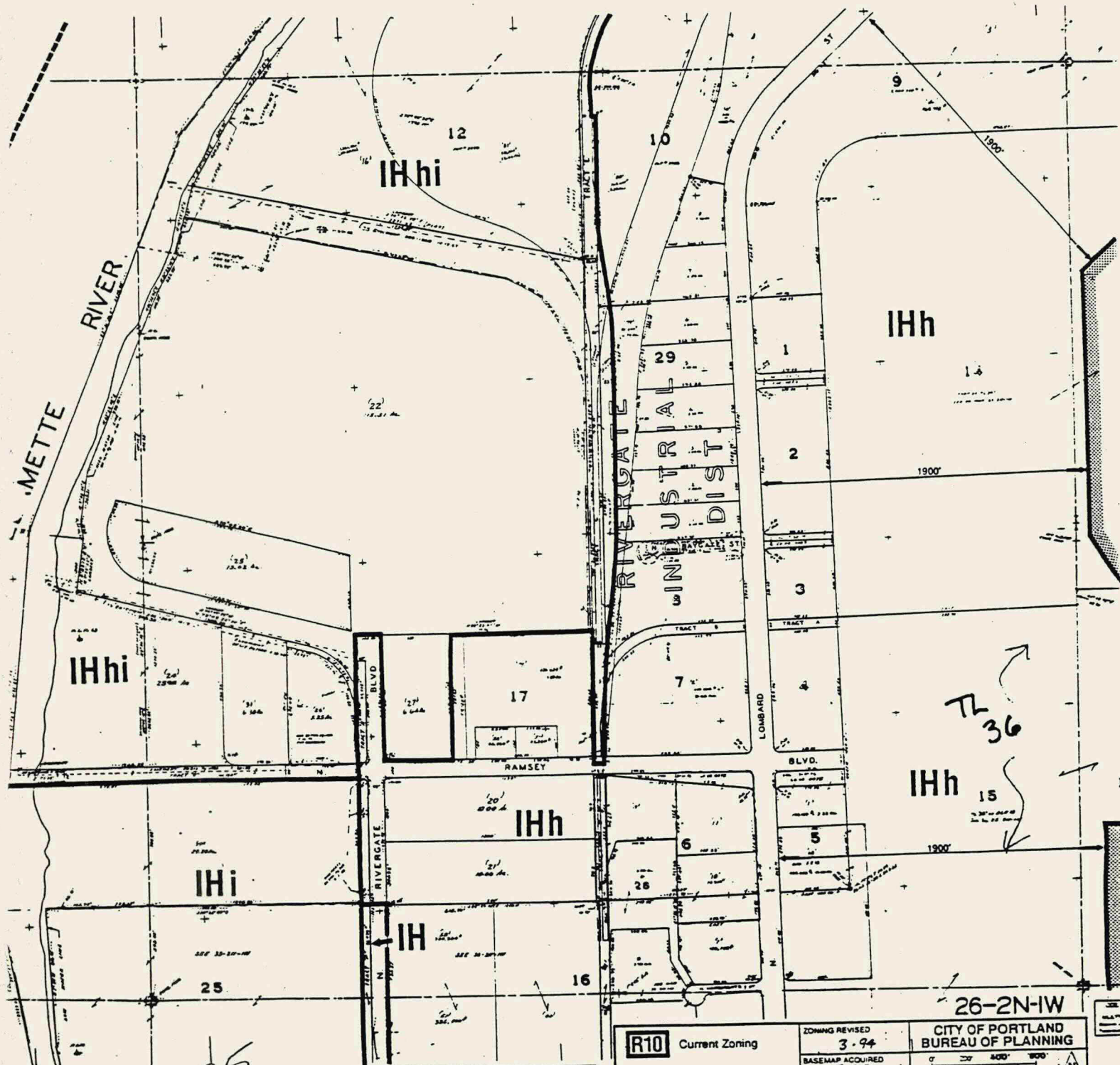
Location:
Legal:
Neighborhood:

N Ramsey
Tax lot 36 of Block 15, Rivergate Industrial
St. Johns, CCA, Kelly Point Industrial Assn.

Zoning: IHch, OSch
Map: 1620, 1621,
1721

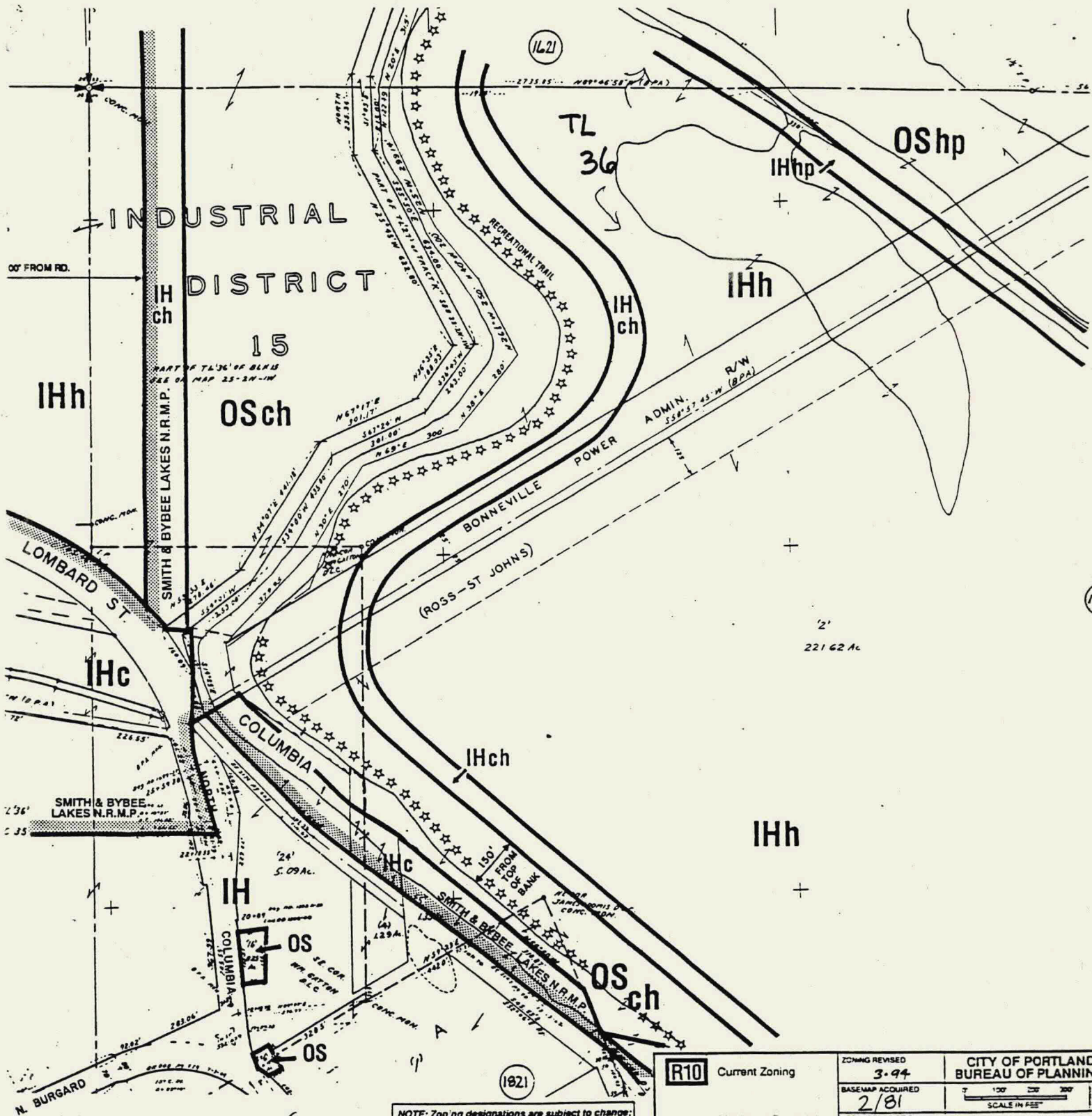


R10 Current Zoning Maximum Potential (R10) Zoning as per Comprehensive Plan	ZONING REVISED 1-91	CITY OF PORTLAND BUREAU OF PLANNING 0 100 200 300 SCALE IN FEET 1621
	BASEMAP ACQUIRED 5-89	
	LEGAL DESCRIPTION SE 1/4 SEC. 25-2N-1W	



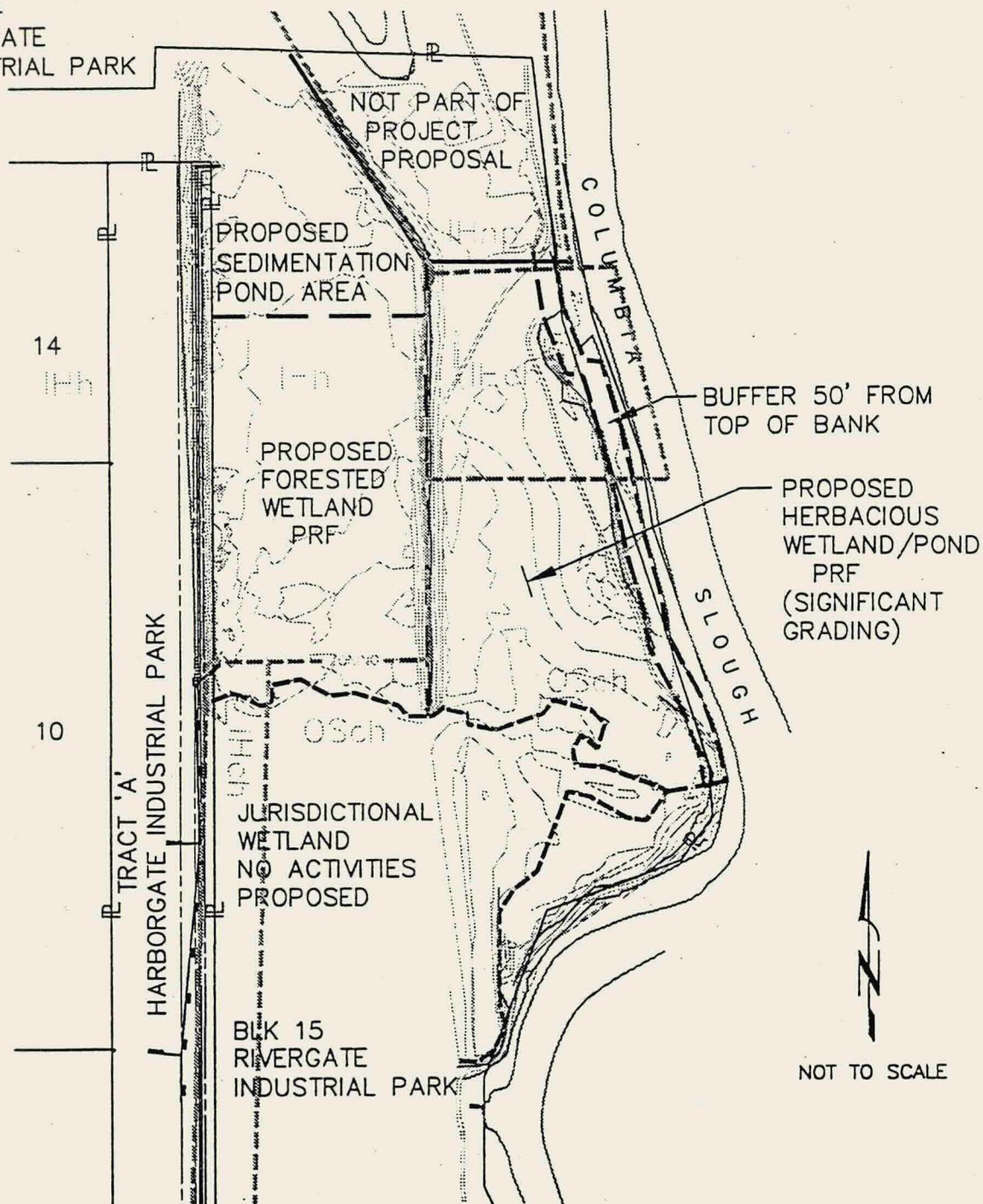
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[R10] Current Zoning Maximum Potential (R10) Zoning as per Comprehensive Plan	ZONING REVISED	3-94	CITY OF PORTLAND BUREAU OF PLANNING 0 200' 400' 800' SCALE: 1" = 400' N
	BASEMAP ACQUIRED	5-89	
	LEGAL DESCRIPTION	26-2N-1W	
			26-2N-1W 1519-1520 1619-1620



R10	Current Zoning	ZONING REVISED 3-94	CITY OF PORTLAND BUREAU OF PLANNING	
		BASEMAP ACQUIRED 2/81	1" = 100' 200' 300' SCALE IN FEET	
	 Maximum Potential Zoning as per (R10): Comprehensive Plan	LEGAL DESCRIPTION NW 1/4 SEC. 36-2N-1W	1721	

BLK 14
RIVERGATE
INDUSTRIAL PARK



SECTION 25, T2N, R1W, WM
MULTNOMAH COUNTY, OREGON

PRF = POLLUTION REDUCTION FACILITY

325

DESIGNED BY
RAL
DRAWN BY
DDT
DRAWING NAME
PRE-APP.DWG
DATE APPR
9/12/94



RAMSEY LAKE PREAPPLICATION

CITY OF PORTLAND, BUREAU OF ENVIRONMENTAL SERVICE

1/4 SECTION
1621
JOB NO.
5186
SHEET NO.
1 OF 1

Applicant:
Request:

Pat Elmore (233-5722)

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Location:

8134 SE Salmon, 1213 SE 82nd Avenue

Zoning: CG

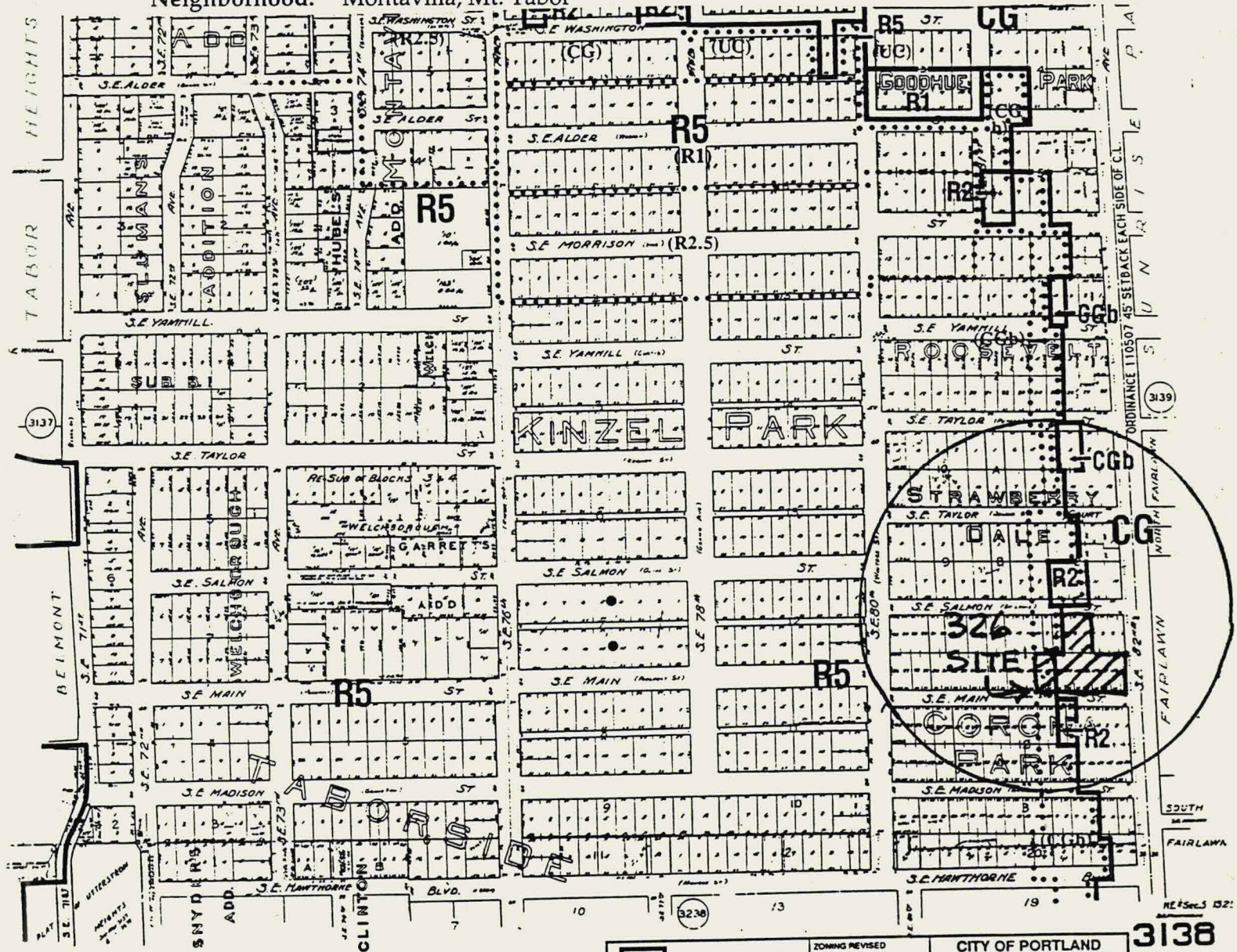
Legal:

Lots 5-7, 41-50, Block 1, Corona Park

Map: 3138

Neighborhood:

Montavilla, Mt. Tabor



NOTE: Forests larger than two acres may require Interim Forest Review; see Chapter 33.433.

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED 12-93	CITY OF PORTLAND BUREAU OF PLANNING
..... Maximum Potential :(R10): Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5-89 LEGAL DESCRIPTION NE 1/4 SEC. 5-1S-2E	SCALE IN FEET 0 100 200 300 3138

3138

SE 82ND AVENUE

010101 1:8134 SE SALMON ST.

SE SALMON STREET.

Lumber
Storage

number 11

A blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The page shows signs of wear, including dark smudges and a vertical crease near the left edge.

Garage Doors

Bus Area 10222
(13)

Car Area 13' x 18'

Loading
Deck

Trailer Parking

Lead Staging Area

SE MAIN STREET

	Building
	Bus Parking
	AT&T Employee Parking
	Kingsley Junior

APPEL 2:
1213 SE 82ND AVE.

326

9:00 am.

PC 94-327

October 13, 1994 (Thursday)

Applicant:

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Request:

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Location:

3157 NE Marine Drive

Legal:

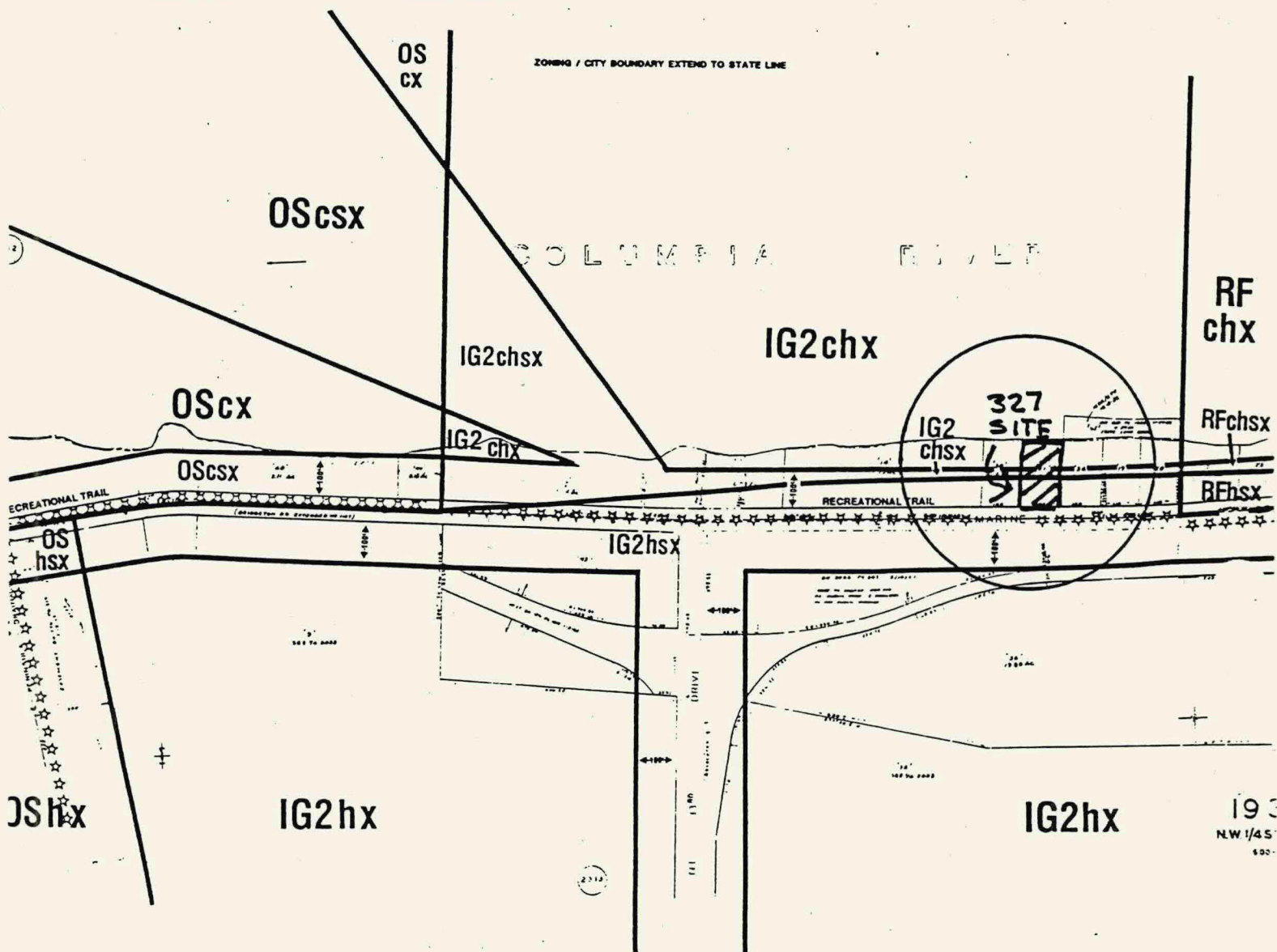
Tax lot 31, Sec. 1, T1NR1E

Neighborhood:

Sunderland, CCA

Zoning: IG2chsx

Map: 1933



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R10 Current Zoning	ZONING REVISED 4.91	CITY OF PORTLAND BUREAU OF PLANNING
	BASEMAP ACQUIRED 5/89	
..... Maximum Potential :(R10): Zoning as per Comprehensive Plan	LEGAL DESCRIPTION NW 1/4 SEC. 1-1N-1E	SCALE IN FEET 0 100 200 300 1933

327

162
CHSX

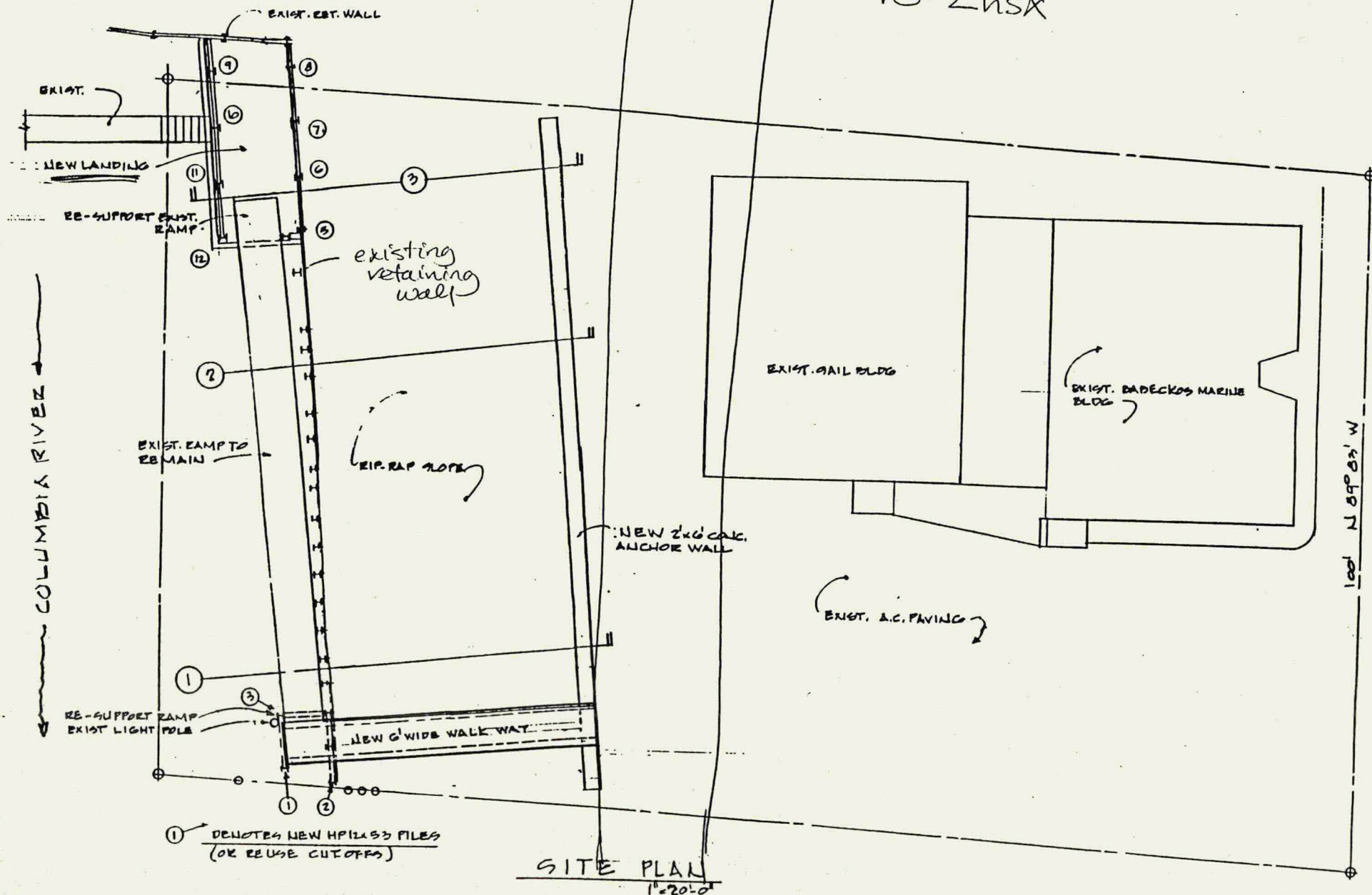
1G 2hsA

COLUMBIAN RIVER

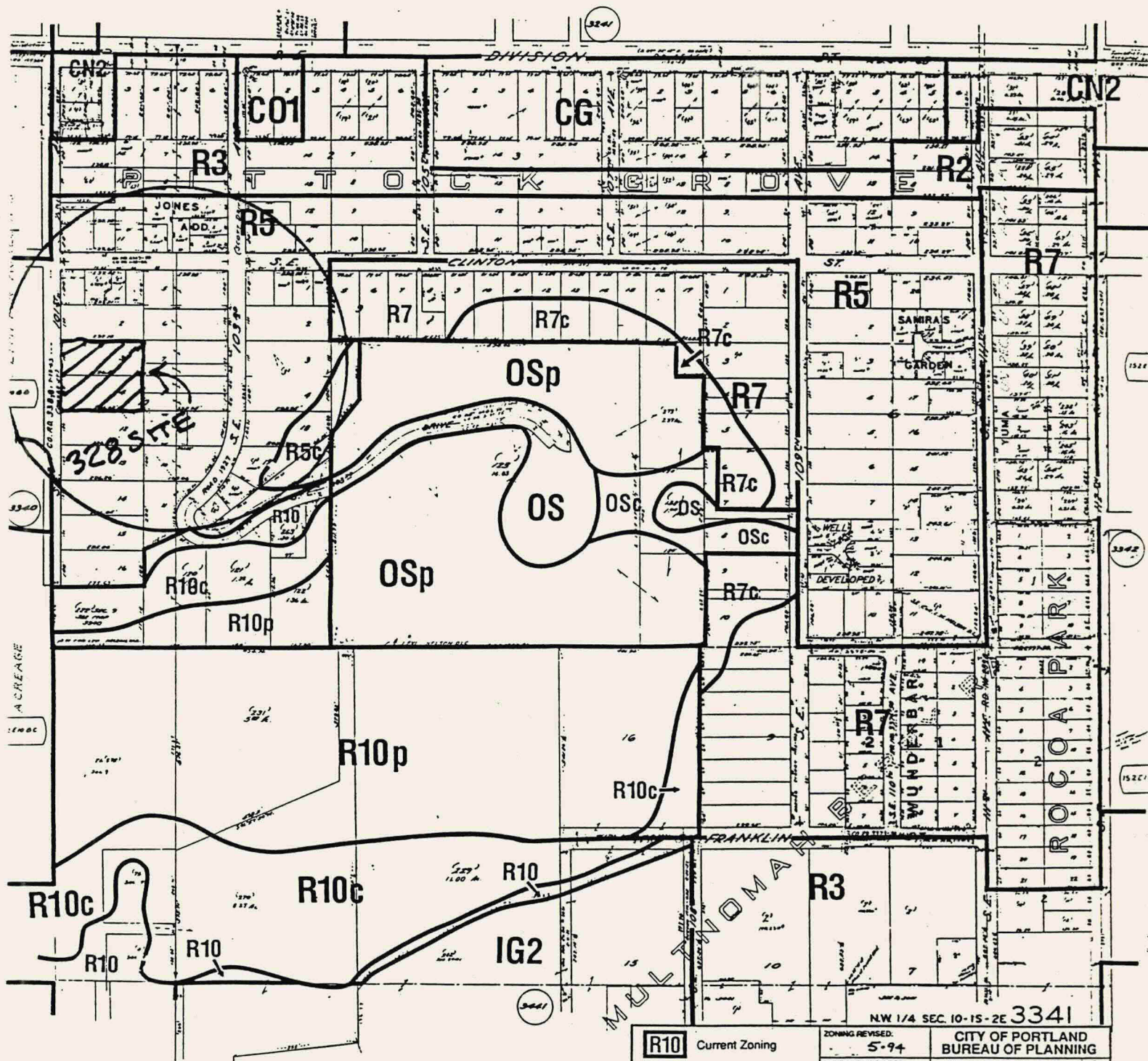
100' N 89° 03' W

U.E. MARINE DRIVE

25157



Applicant:	Mike Flury (246-5054)	
Request:	Major Land Division to create eight lots and a private street.	
Location:	SE 101st and Clinton	Zoning: R5
Legal:	Lots 3 and 4, Block 10, Pittock	Map: 3341
Neighborhood:	Powellhurst-Gilbert, Hazelwood	



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning

ZONING REVISED:
5:94

BASEMAP ACQUIRED
F 80

LEGAL DESCRIPTION:
NW 1/4 SEC.
10-15-2E

CITY OF PORTLAND
BUREAU OF PLANNING

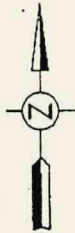
A horizontal scale bar with tick marks at 0, 100, 200, and 300 feet. The text "SCALE IN FEET" is centered below the bar.

3341

TENTATIVE SUBDIVISION

LOTS 3 AND 4, BLOCK 10, PITTOCK GROVE
 LOCATED IN THE N.W. 1/4 OF SECTION 10
 TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 SCALE: 1" = 60'
 SEPTEMBER 19, 1994

CLIENT: MIKE FLURY



EXIST. SSWM
 RM=109.51
 IE=98.11

25'

25'

S.E.

101ST

AVENUE

PROPOSED
 SANITARY
 MANHOLE

EXIST. SSWM
 RM=98.18
 IE=88.98

EXISTING 8" WATER LINE

EXIST. STUB

EXIST. STUB

LOT 1
 5,280 SQ. FT.

LOT 2
 5,280 SQ. FT.

LOT 3
 5,232 SQ. FT.

LOT 4
 5,160 SQ. FT.

LOT 8
 5,280 SQ. FT.

LOT 7
 5,280 SQ. FT.

LOT 6
 5,232 SQ. FT.

LOT 5
 5,160 SQ. FT.

TRACT "A"
 5,496 SQ. FT.

LOT 12
 PITTOCK GROVE

ELEV. 107.74

ELEV. 102.11



all COUNTY SURVEYORS
 & PLANNERS, INC.
 P.O. BOX 955
 SANDY, OREGON 97055
 (503) 688-3151

PROJECT NUMBER: 94-257

PAGE 1 OF 1

328

1:00 pm.

PC 94-329

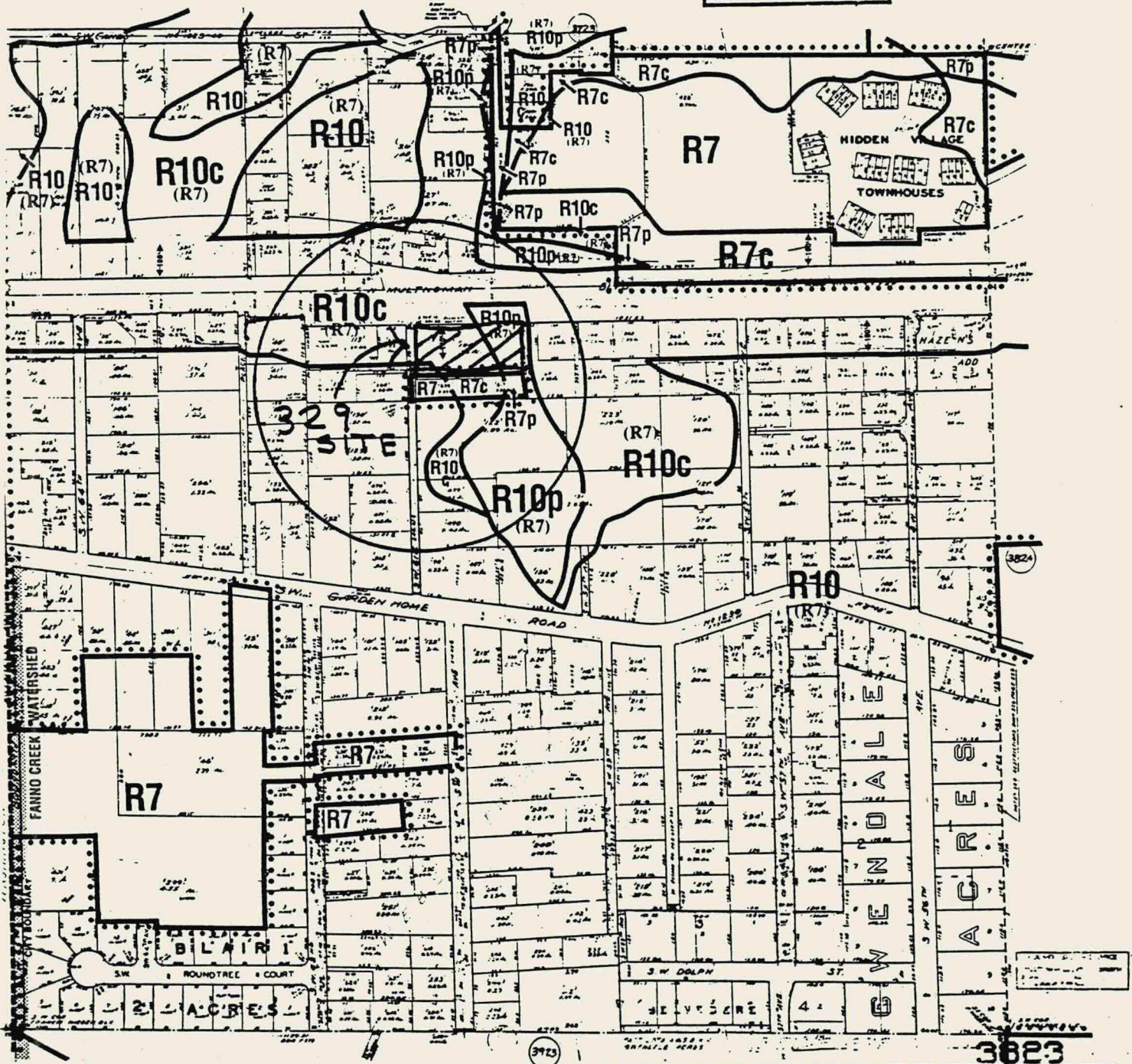
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 Location: SW 61st and Garden Home
 Legal: Lot 2 of Plat 1991-83.
 Neighborhood: Ash Creek, Maplewood

Zoning: R10 c

Map: 3823

NOTE: This entire 1/4 section lies
 within the Fanno Creek Watershed.



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 within the Fanno Creek Watershed.

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R10 Current Zoning	ZONING REVISED 5.94	CITY OF PORTLAND BUREAU OF PLANNING
..... Maximum Potential (R10): Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5.89	
	LEGAL DESCRIPTION SW 1/4 SEC. 19-15-1E	
		3823

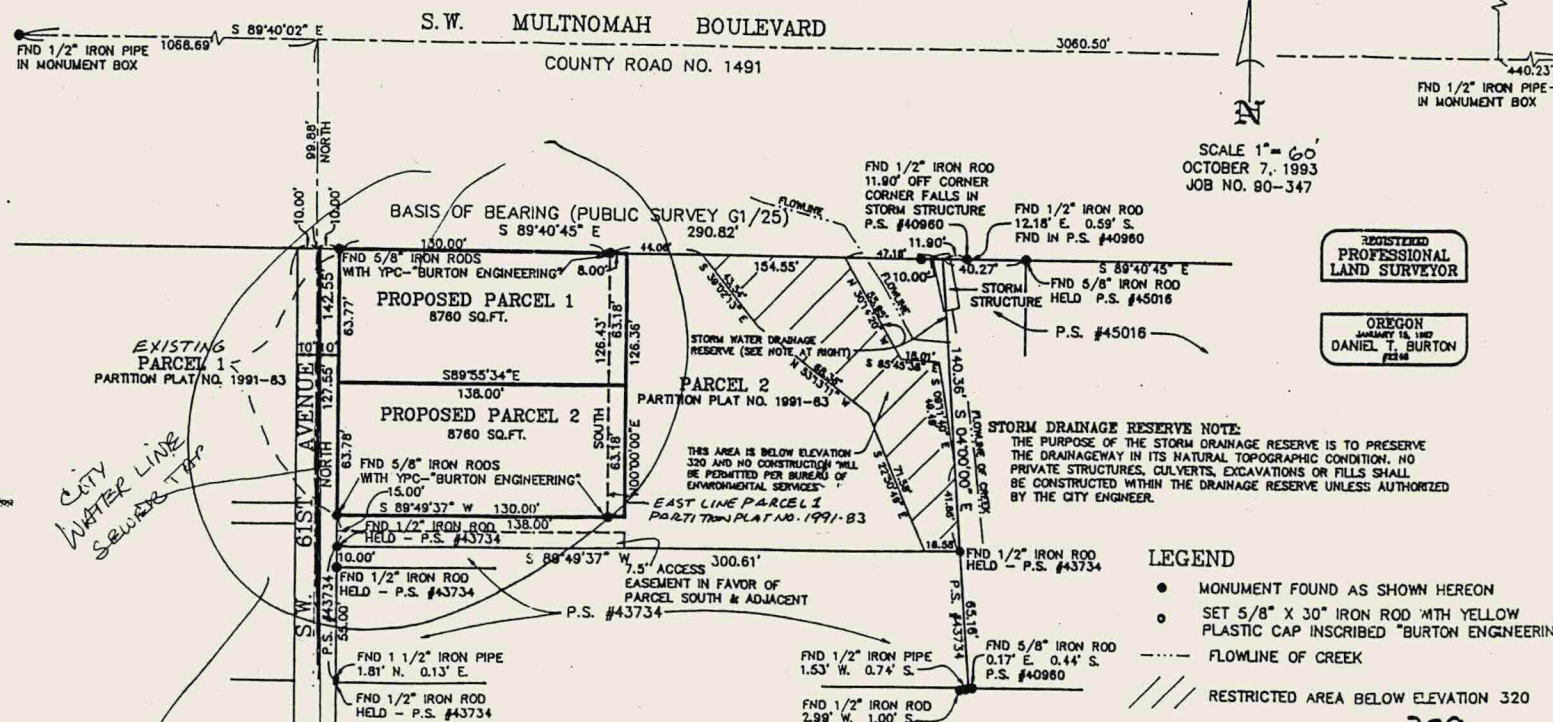
CENTER OF SECTION 19
FND BRASS CAP SET IN
CONC INSCRIBED "T.S.
RIE, CENTER, 19, 1955"

BURTON ENGINEERING & SURVEY CO.
11945 S.W. PACIFIC HIGHWAY #302
TIGARD, OREGON 97223
(503) 639-6116

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

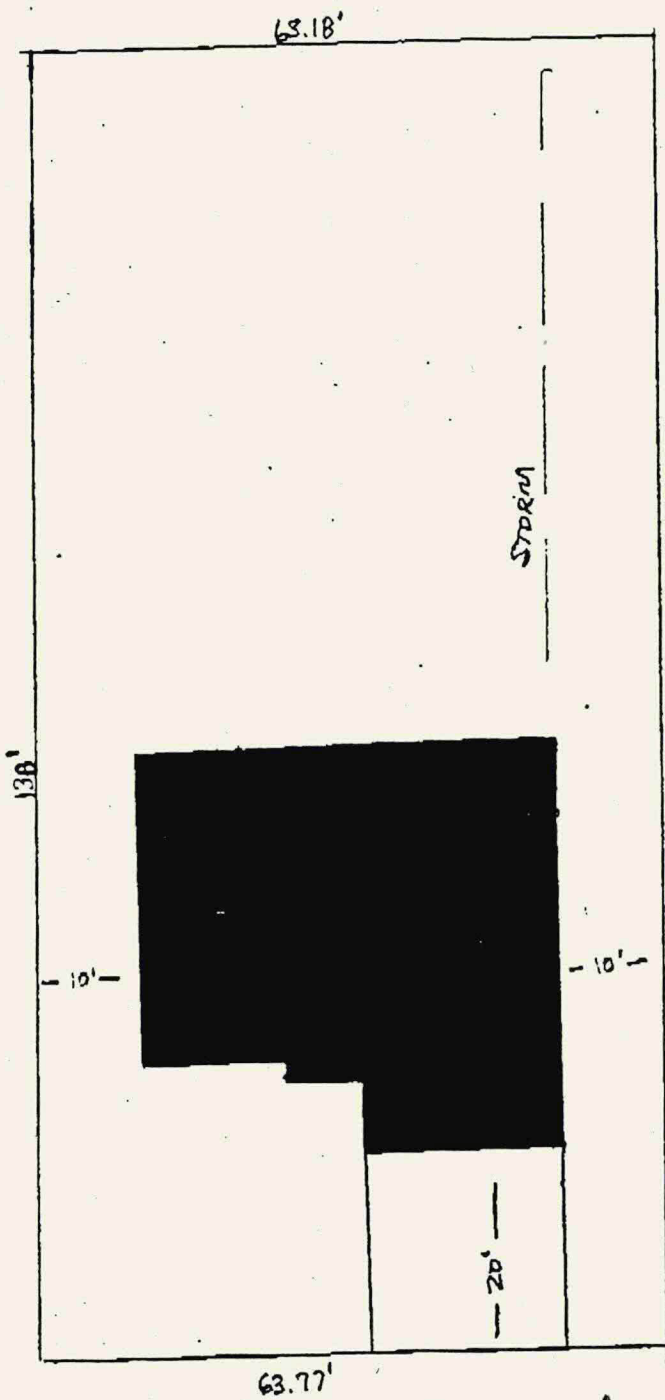
LOR 93-00699 MP

LANCE & TINA LARSEN
7130 SW 125TH PLACE
BEAVERTON, OREGON 97005
(503) 646-5004



entirely in R10c zone

SW MULTNOMAH BLVD.

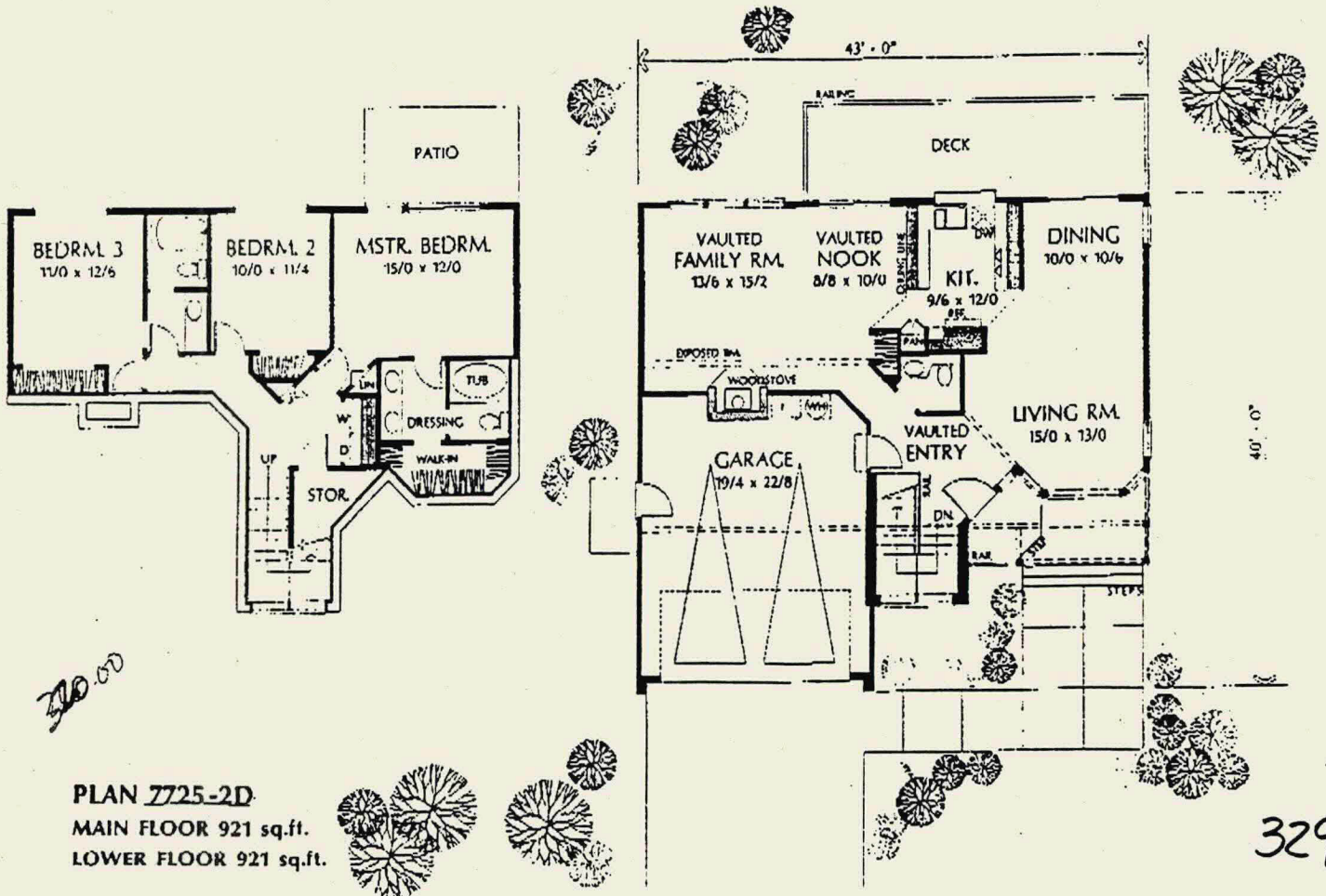
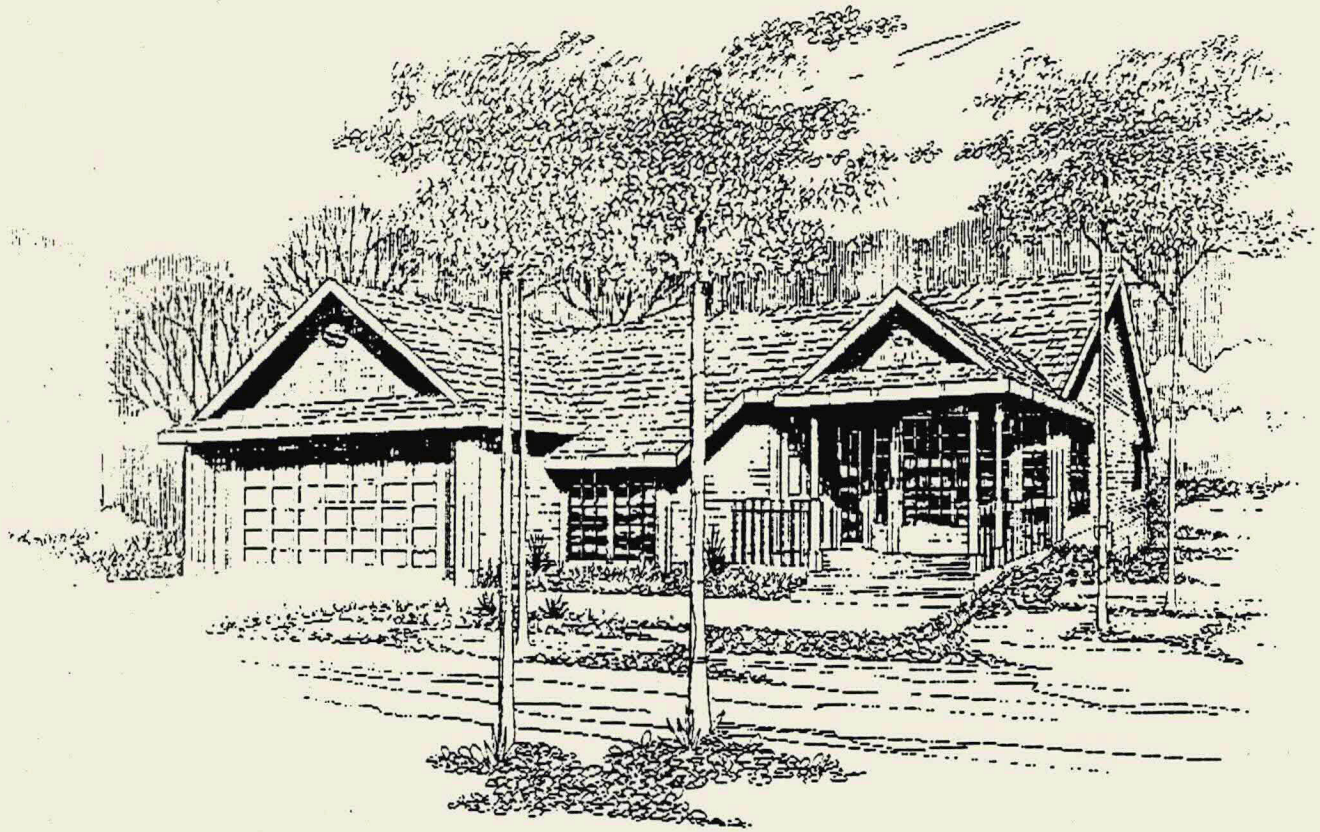


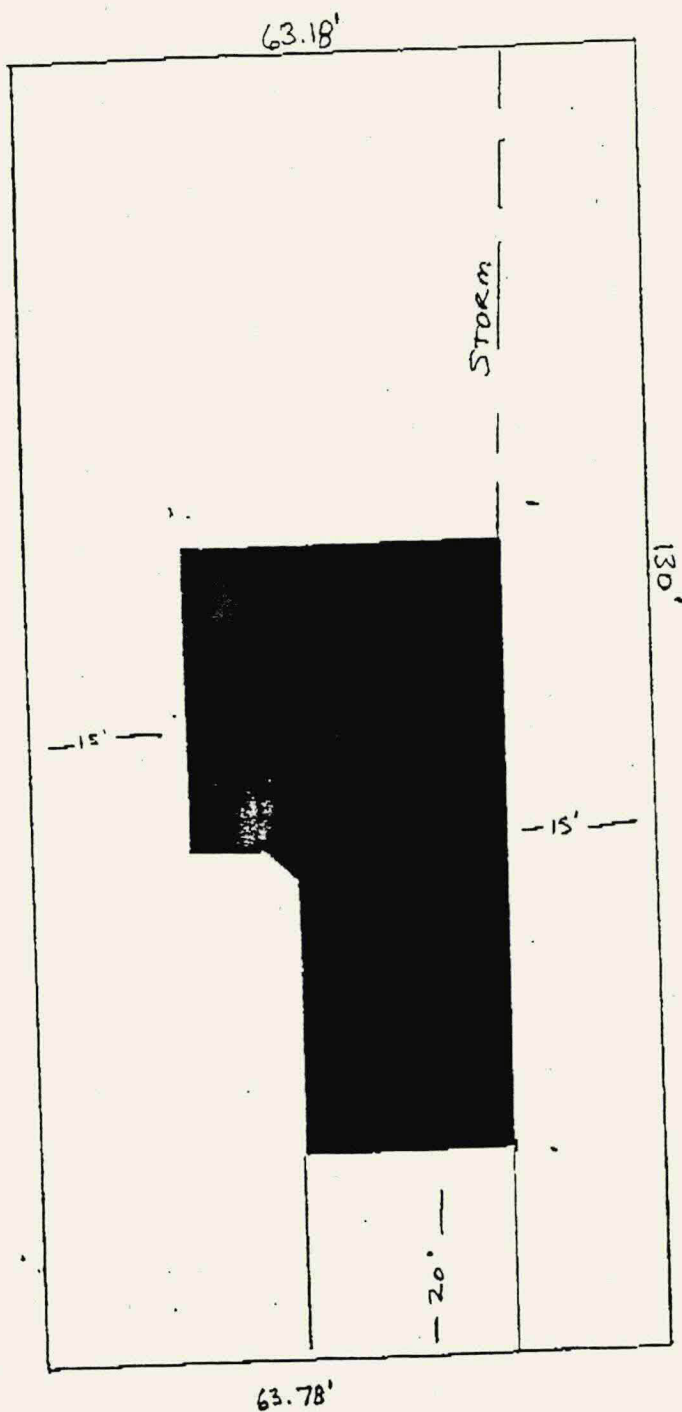
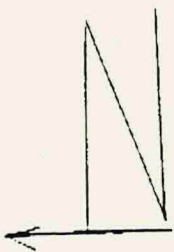
SW 61ST AV

PARCEL 1

1-20 SCALE

329

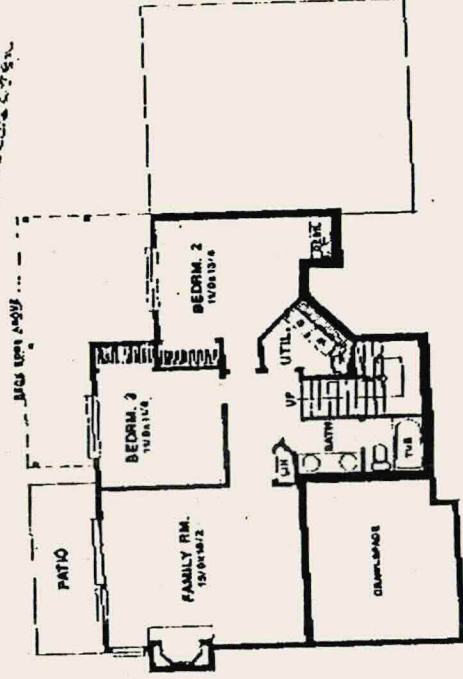
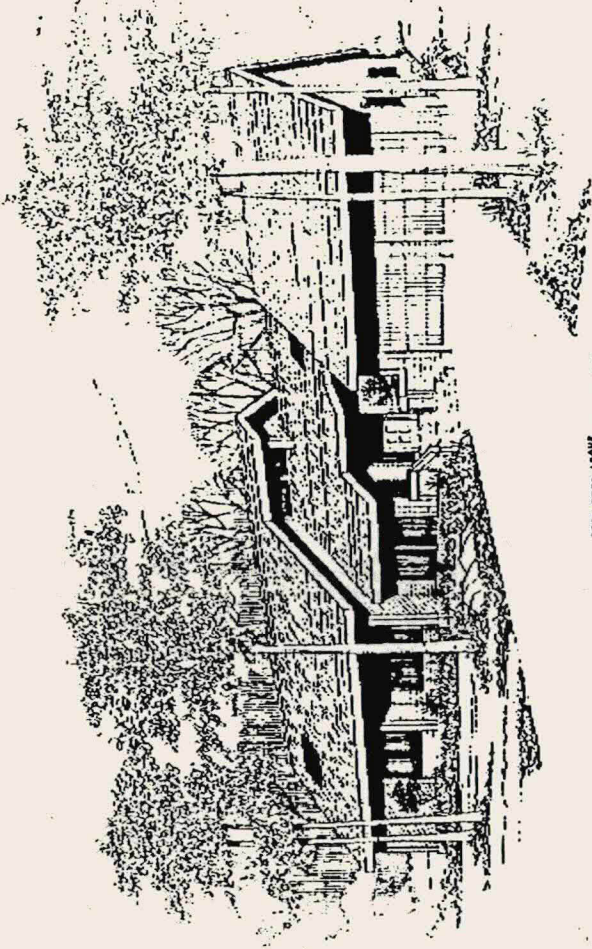




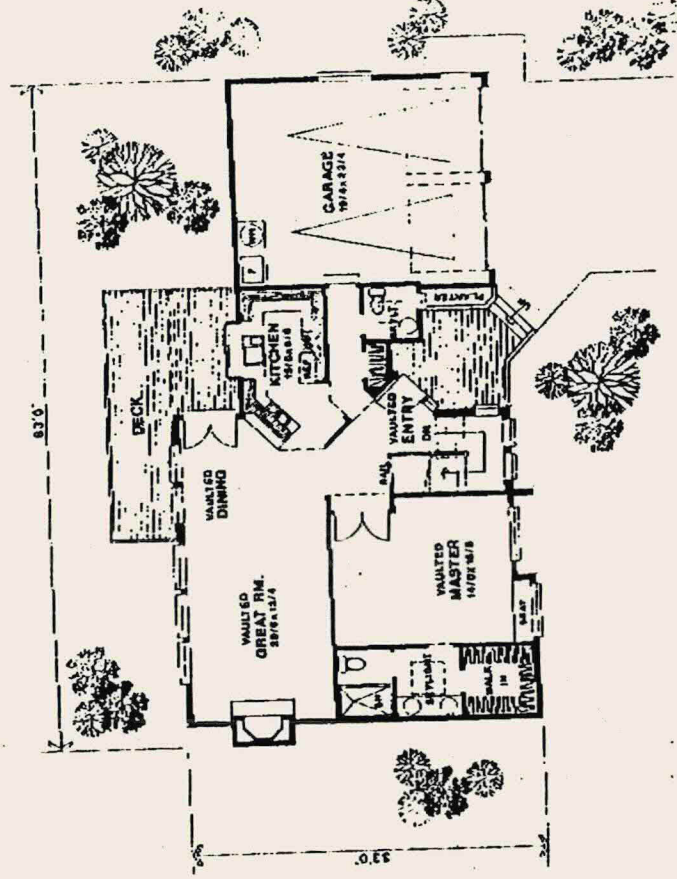
SW 61ST AV

PARCEL 2

1-20 SCALE



PRICE
CODE
C



620-4551 - Karen

33'0"

PLAN 6606-2D
MAIN FLOOR 1140 sq. ft.
LOWER FLOOR 935 sq. ft.

329

Piercy & Bardley
Designers Inc.

3:00 pm.

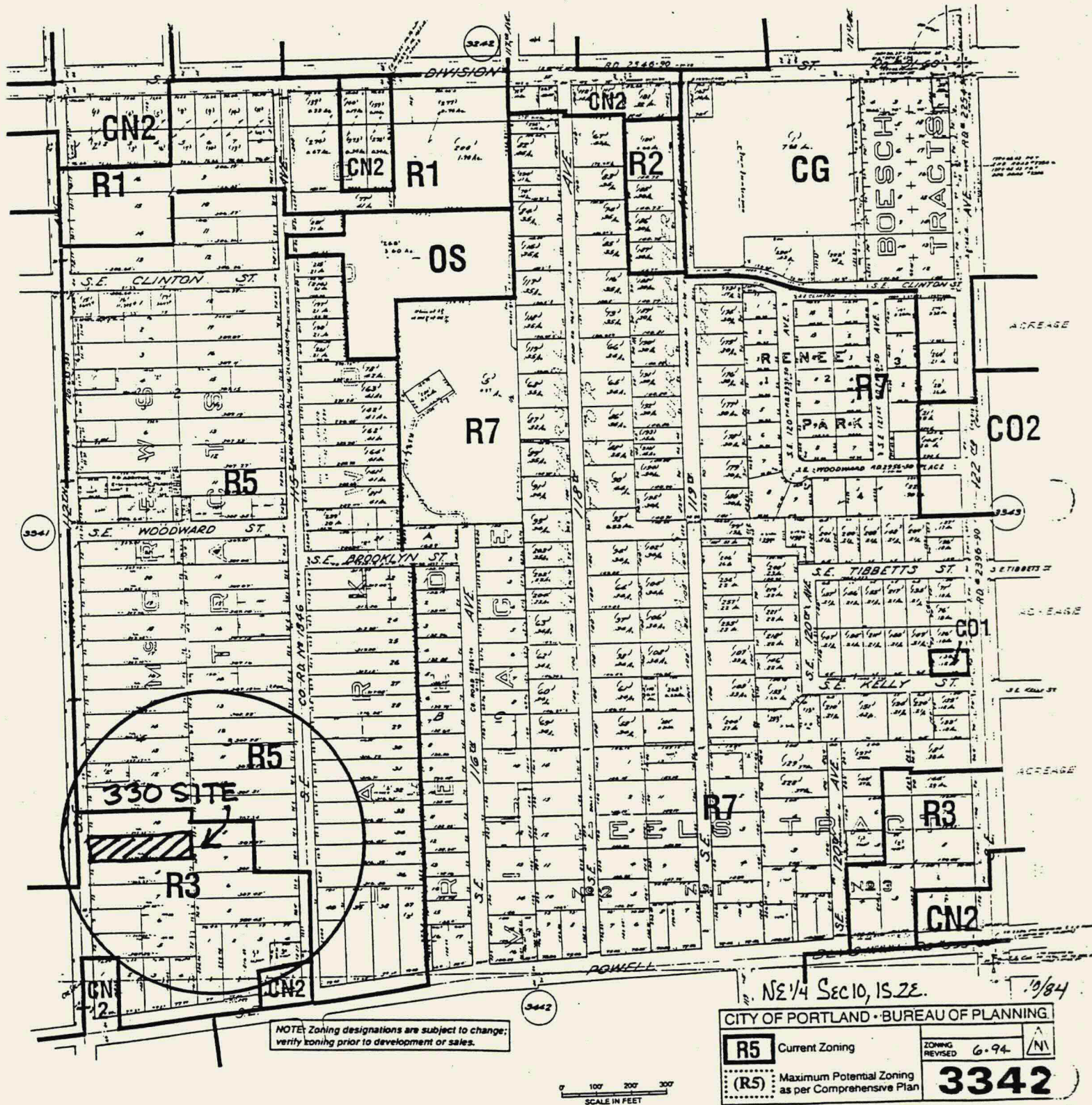
PC 94-330

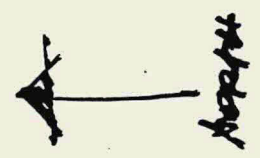
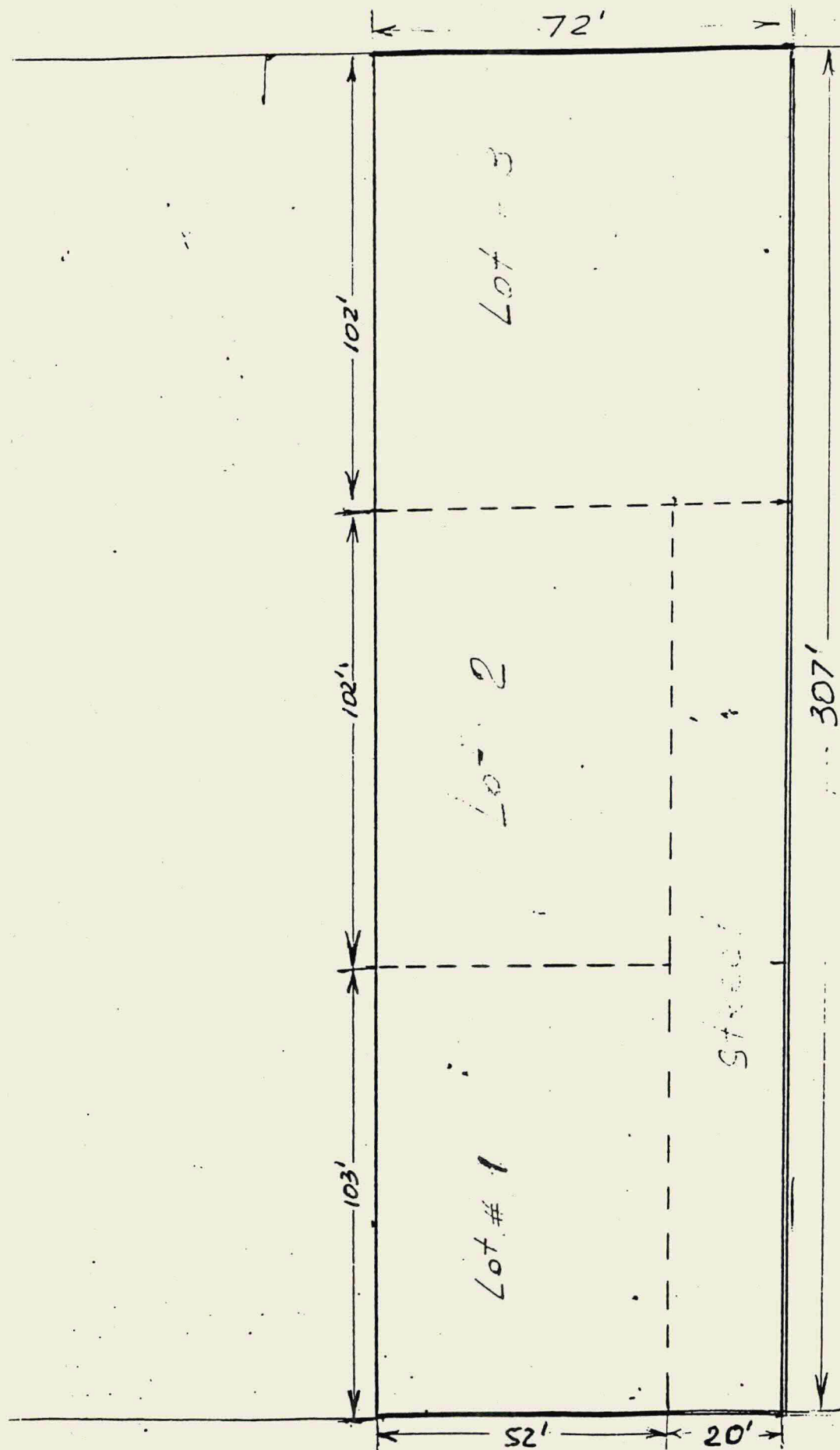
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 Neighborhood: Powellhurst-Gilbert, Lents

Zoning: R3

Map: 3342





Site plan

address: 3334 S.E. 112

owner: Alexander

Zagumenny

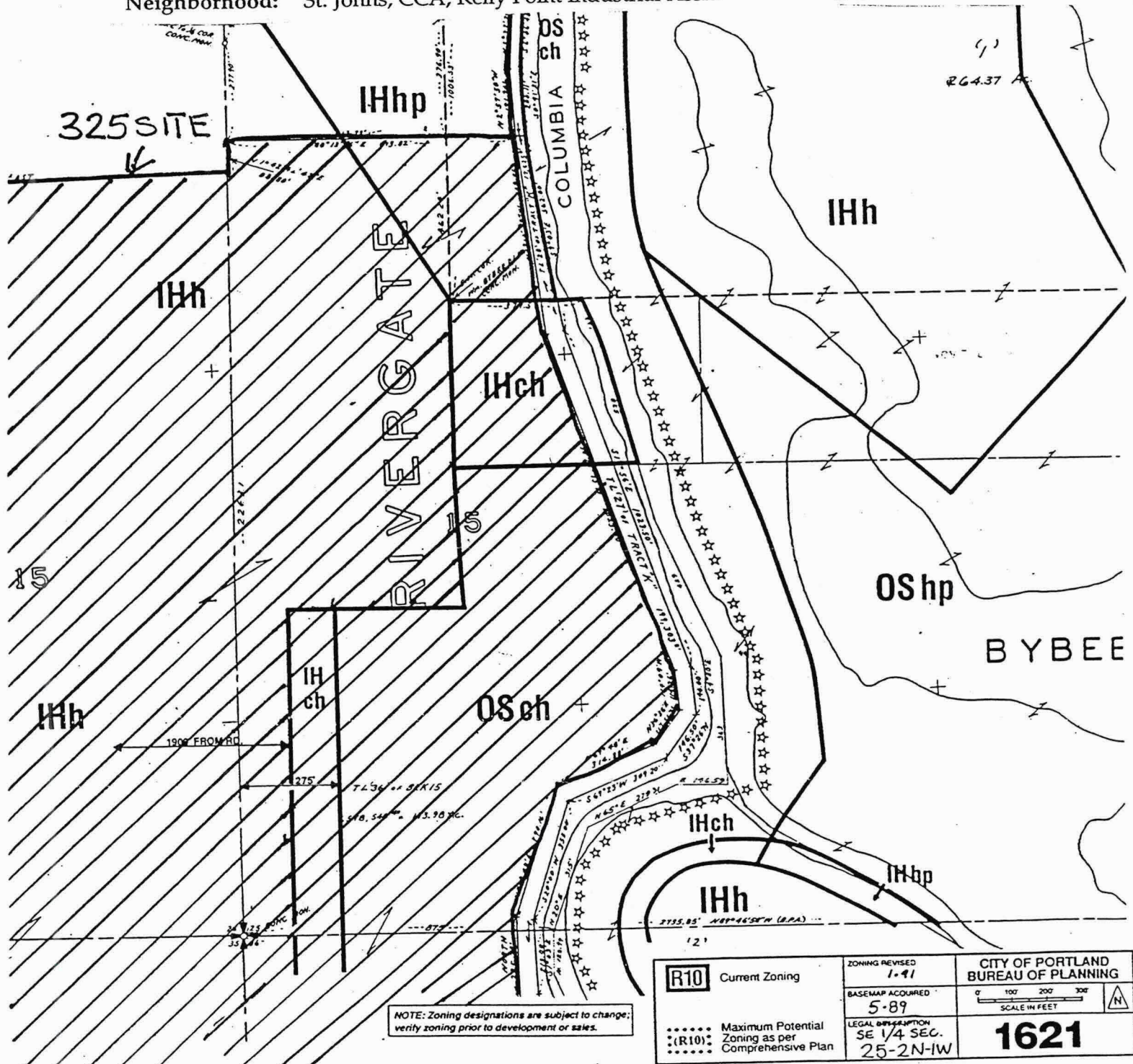
330

S.E. 112th Ave

1:00 pm.

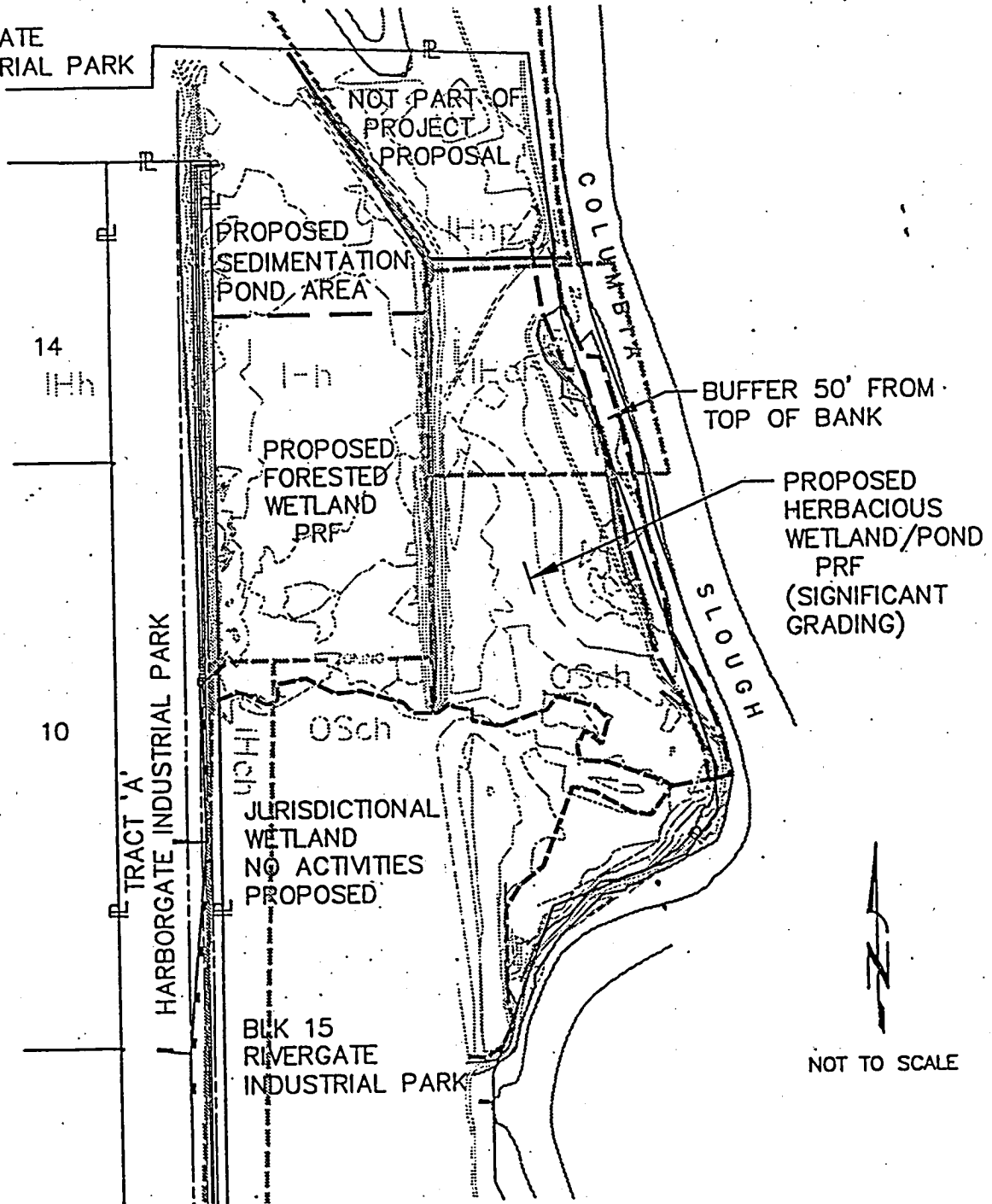
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Map: 1620, 1621,
1721TO: 106/1302/PARKS
JIM SJULIN - Nat. Res.
FROM: 106/1002/CURRENT PLNG.

Amended Map

BLK 14
RIVERGATE
INDUSTRIAL PARK



SECTION 25, T2N, R1W, WM
MULTNOMAH COUNTY, OREGON

PRF = POLLUTION REDUCTION FACILITY

325

DESIGNED BY
RAL
DRAWN BY
DDT
DRAWING NAME
PRE-APP.DWG
DATE APPR
9/12/94



RAMSEY LAKE PREAPPLICATION

CITY OF PORTLAND, BUREAU OF ENVIRONMENTAL SERVICE

1/4 SECTION
1621
JOB NO.
5186
SHEET NO.
1 OF 1



CITY OF
PORTLAND, OREGON
BUREAU OF PLANNING

TO: 106/1302/PARKS
JIM SJULIN - Nat. Res.
FROM: 106/1002/CURRENT PLNG.

September 23, 1994

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Applicant: Lance and Tina Larsen (293-1176)
Request: Environmental Review to construct single dwellings. Previous cases: LUR 93-00698 AD and LUR 93-00699 MP.
Location: SW 61st and Garden Home **Zoning:** R10 c
Legal: Lot 2 of Plat 1991-83. **Map:** 3823
Neighborhood: Ash Creek, Maplewood

3:00 pm. PC 94-330

October 13, 1994 (Thursday)

Applicant: Alexander Zoqumennyy (771-0199)
Request: Major Land Division to create three lots and a private street.
Location: 3334 SE 112th Avenue **Zoning:** R3
Legal: Lot 9 (except 5' in street), Block 4, McGrews **Map:** 3342
Neighborhood: Powellhurst-Gilbert, Lents

Applicant:
Request:

Rick Givens (652-2478)
Comprehensive Plan and Zoning Map Amendments (to CG or CN2)
to allow development of a mixed use (office and retail) project.

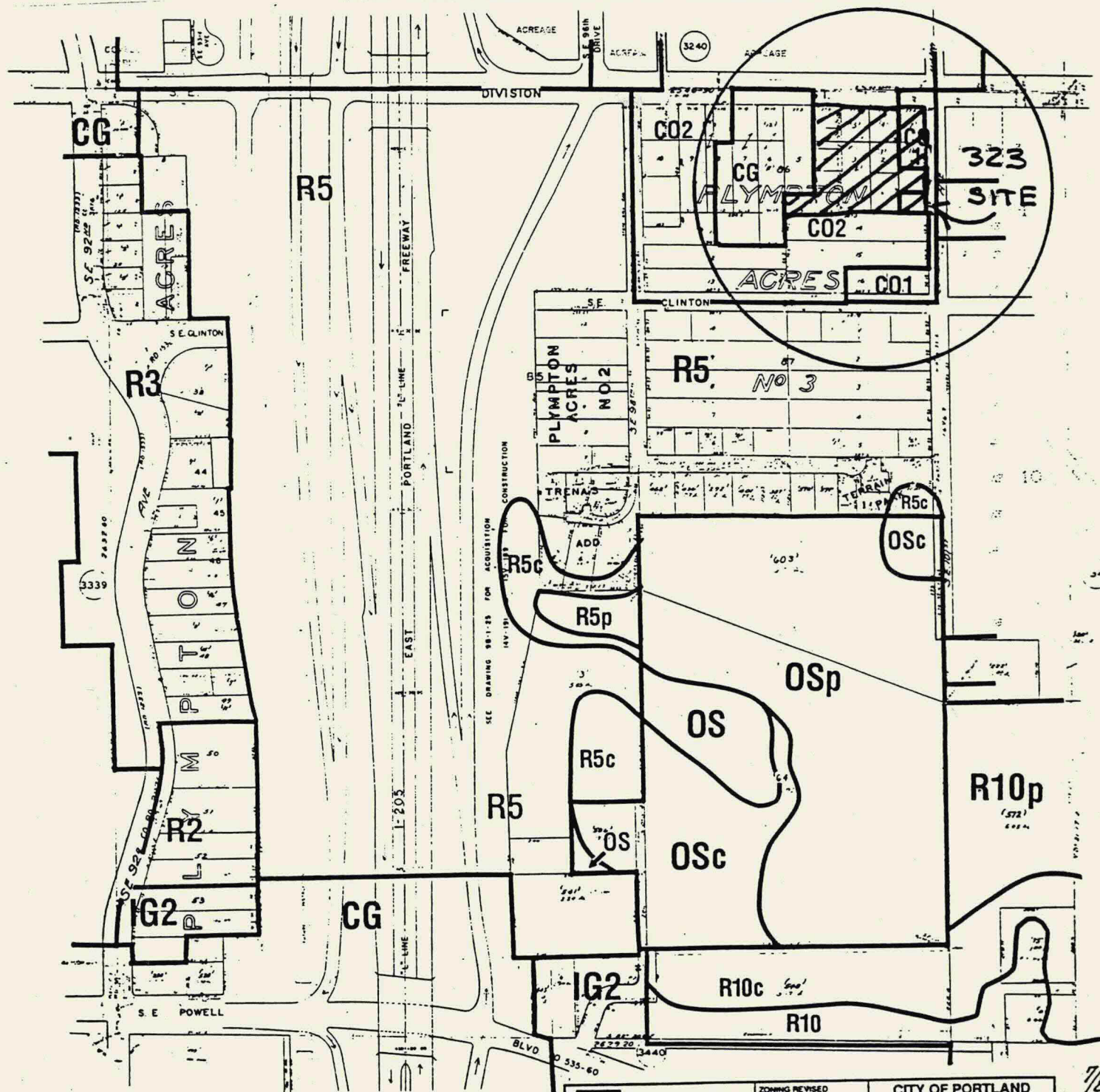
Location:
Legal:

SE 101st and SE Division
Lots 1 - 5, Block 86, Plympton Ac. Plat 2&3

Zoning: CO1 and 2
Map: 3340

Neighborhood:

Hazelwood, Powellhurst-Gilbert



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

[R10] Current Zoning	ZONING REVISED 6-93	CITY OF PORTLAND BUREAU OF PLANNING	
..... Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 7-84	0 100 200 300 SCALE IN FEET	
..... (R10)	LEGAL DESCRIPTION NE 1/4 SEC. 4-15-2E	3340	

S.E. DIVISION ST.

323



SCALE: 1" = 50'

U.S. CONSTRUCTION CO., INC.
1211 S.E. HARMONY RD.
MILWAUKIE, OR 97222

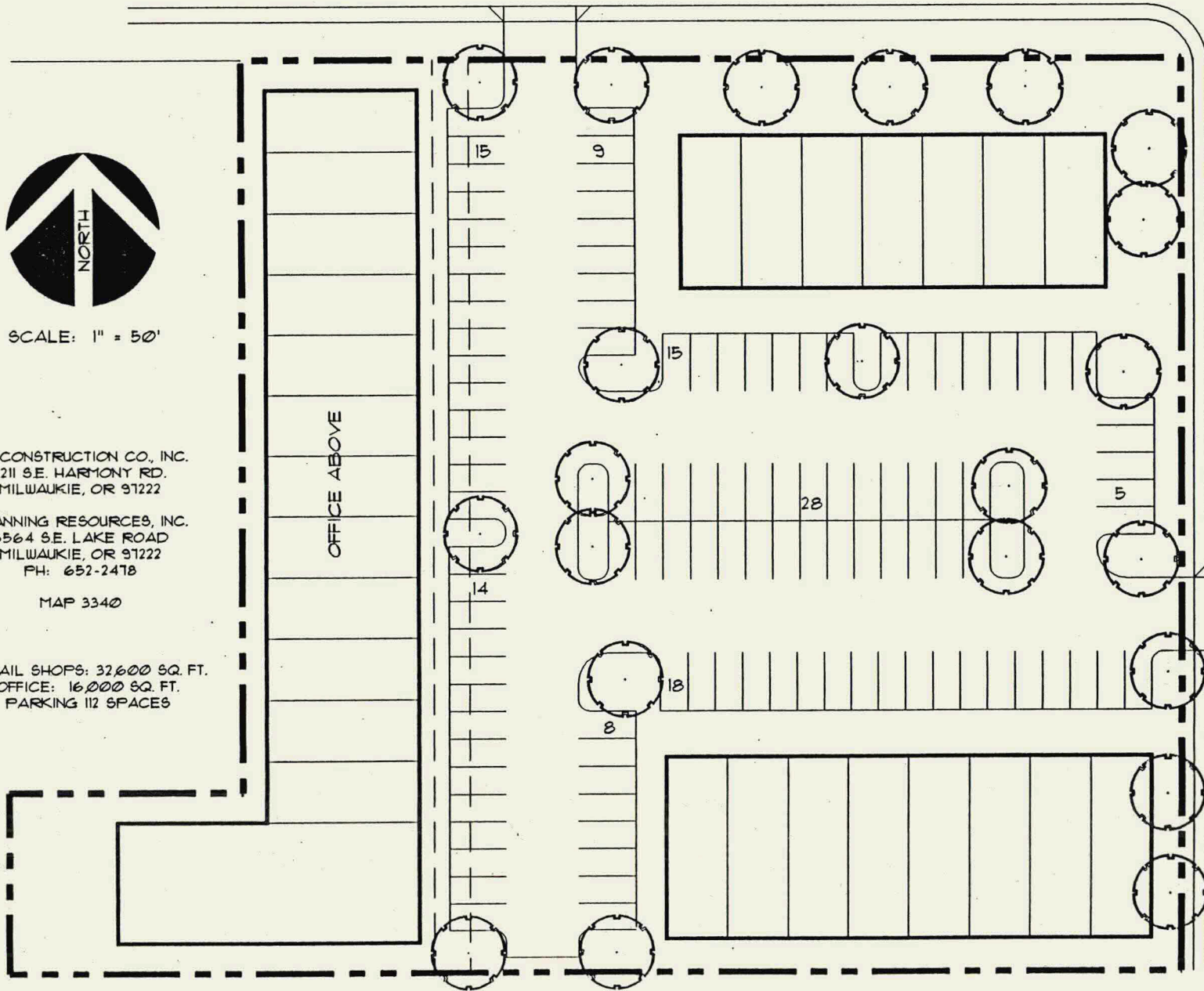
PLANNING RESOURCES, INC.
6564 S.E. LAKE ROAD
MILWAUKIE, OR 97222
PH: 652-2478

MAP 3340

RETAIL SHOPS: 32,600 SQ. FT.
OFFICE: 16,000 SQ. FT.
PARKING 112 SPACES

OFFICE ABOVE

S.E. 101ST AVE.



Applicant:

Rick Lapp (823-7745)

Request:

Environmental Review for sanitary sewer installation.

Location:

4015 NE 158th Avenue

Zoning: IG2cs.

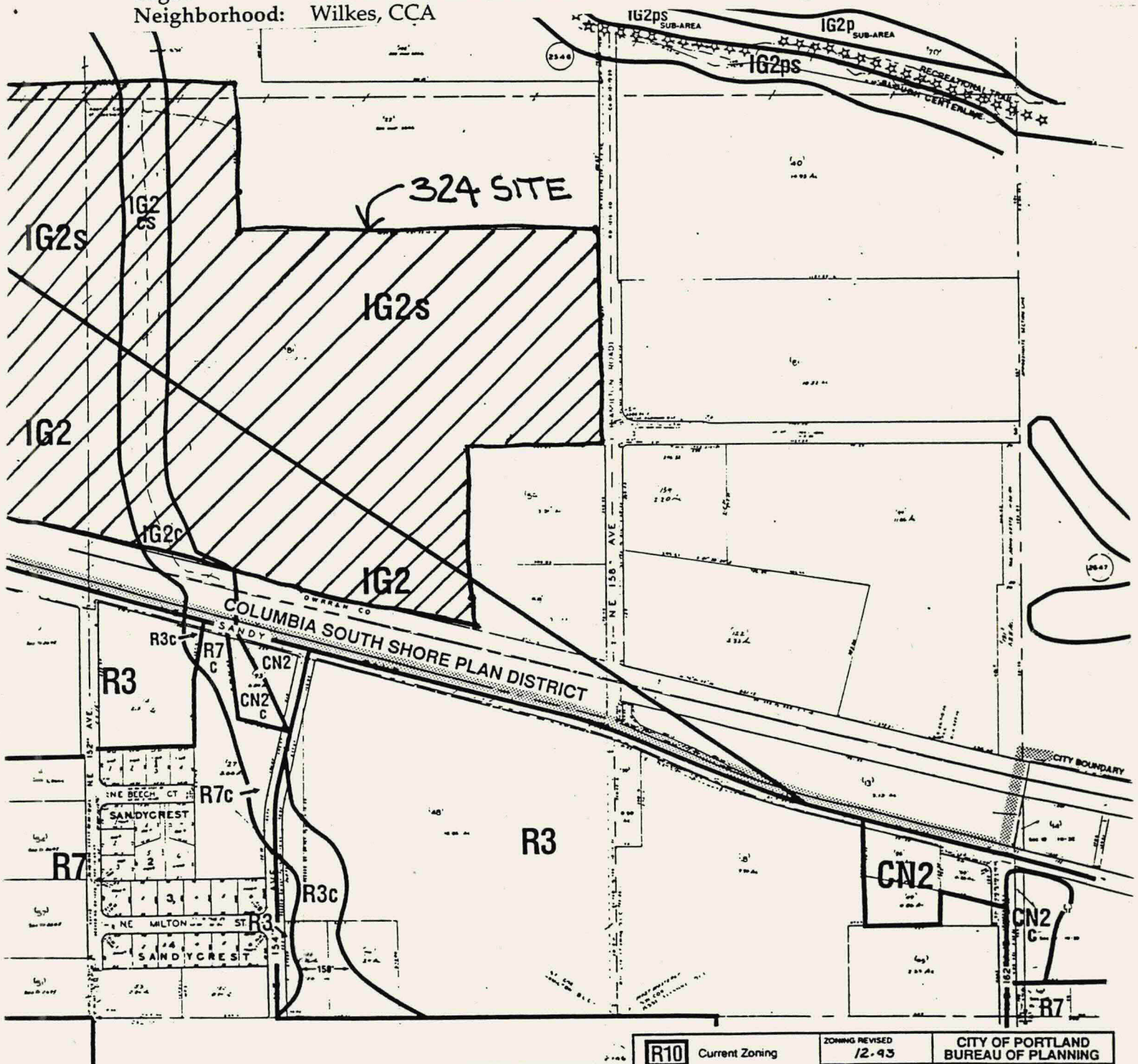
Legal:

Tax lot 81, Sec. 24, T1N R2E

Map: 2546, 2646

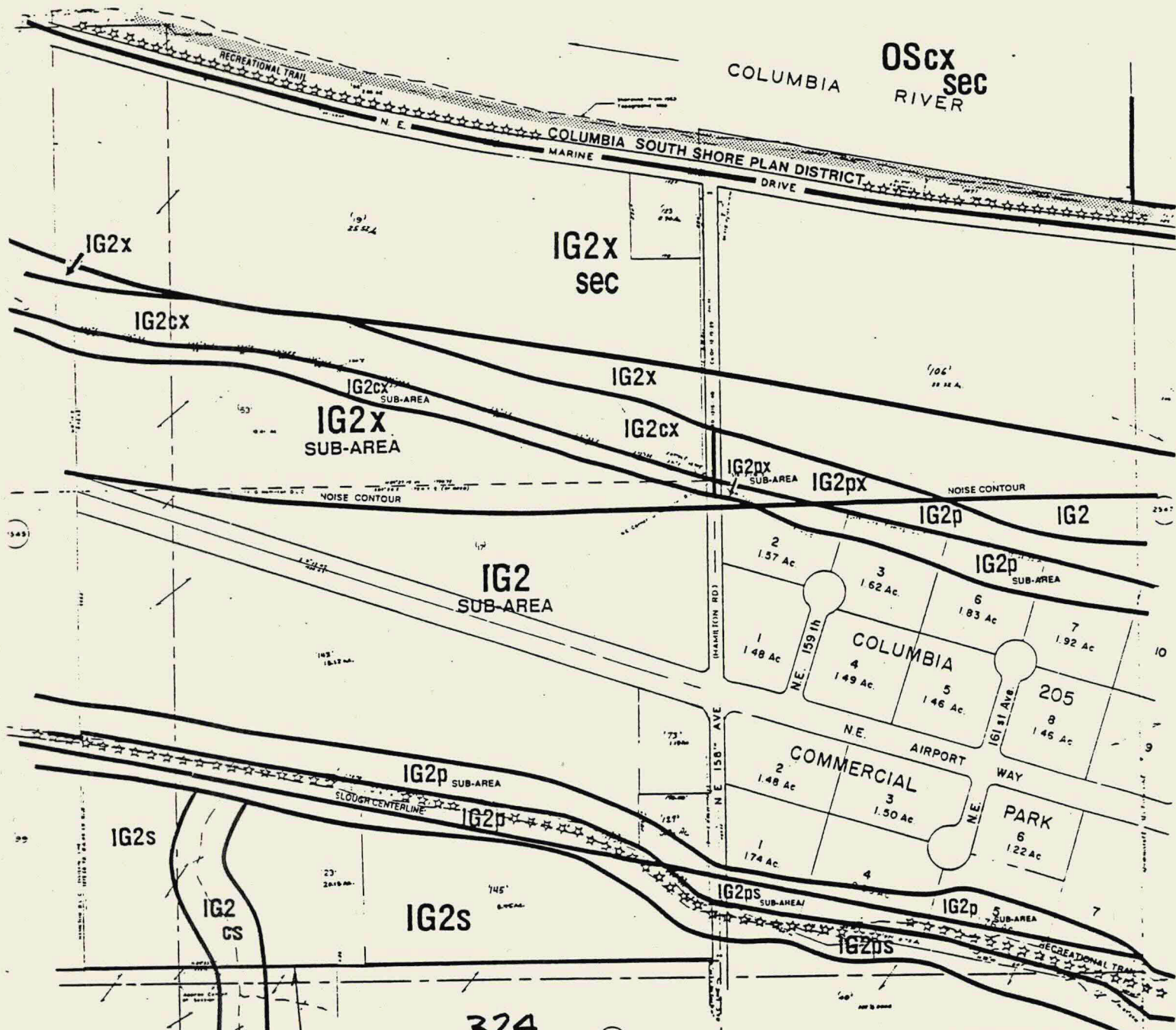
Neighborhood:

Wilkes, CCA



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10	Current Zoning	ZONING REVISED <i>12-93</i>	CITY OF PORTLAND BUREAU OF PLANNING	
	EC	Environmental Overlay Zone		
..... Maximum Potential Zoning as per Comprehensive Plan : (R10):		LEGAL DESCRIPTION <i>S.E. 1/4 SEC. 24-IN-2E'</i>		
			2646	



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

SANITARY
SEWER
10-12 FEET
DEEP

R10 Current Zoning Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 12-93	CITY OF PORTLAND BUREAU OF PLANNING	
	BASEMAP ACQUIRED 2/82	1" = 100' 200' 300' SCALE IN FEET	
	LEGAL DESCRIPTION NE 1/4 SEC.	2546	
	24-IN-2E		

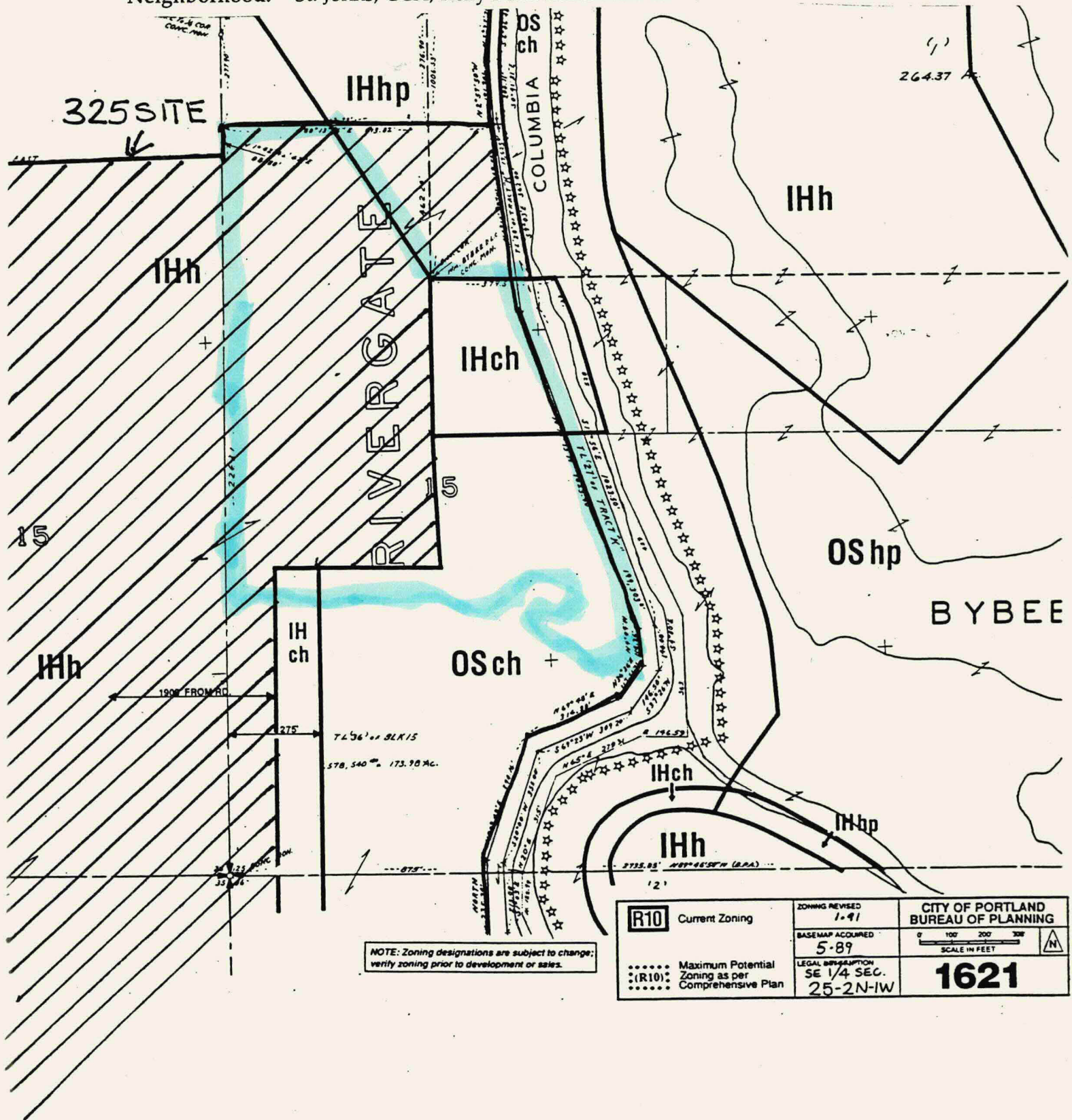
Applicant:
Request:

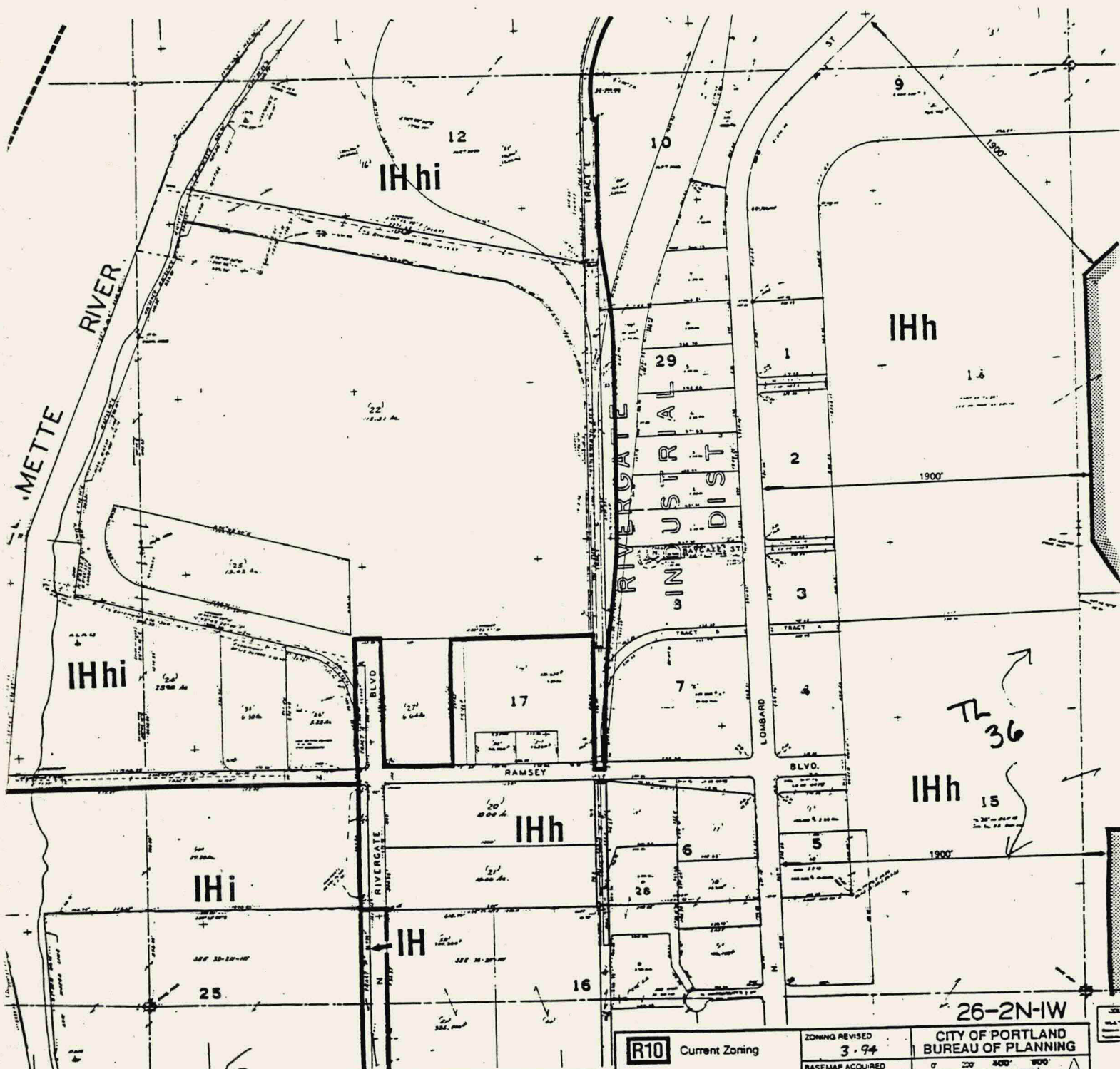
Russ Lawrence (823-7195)
Environmental Review for development of a pollution reduction facility for separated stormwater. Existing uplands will be converted to a wetland water quality facility.

Location:
Legal:
Neighborhood:

N Ramsey
Tax lot 36 of Block 15, Rivergate Industrial
St. Johns, CCA, Kelly Point Industrial Assn.

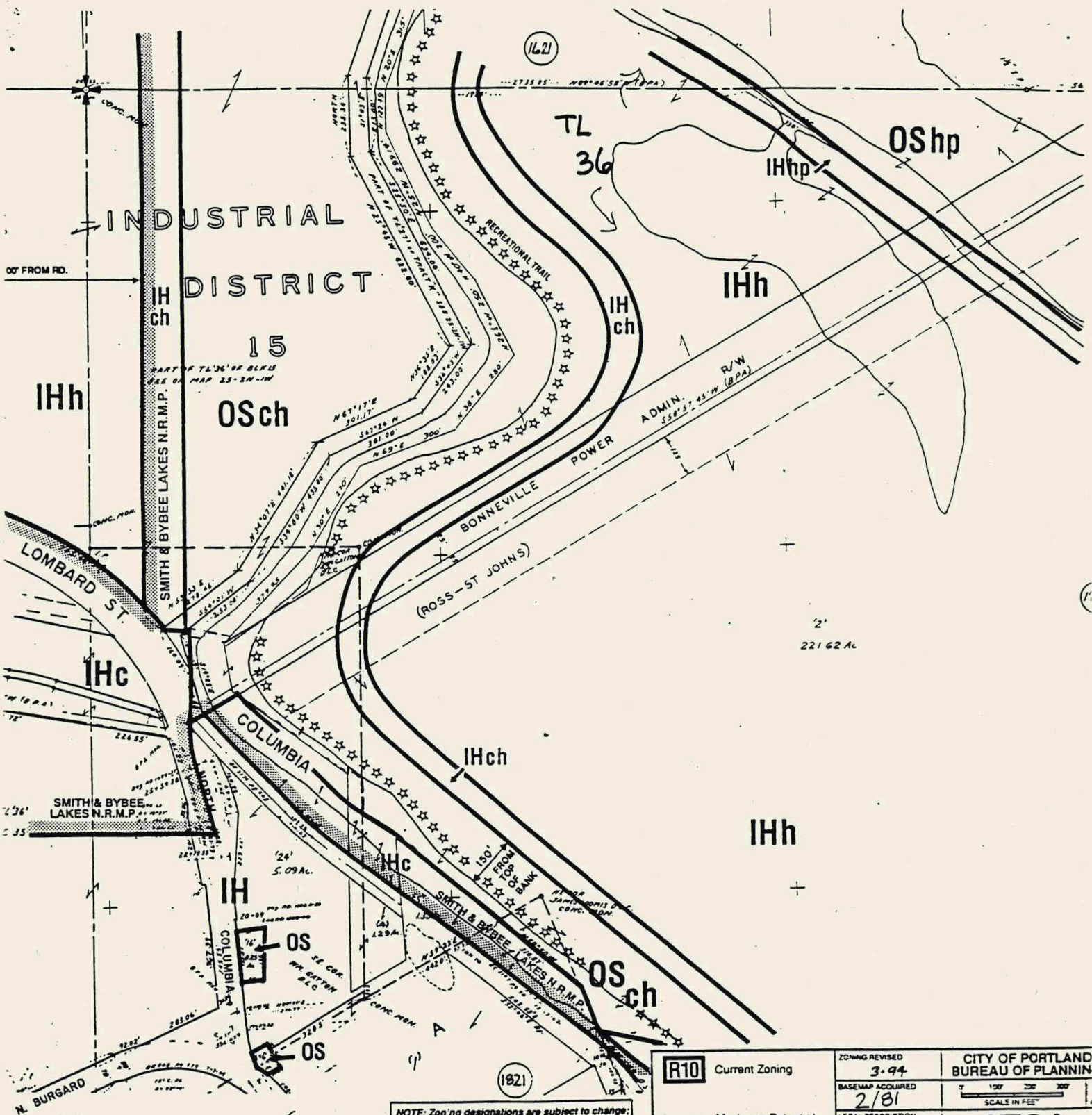
Zoning: IHCh, OSch
Map: 1620, 1621,
1721





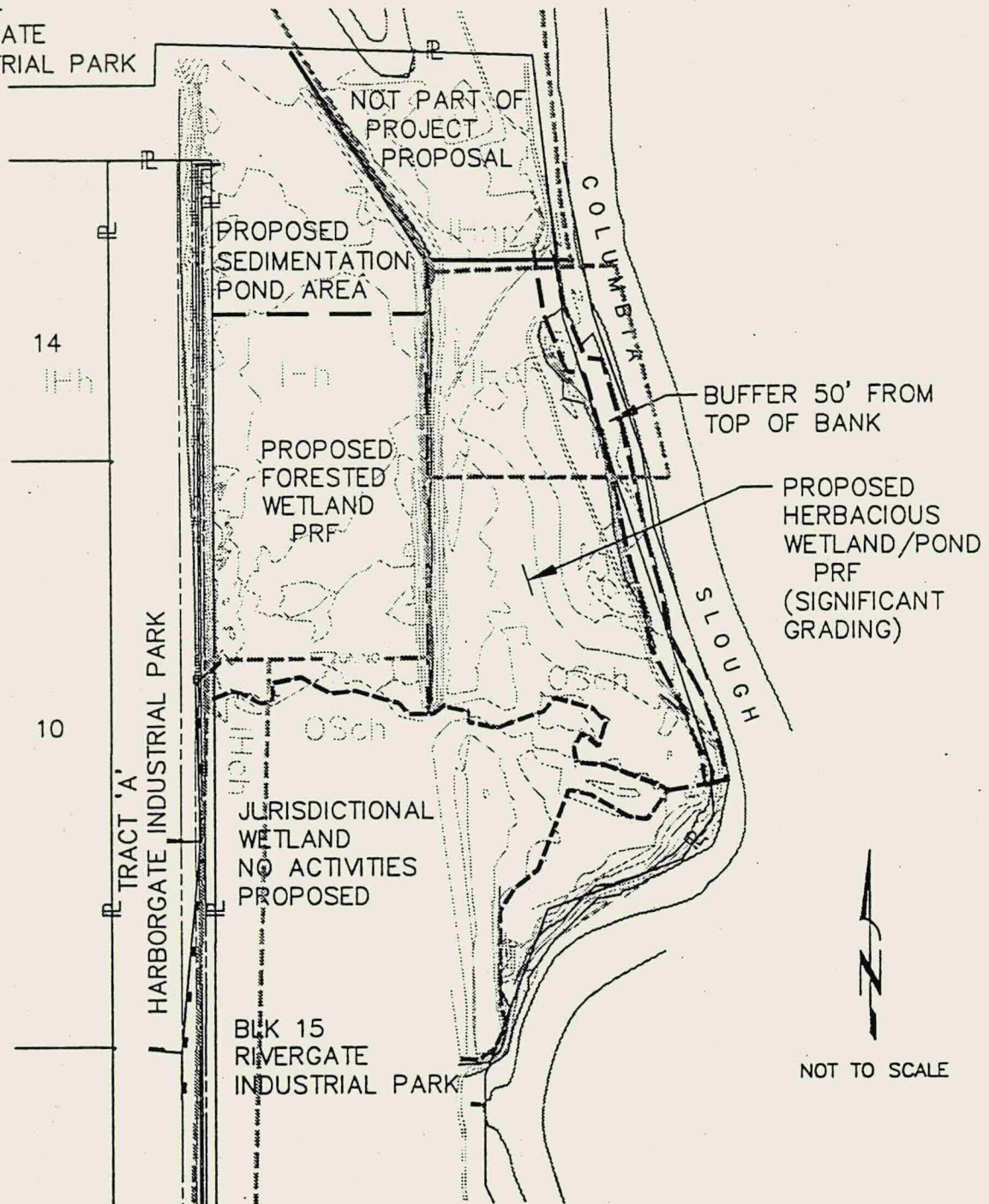
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED 3.94	CITY OF PORTLAND BUREAU OF PLANNING
..... Maximum Potential (R10) Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5.89	
	LEGAL DESCRIPTION 26-2N-1W	
		1519-1520 1619-1620



R10	Current Zoning	ZONING REVISED 3-94	CITY OF PORTLAND BUREAU OF PLANNING SCALE IN FEET 1721
	Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 2/81	
		LEGAL DESCRIPTION NW 1/4 SEC. 36-2N-1W	

BLK 14
RIVERGATE
INDUSTRIAL PARK



SECTION 25, T2N, R1W, WM
MULTNOMAH COUNTY, OREGON

PRF = POLLUTION REDUCTION FACILITY

325

DESIGNED BY
RAL
DRAWN BY
DDT
DRAWING NAME
PRE-APP.DWG
DATE APPR
9/12/94



RAMSEY LAKE PREAPPLICATION

CITY OF PORTLAND, BUREAU OF ENVIRONMENTAL SERVICE

1/4 SECTION
1621
JOB NO.
5186
SHEET NO.
1 OF 1

Applicant:
Request:

Pat Elmore (233-5722)

Conditional Use Review for parking and maintenance of Tri-Met ATS program minibuses. Existing building and property will be used for parking, maintenance and river report and dispatch center. There will be 13 minibuses and 10-13 personal vehicles on the site. Hours of operation are 6 am to 8 pm, weekdays and 8 am. to 6 pm., Saturdays.

Location:

8134 SE Salmon, 1213 SE 82nd Avenue

Zoning: CG

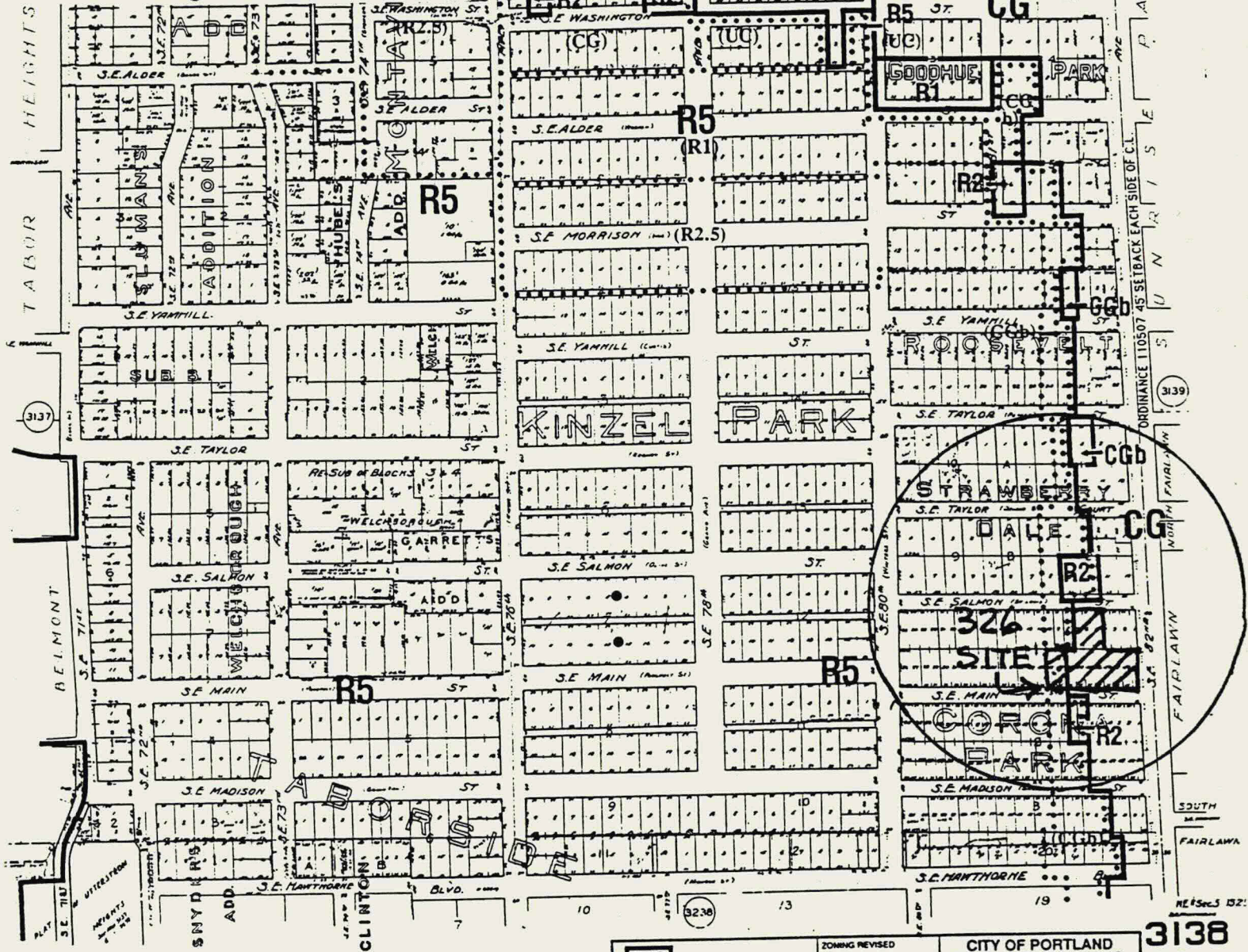
Legal:

Lots 5-7, 41-50, Block 1, Corona Park

Map: 3138

Neighborhood:

Montavilla, Mt. Tabor

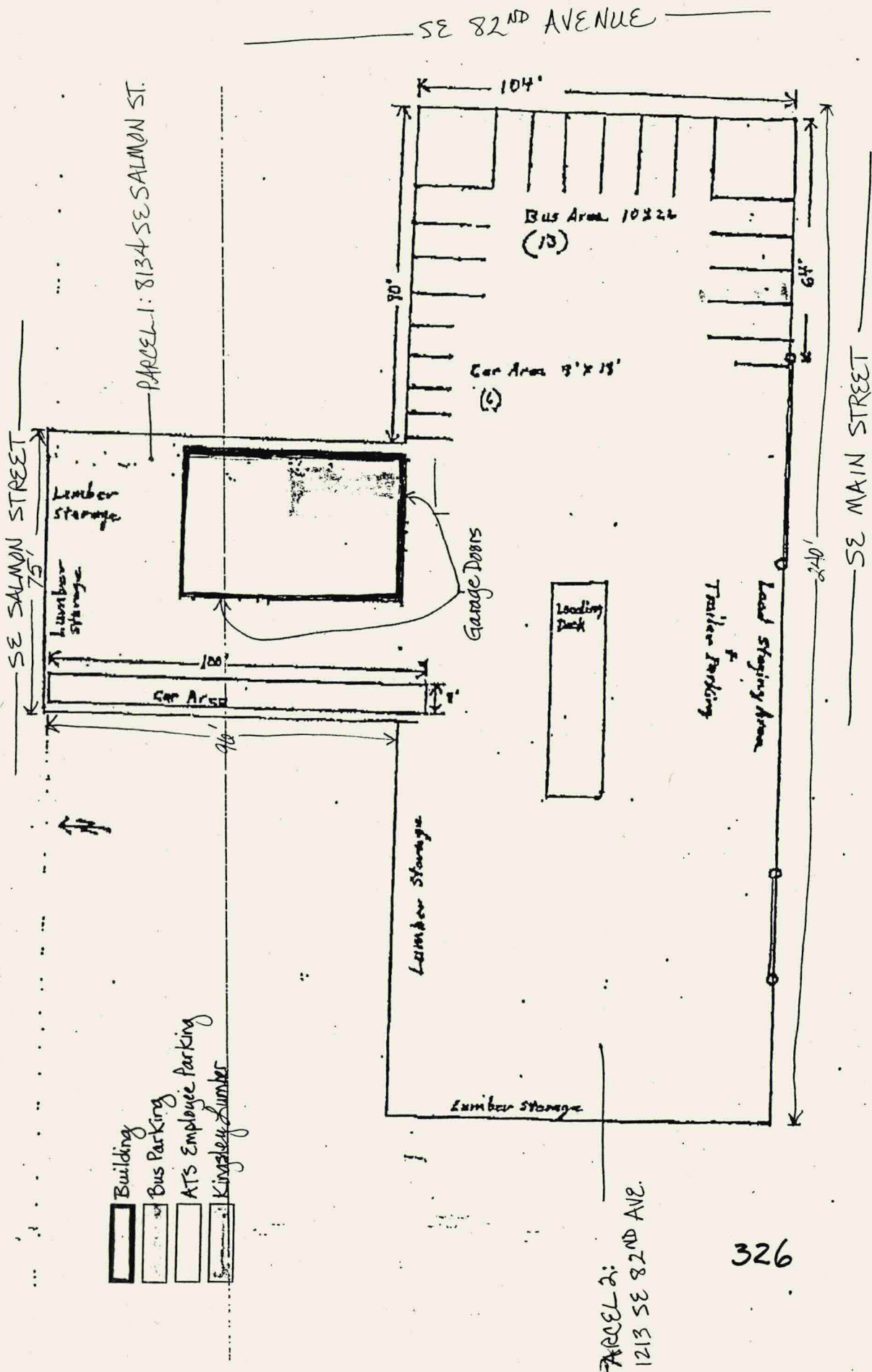


NOTE: Forests larger than two acres may require interim Forest Review: see Chapter 33.433.

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED 12.93	CITY OF PORTLAND BUREAU OF PLANNING
Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5.89	SCALE IN FEET 0 100 200 300
	LEGAL DESCRIPTION NE 1/4 SEC. 5-13-2E	3138

3138



9:00 am.

PC 94-327

October 13, 1994 (Thursday)

Applicant:

Bill Babeckos (288-8381)

Request:

Environmental Review in order to drive a piling, add wall, and to fill and top the improvements with a platform in "c" zone.

Location:

3157 NE Marine Drive

Zoning: IG2chsx

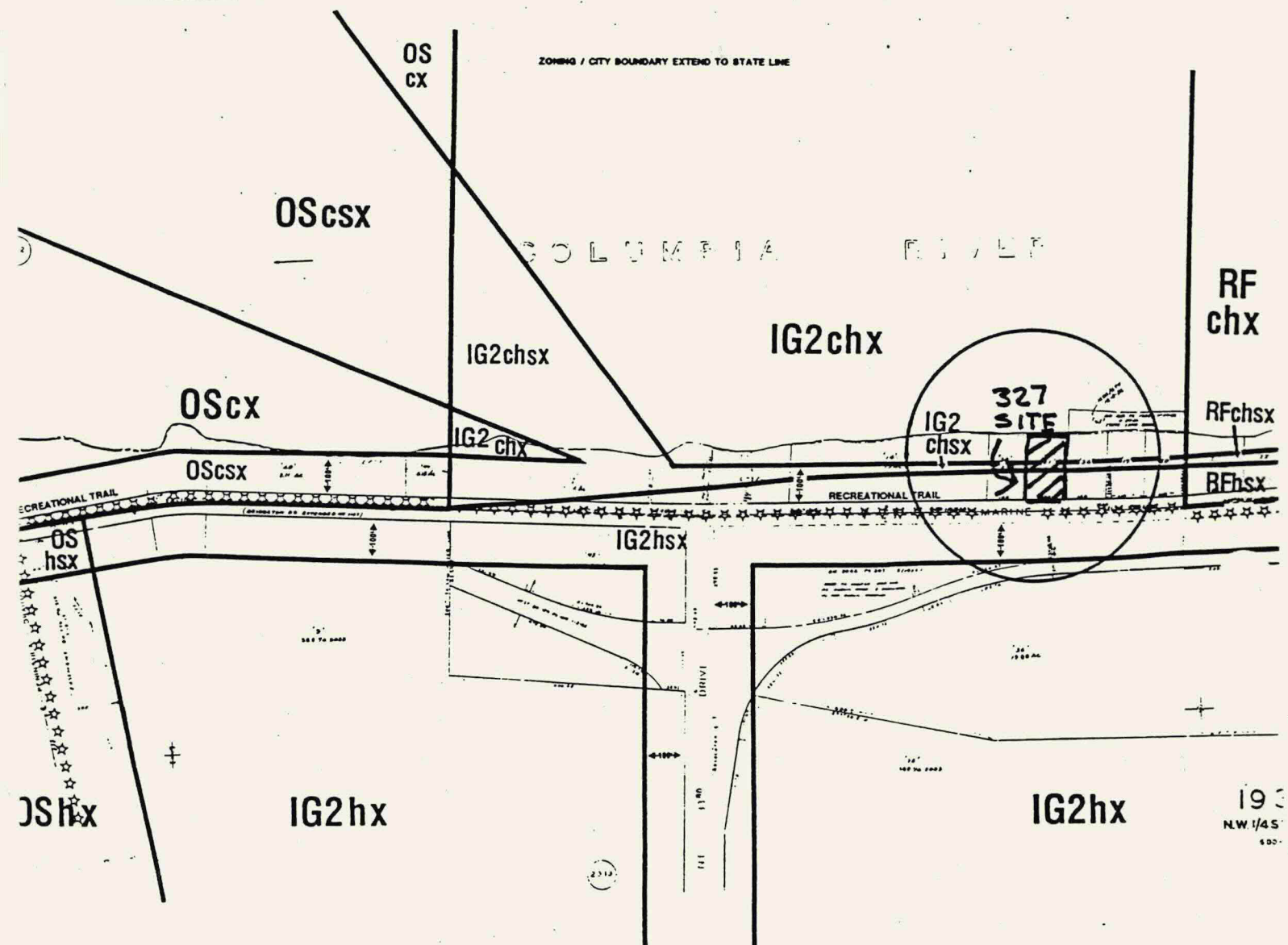
Legal:

Tax lot 31, Sec. 1, T1NR1E

Map: 1933

Neighborhood:

Sunderland, CCA



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED 4.91	CITY OF PORTLAND BUREAU OF PLANNING
Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5/89 LEGAL DESCRIPTION NW 1/4 SEC. 1-1N-1E	0 100 200 300 SCALE IN FEET 1933

COLUMBIA RIVER

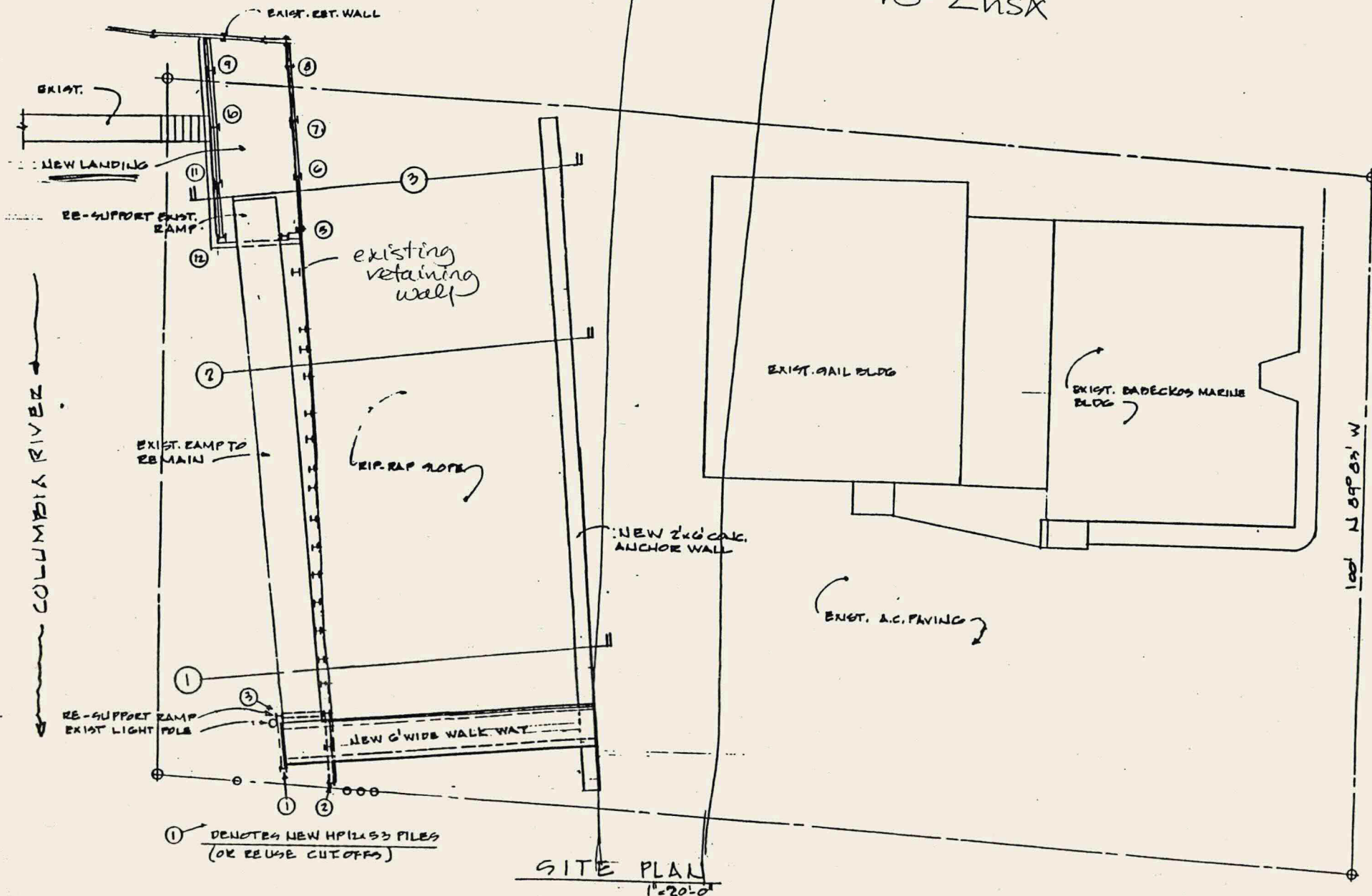
IG2chx

1G2
CHSX

1G 2hsx

N↑

327



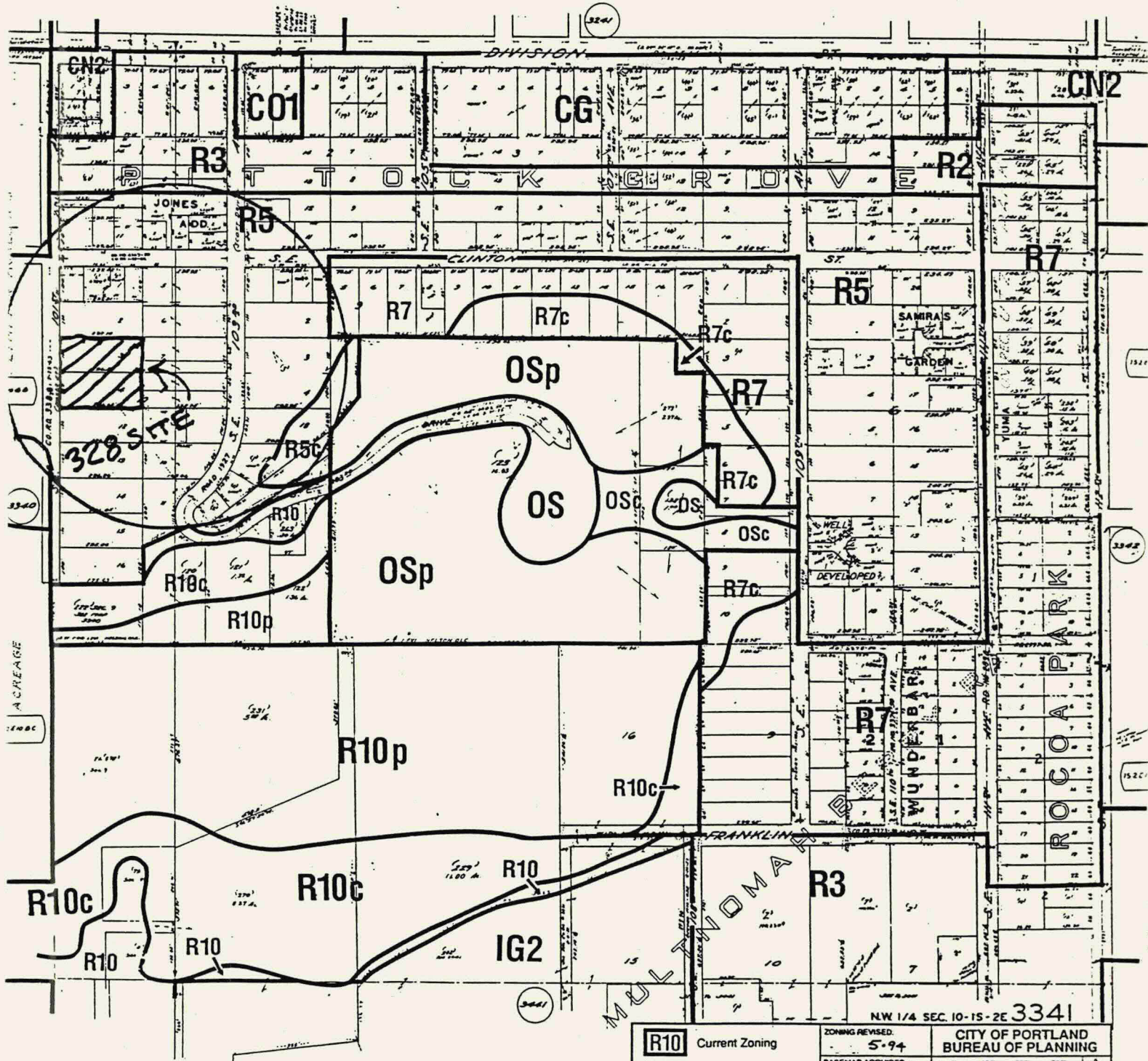
10:30 am.

PC 94-328

October 13, 1994 (Thursday)

Applicant: Mike Flury (246-5054)
 Request: Major Land Division to create eight lots and a private street.
 Location: SE 101st and Clinton
 Legal: Lots 3 and 4, Block 10, Pittock
 Neighborhood: Powellhurst-Gilbert, Hazelwood

Zoning: R5
 Map: 3341



NOTE: Zoning designations are subject to change;
 verify zoning prior to development or sales.

R10 Current Zoning

..... Maximum Potential
 ::(R10):: Zoning as per
 Comprehensive Plan

ZONING REVISED:

5-94

BASEMAP ACQUIRED:

5-89

LEGAL DESCRIPTION:
 NW 1/4 SEC.
 10-15-2E

CITY OF PORTLAND
 BUREAU OF PLANNING

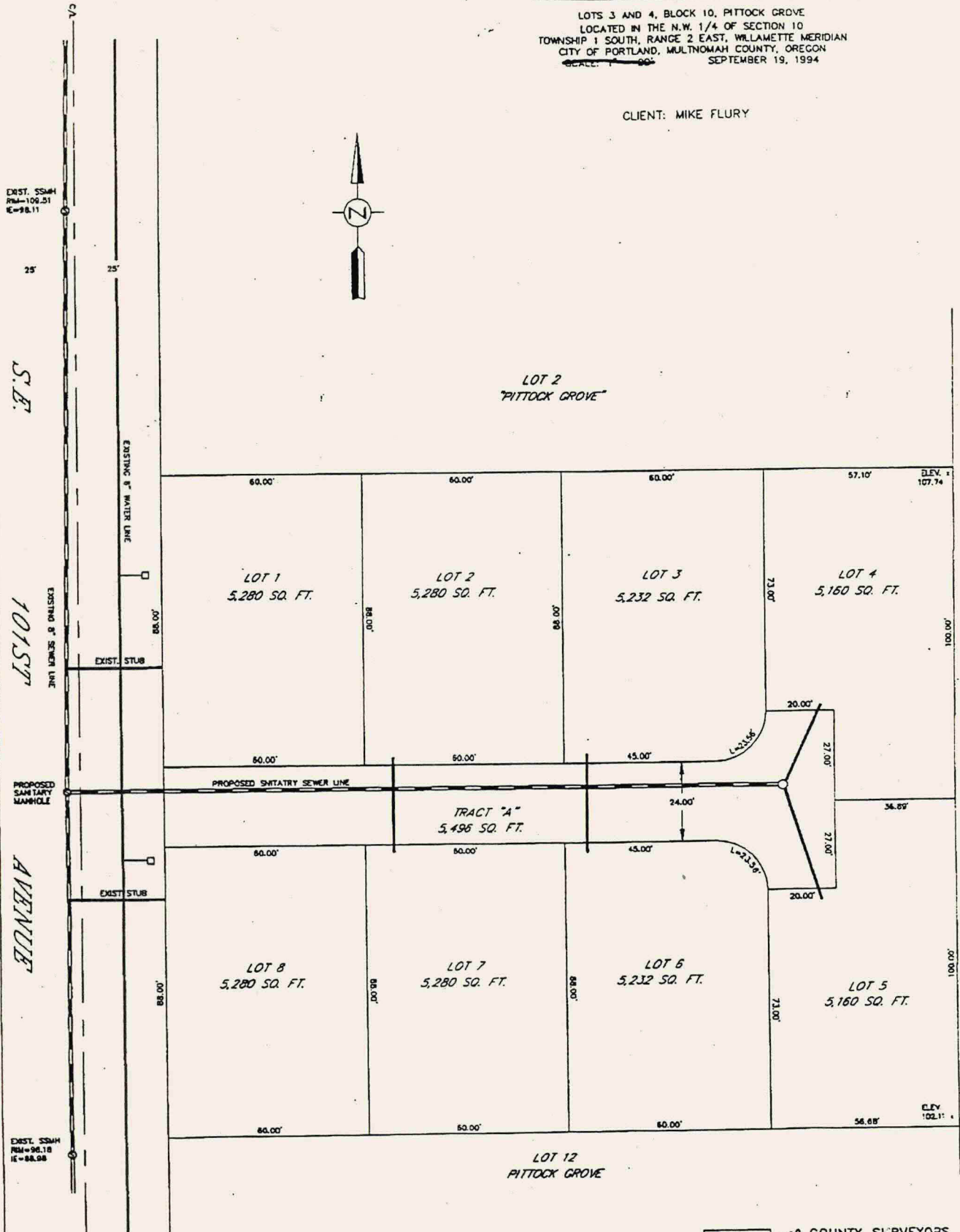
SCALE IN FEET

3341

TENTATIVE SUBDIVISION

LOTS 3 AND 4, BLOCK 10, PITTOCK GROVE
 LOCATED IN THE N.W. 1/4 OF SECTION 10
 TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 SCALE: 1" = 60'
 SEPTEMBER 19, 1994

CLIENT: MIKE FLURY



all COUNTY SURVEYORS
 & PLANNERS, INC.
 P.O. BOX 955
 SANDY, OREGON 97055
 (503) 666-3151

PROJECT NUMBER: 94-257

PAGE 1 OF 1

328

1:00 pm.

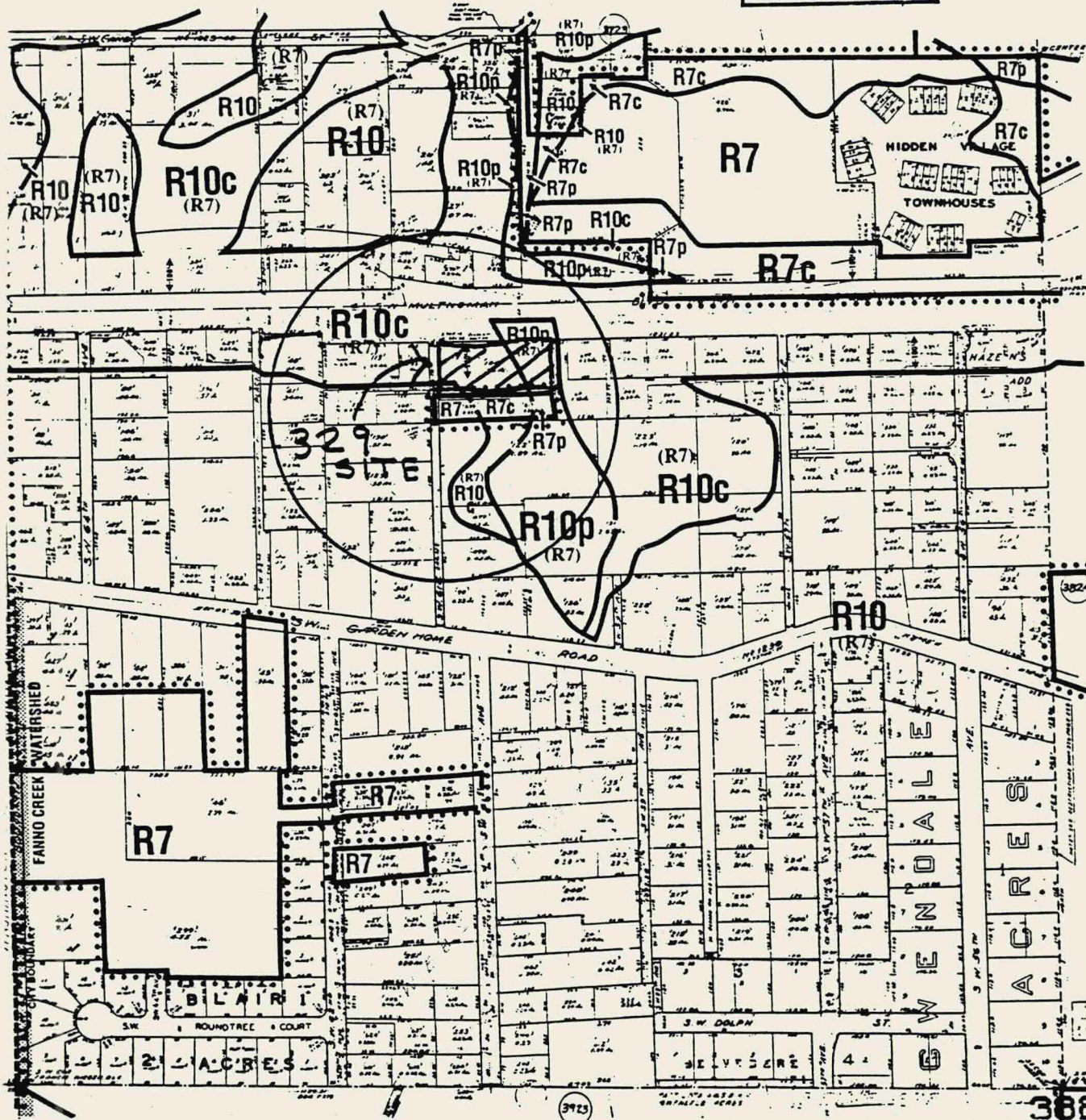
PC 94-329

October 13, 1994 (Thursday)

Applicant: Lance and Tina Larsen (293-1176)
 Request: Environmental Review to construct single dwellings. Previous cases:
 LUR 93-00698 AD and LUR 93-00699 MP.
 Location: SW 61st and Garden Home
 Legal: Lot 2 of Plat 1991-83.
 Neighborhood: Ash Creek, Maplewood

Zoning: R10 c
 Map: 3823

NOTE: This entire 1/4 section lies
 within the Fanno Creek Watershed.



NOTE: This entire 1/4 section lies
 within the Fanno Creek Watershed.

NOTE: Zoning designations are subject to change;
 verify zoning prior to development or sales.

R10 Current Zoning

ZONING REVISED
 5.94

BASEMAP ACQUIRED
 5.89

LEGAL DESCRIPTION
 SW 1/4 SEC.
 19-15-1E

CITY OF PORTLAND
 BUREAU OF PLANNING

SCALE IN FEET
 0 100' 200' 300'

3823

..... Maximum Potential
 (R10): Zoning as per
 Comprehensive Plan

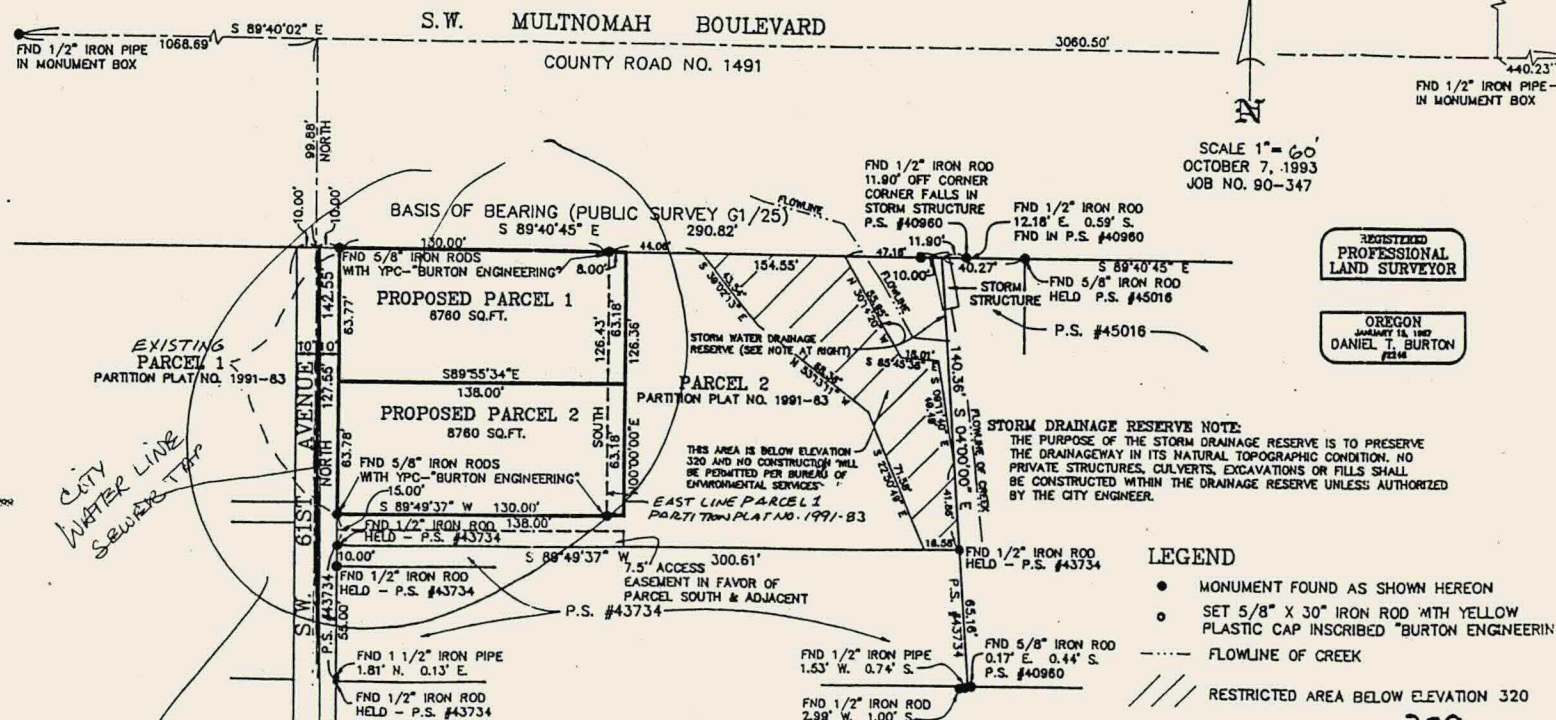
CENTER OF SECTION 19
FND BRASS CAP SET IN
CONC INSCRIBED "TIS
RIE, CENTER 19, 1955"

BURTON ENGINEERING & SURVEY CO.
11945 S.W. PACIFIC HIGHWAY #302
TIGARD, OREGON 97223
(503) 639-6116

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

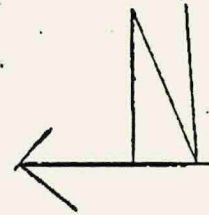
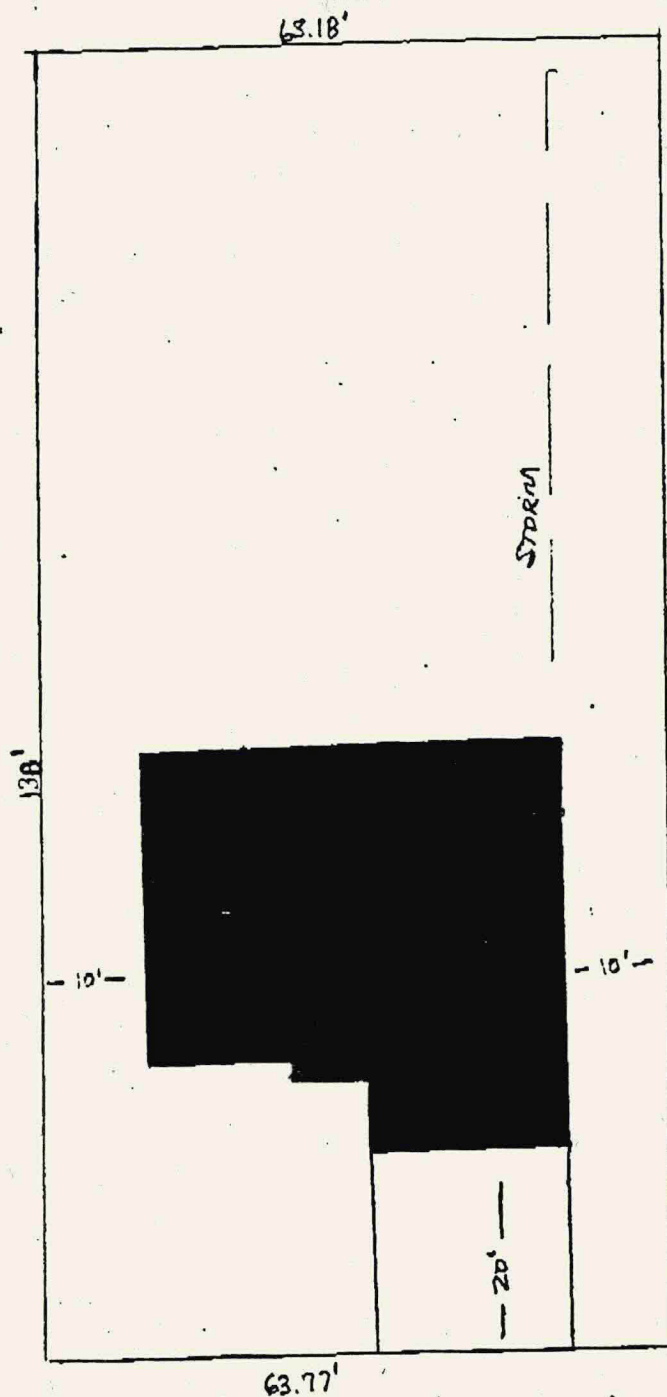
LHR 93-00699 MP

LANCE & TINA LARSEN
7130 SW 125TH PLACE
BEAVERTON, OREGON 97005
(503) 646-5004



entirely in R10c zone

SW MULTNOMAH BLVD.

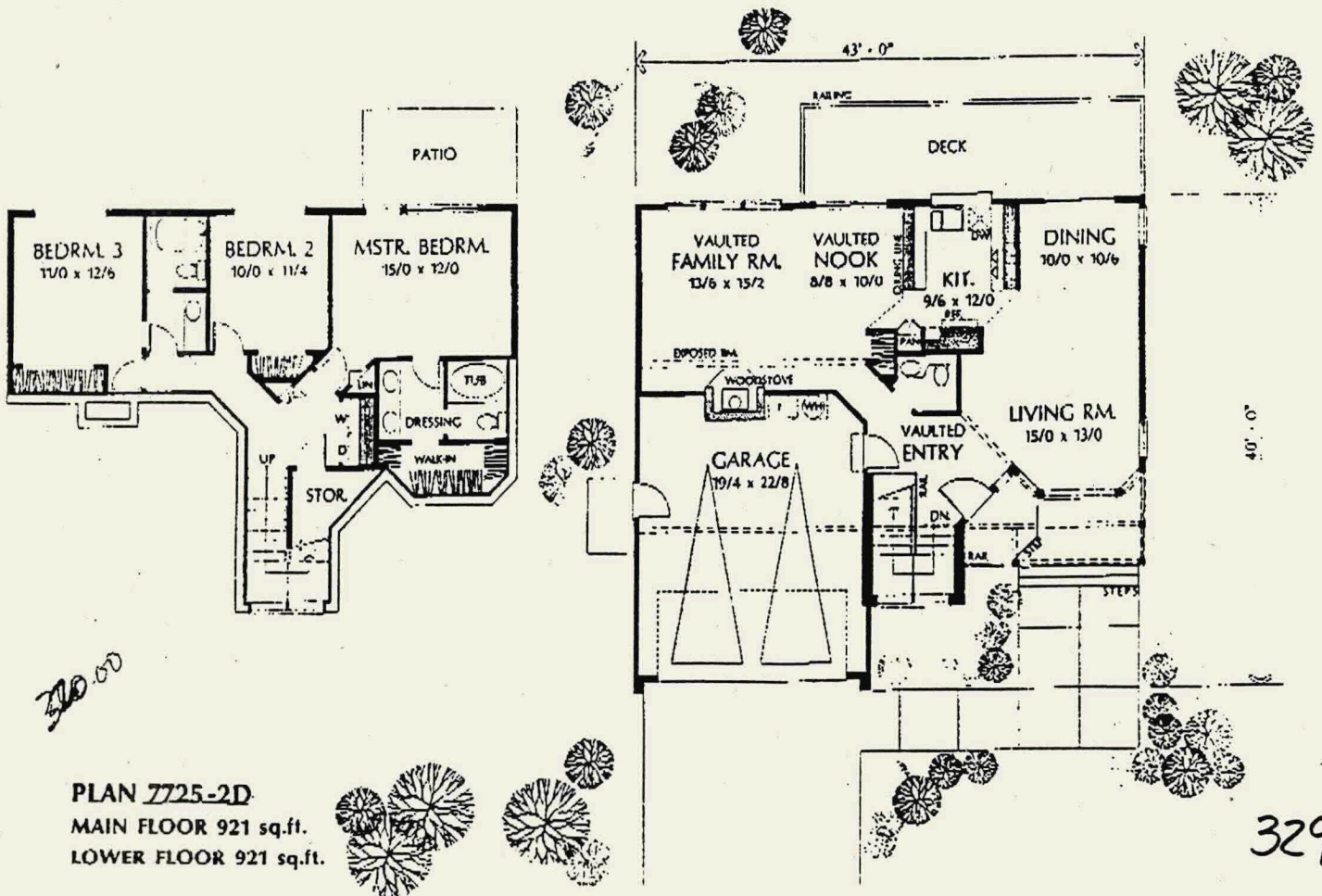


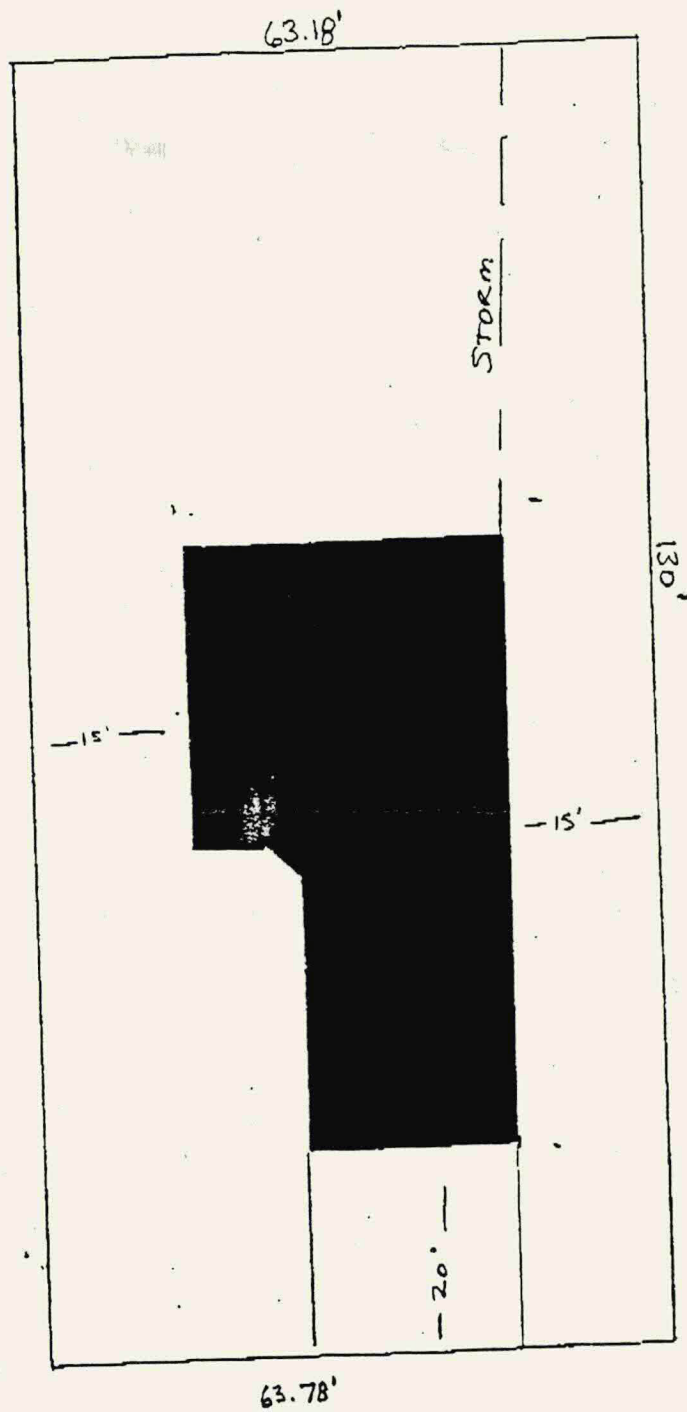
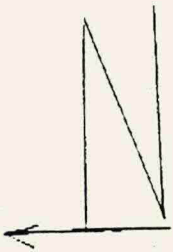
SW 61ST AV

PARCEL 1

1-20 SCALE

329

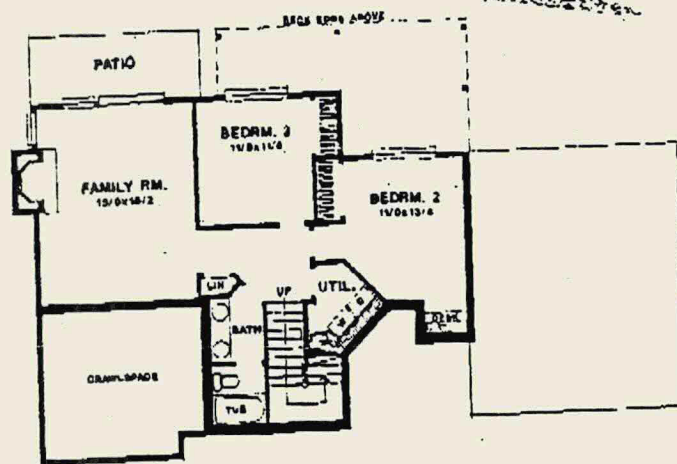
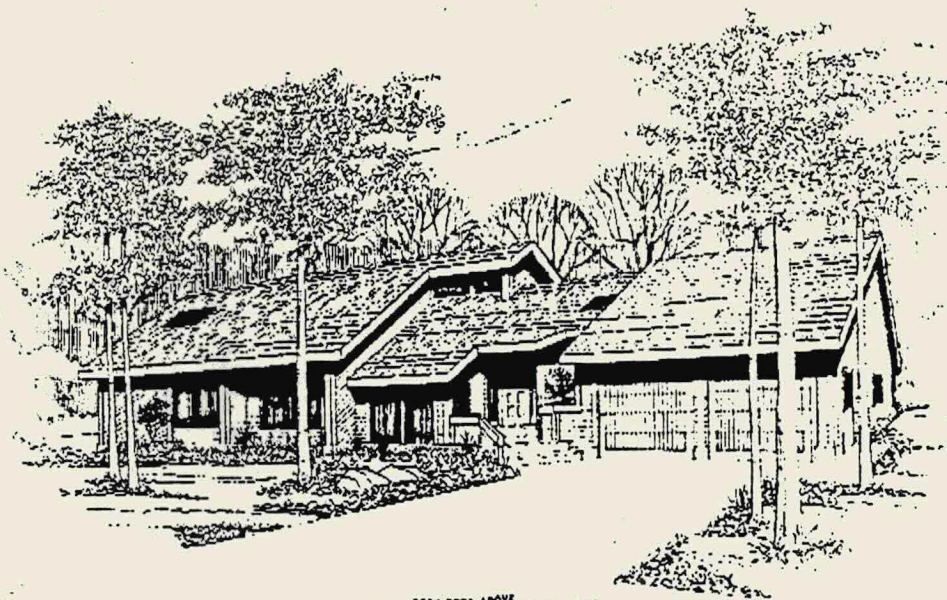




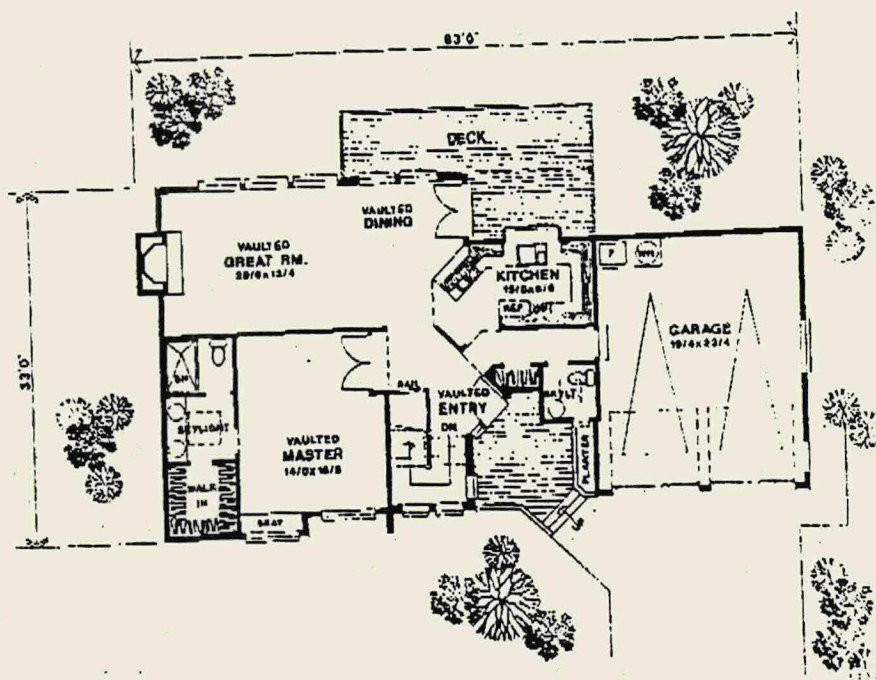
SW 61ST AV

PARCEL 2

1-20 SCALE



PRICE
CODE
C



PLAN 6606-2D
MAIN FLOOR 1140 sq.ft.
LOWER FLOOR 935 sq.ft.



Piercy & Barclay
Designers
INC.

329

620-4551 - Karen

325.00

3:00 pm.

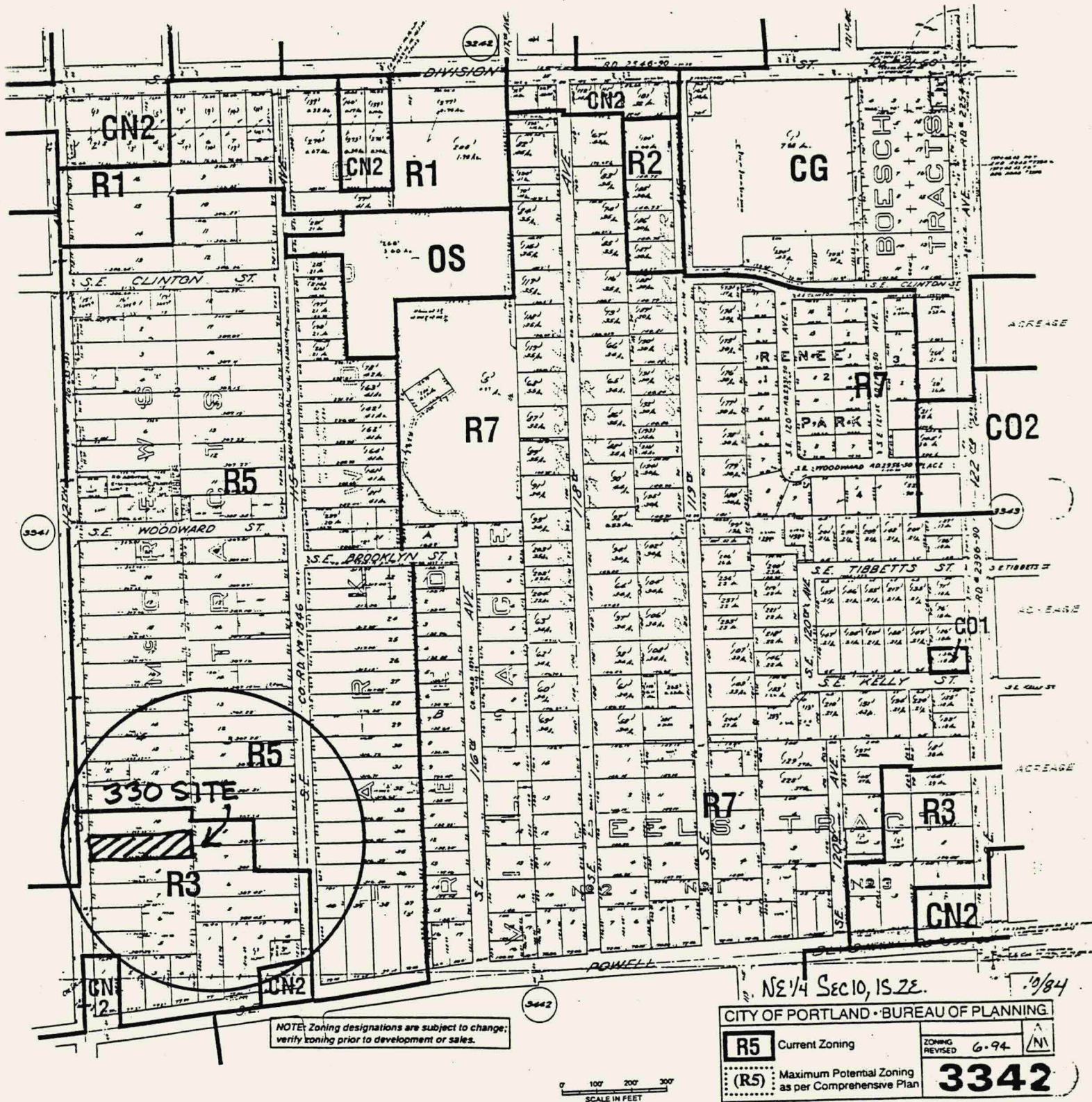
PC 94-330

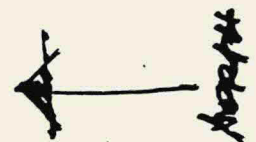
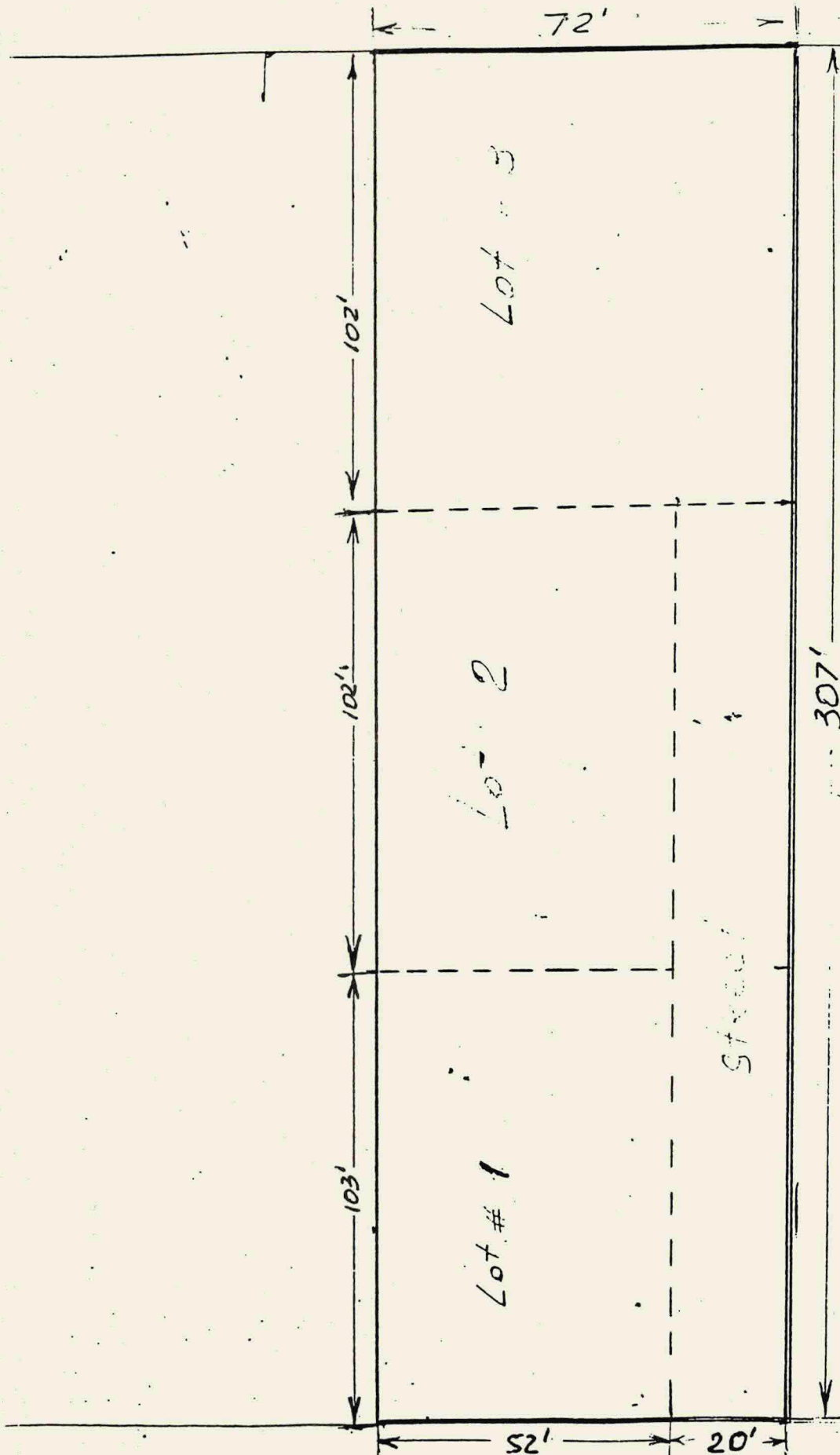
October 13, 1994 (Thursday)

Applicant: Alexander Zoqumennyy (771-0199)
 Request: Major Land Division to create three lots and a private street.
 Location: 3334 SE 112th Avenue
 Legal: Lot 9 (except 5' in street), Block 4, McGrews
 Neighborhood: Powellhurst-Gilbert, Lents

Zoning: R3

Map: 3342





Site plan
address: 3334 S.E. 112th
owner: Alexander
Zagumenlyy

330

S.E. 112th Ave