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GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

## ACCEPTANCE

BY \_\_\_\_\_

Portland, Oregon, January 8, 1981

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

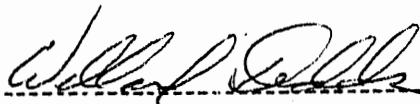
Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 150937, passed by the Council January 7, 1981, changing the zoning for the eastern 15 feet of the north 50 feet of Lot 15, Block 15, Riverside, from R5 to C2B, located west of N. Interstate Avenue and south of N. Willamette Boulevard, 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.

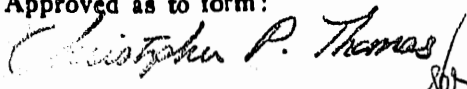
Very truly yours,

TACO TIME INTERNATIONAL, INC.

[CORPORATE  
SEAL]\* \_\_\_\_\_  


P. O. BOX 2056, Eugene, OR 97402

Address

APPROVED AS TO FORM  
Approved as to form:  
\_\_\_\_\_  
CITY ATTORNEY  
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.

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GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

## ACCEPTANCE

BY *GA*

Portland, Oregon, January 8, 1981

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. 150937, passed by the Council January 7, 1981, changing the zoning for the eastern 15 feet of the north 50 feet of Lot 15, Block 15, Riverside, from R5 to C2B, located west of N. Interstate Avenue and south of N. Willamette Boulevard, 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,

*Rachel Bonnett*

\* Rachel Bonnett

[CORPORATE  
SEAL]

193 West 19th Avenue, Eugene, OR 97401

Address

97401

APPROVED AS TO FORM  
Approved as to form:

*Christopher P. Thomas*CITY ATTORNEY  
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.

ORDINANCE NO. 150937

An Ordinance changing the zoning for the eastern 15 feet of the north 50 feet of Lot 15, Block 15, Riverside, from R5 to C2B, located west of N. Interstate Avenue and south of N. Willamette Boulevard, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. The applicants, Rachel Bonnett, deedholder; and National Taco Company, contract purchaser, seek a zone change from R5 to C2B for the north 50 feet of Lot 15, Block 15, Riverside Addition, located west of N. Interstate Avenue and south of N. Willamette Boulevard.
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 December 2, 1980 (Planning Commission File No. 7008-PA), after and as a result of a duly authorized and conducted public hearing held December 1, 1980 on said property, has recommended that the zone change be granted with conditions, for only the eastern 15 feet of the north 50 feet of Lot 15.
5. The notice requirements for that public hearing were fulfilled according to law.
6. 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.
7. This rezoning constitutes a minor modification of the City's Comprehensive Plan map prior to the Comprehensive Plan's effective date and prior to its acknowledgement by the State Land Control and Development Commission. Based upon the facts and findings and conclusion of the Hearings Officer's report and recommendation, this minor modification of the map from zone R5 to C2B is found to be in accordance with the Comprehensive Plan.

NOW, THEREFORE, the Council directs:

- a. That the facts, findings and recommendation of the Hearings Officer in P.C. File No. 7008-PA are adopted by City Council.
- b. The zone of the eastern 15 feet of the north 50 feet of Lot 15, Block 15, Riverside Addition, located west of N. Interstate Avenue and south of N. Willamette Boulevard, is changed to C2B and the Comprehensive Plan map is hereby amended to conform thereto.

c. This zone change is granted under the following conditions:

- 1) This eastern 15 feet of the north 50 feet of Lot 15 shall be used as a driveway for the proposed drive-in window and shall not be used for parking.
  - 2) A bell shall be installed at the employee entrances to the restaurant to prevent the employees from pounding on the doors to gain access.
  - 3) The applicants shall patrol the entire restaurant location for litter at least once each afternoon and at least once each evening in an attempt to cut down litter problems.
  - 4) a) All City Code screening and buffering requirements shall be met.
  - b) The applicants shall submit a landscape-screening plan for their entire site, including the northern 50 feet of Lot 15, to the Bureau of Planning for their review and approval, prior to application for a Building Permit.
  - c) All landscaping approved by the Bureau of Planning shall be installed prior to issuance of an Occupancy Permit, unless security equal to 110% of the cost of the landscaping is filed with the City assuring such installation within six months of the occupancy. All security bonds submitted must itemize major items in terms of cost.
  - d) The applicants shall submit a landscape maintenance plan to the Bureau of Planning for their review and approval, prior to application for a Building Permit, which shall insure that the landscaping shall be weeded, pruned and plants replaced when necessary.
  - 5) A telephone system shall be used at the order station of the "drive-thru" installation, as approved by the City's Noise Control Office.
  - 6) A Building Permit or an Occupancy Permit must be obtained from the Bureau of Buildings, Room 111, City Hall, 1220 S.W. 5th 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.
- 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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conventions, and declaring an emergency. Allstate contended, under certain Interstate Avenue and south of N. from 92 to CSD, located west of N. feet of Lot 12, Block 12, Riverside, the eastern 12 feet of the north 30 An Ordinance expanding the zoning for

1. General  
 2. General  
 3. General  
 4. General

OSWALDO

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Mayor of the City of Portland

Auditor of the City of Portland

**Attest:**

Passed by the Council,

JAN 7 1981

Commissioner Schwab  
December 2, 1980  
P.Norr/ja

Calendar No. 13

# ORDINANCE No. 150937

## Title

An Ordinance changing the zoning for the eastern 15 feet of the north 50 feet of Lot 15, Block 15, Riverside, from R5 to C2B, located west of N. Interstate Avenue and south of N. Willamette Boulevard, under certain conditions, and declaring an emergency.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Jordan	/	
Lindberg	/	
Schwab	/	
<i>Ivancie</i>	/	

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	

Filed DEC 5 1980

GEORGE YERKOVICH  
Auditor of the CITY OF PORTLAND

By *Jordan Powell*  
Deputy

INTRODUCED BY
Commissioner Schwab
NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities
Works
BUREAU APPROVAL
Bureau: Hearings Office
Prepared By: P. Norr/ja
Date: 12/2/80
Budget Impact Review:
<input type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head:
NOTED BY
City Attorney
City Auditor
City Engineer