

ACCEPTANCE

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GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.

Portland, Oregon, July 24, 1980

BY: 

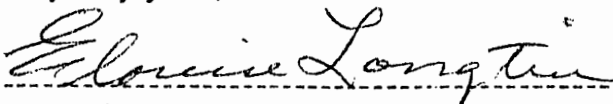
GEORGE YERKOVICH
Auditor of the City of Portland
Room 202, City Hall
Portland, Oregon 97204

Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 150059, passed by the Council July 23, 1980, changing the zoning for the westerly one-half of Tax Lot 1, Block 3 and 4, Wetmore's Sub Tract, from A2.5 to A1, located at 5835 SW Beaverton Hillsdale Highway, under certain conditions and with a Variance,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,



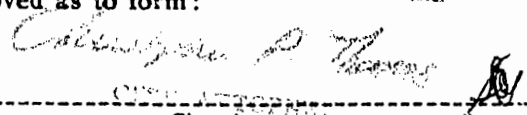
* Elouise Longtin
Deed. holder

7-28-80

[CORPORATE SEAL]

P.O. Box 25294, Portland, Oregon 97225
Address

APPROVED AS TO FORM
Approved as to form:


City Attorney

*When an acceptance is required from a firm or corporation the Acceptance must be signed by an officer of the firm or corporation stating his or her official title, and corporations must affix the corporate seal.

ACCEPTANCE

RECEIVED

JUL 31 8 48 AM 1980

GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE

Portland, Oregon, July 24, 1980

BY *[Signature]*

GEORGE YERKOVICH
Auditor of the City of Portland,
Room 202, City Hall
Portland, Oregon 97204

Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 150059, passed by the Council July 23, 1980, changing the zoning for the westerly one-half of Tax Lot 1, Block 3 and 4, Wetmore's Sub Tract, from A2.5 to A1, located at 5835 SW Beaverton Hillsdale Highway, under certain conditions and with a Variance,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

[Handwritten Signature: Robert Walsh]

* Robert Walsh

[CORPORATE
SEAL]

3015 SW 1st Ave., Portland, Oregon 97201

Address

APPROVED AS TO FORM

Approved as to form:

[Handwritten Signature: Christopher P. Thomas]

CITY ATTORNEY

City Attorney

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Recorded 8/12/80
Book 1461
Page 1393

ORDINANCE NO. 150059

An Ordinance changing the zoning for the westerly one-half of Tax Lot 1, Block 3 and 4, Westmore's Sub Tract, from A2.5 to A1, located at 5835 S.W. Beaverton Hillsdale Highway, under certain conditions and with a Variance, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. The applicants, Elouise Longtin, deedholder, and Robert Walsh, optional purchaser, seek a Zone Change from A2.5 to A1 for the westerly one-half of Tax Lot 1, Block 3 and 4, Westmore's Sub Tract, located at 5835 S.W. Beaverton Hillsdale Highway.
2. A petition complying in all respects with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland and seeking such a Zone Change has been received.
3. Applicants have paid the proper fee for the filing of such petition.
4. The City's Hearings Officer by Report and Recommendation dated June 24, 1980 (Planning Commission File No. 6957), after and as a result of a duly authorized and conducted public hearing held June 18, 1980 on said property, has recommended that the Zone Change be granted with conditions and a Variance.
5. The notice requirements for the public hearing were fulfilled according to law.
6. The City Council after due deliberation in open session adopted the Report of the Hearings Officer.
7. This rezoning is in conformance with the enacted elements of a Comprehensive Plan for the City, is in accordance with generally accepted land use planning standards and with applicable City and State legislative enactments as indicated in the Report of the Hearings Officer.

NOW, THEREFORE, the Council directs:

- a. The zone of the westerly one-half of Tax Lot 1, Block 3 and 4, Westmore's Sub Tract, located at 5835 S.W. Beaverton Hillsdale Highway, is changed to A1.

b. This Zone Change is granted under the following conditions:

- 1) The project shall proceed in substantial accord with the applicant's revised statement (Exhibit 1a) and the revised plans submitted (Exhibit 5a).
- 2) A sidewalk, constructed to standards of the City Engineer and State Highway Department, shall be built by the applicant along the north frontage of S.W. Beaverton Hillsdale Highway from the site to the parking lot of Payless/Albertson's.
- 3) Furthermore, the applicant shall investigate the possibility of constructing a sidewalk along the west border of the Payless/Albertson's parking lot in order to provide internal pedestrian circulation.
- 4) The applicant shall provide trees of a minimum six foot height along the Beaverton Hillsdale Highway frontage, in the parking lot and along the west border of the site as shown in the revised site plan (Exhibit 5a). However, planting shall occur so as not to impair visibility from the point of ingress-egress.
- 5) The applicant shall obtain all necessary permits from the State Highway Department regarding crosswalks, sidewalks and access on Beaverton Hillsdale Highway.
- 6) No occupancy is to be allowed until the City Building Inspector has issued written approval for occupancy.
- 7) This project may only proceed and be used as an HUD Turnkey Rental Assistance apartment building for a period of at least 20 years.
- 8) A Building Permit or an Occupancy Permit must be obtained from the Bureau of Buildings, Room 111, City Hall, 1220 S.W. Fifth Avenue, 248-4241, before carrying out this project in order to assure that all conditions imposed here and all requirements of the pertinent Building Codes are met.

c. This Zone Change is granted with the following Variance:

- 1) A Variance granting reduction of the required parking spaces from 85 to 22.

d. This order shall not be effective and no change shall be made to the zoning maps until acceptance and recording as provided in Section 33.102.010.

ORDINANCE No.

Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

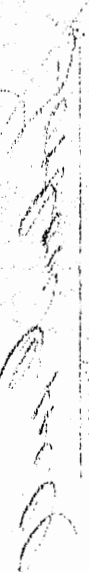
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TWENTY-FIFTH
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THIRTIETH

ORDINANCE No. 120023
Original No. 20013

declaring an emergency, and with a purpose, and conditions and with a purpose, and on Hillsdale Highway, north, containing A.S. 2, to A.I. located at 2032 S.W. Beaver - 3 and 4. Highway's 2nd block, from west to east of 1st lot J. Block - 2 Ordinance suspended the zoning for the

APPROVED BY THE CITY OF PORTLAND
GEORGE AIRKOVICH




Filed JUN 24 1980

Passed by the Council, JUL 23 1980

Mayor McCreehy
June 24, 1980
P. Norr/sa

Attest:



Auditor of the City of Portland

HEARINGS OFFICE

RECEIVED

JUN 24 1980

Calendar No. 2642

ORDINANCE No. 150059

Title

An Ordinance changing the zoning for the westerly one-half of Tax Lot 1, Block 3 and 4, Wetmore's Sub Tract, from A2.5 to A1, located at 5835 S.W. Beaverton Hillside Highway, under certain conditions and with a Variance, and declaring an emergency.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie	/	
Jordan	/	
Lindberg	/	
Schwab	/	
McCready	/	

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY
MAYOR MC CREADY

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration <i>Mc</i>
Safety
Utilities
Works

BUREAU APPROVAL	
Bureau:	
HEARINGS OFFICE	
Prepared By: P. Norr/sa	Date: June 24, 1980
Budget Impact Review:	
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required	
Bureau Head:	

NOTED BY
City Attorney
City Auditor
City Engineer

JUN 27 1980

Filed _____

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By *Gordon Howell*
Deputy