AUG 18 11 10 AM 1980	ACCEPTANCE		· .
GEORGE OF THE ANDITOR	Portland, Oregon,	August 7,	1980

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. 150154, passed by the Council August 6, 1980, changing the zoning of Tax Lot 50, Section 12, TlN, RlW, located at North Richmond between North Central and North Lombard, from R5 to A2.5, under certain conditions,

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,

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF PORTLAND

[CORPORATE SEAL]

8010 N. Charleston, Portland, Oregon 97203

Address

APPROVED AS TO FORM

Approved as to form:

WHOMEN I THEMAS

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.

150154 Recorded 9/19/10 Book 1461 Prop 380

An Ordinance changing the zoning of Tax Lot 50, Section 12, TIN, RIW, located at North Richmond between North Central and North Lombard, from R5 to A2.5, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

- 1. The applicants, Young Women's Christian Association of Portland, deedholders, seek a zone change from R5 to C2 for Tax Lot 50, Section 12, TlN, RlW, located at North Richmond between North Central and North Lombard.
- 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 proper fee for the filing of such petition.
- 4. The City's Hearings Officer by Report and Recommendation dated July 7, 1980 (Planning Commission File No. 6971), after and as a result of a duly authorized and conducted public hearing held July 7, 1980, on said property, has recommended that the Zone Change from R5 to C2 be denied, but that a Zone Change from R5 to A2.5 be granted, with conditions.
- 5. The notice requirements for that 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 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 Tax Lot 50, Section 12, T1N, R1W, located at North Richmond between North Central and North Lombard, is changed to A2.5.
- b. This Zone Change is granted under the following conditions:
 - That a landscape and parking lot screening plan be submitted for review and approval by the Bureau of Planning prior to issuance of a Building Permit.

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ORDINANCE No.

ON A SECOND SECOND

- 2) That the landscaping and parking lot screening be installed as approved by the Bureau of Planning prior to issuance of an Occupancy Permit unless security equal to 110% of the cost of landscaping is filed with the City insuring such installation within six months of occupancy.
- 3.) 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 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.

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 condinance shall be in force and effect

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.

AUG

CHORGE ANSKOAKE

Auditor of the City of Portland

Mayor McCready July 7, 1980 G.H. Fleerlage/sa

Passed by the Council,

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ORDINANCE No. 150154

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Section 33.138.101.

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Filed

JUL 1 5 1980

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

Deputy

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MAYOR MC CREADY

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