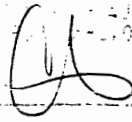


APR 16 9 57 AM 1981

**ACCEPTANCE**

AUDITOR  
CITY OF PORTLAND, OREGON

BY 

Portland, Oregon, April 9, 1981

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

Dear Sir:

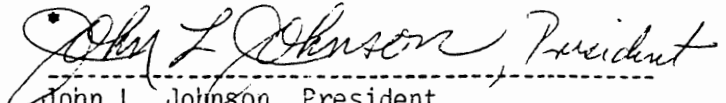
This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 151361, passed by the Council April 8, 1981, amending Ordinance No. 150367, which granted a Zone Change from A2.5 to C5, for Tax Lot 3 and a portion of Tax Lot 221, Section 21, T1S, R1E; located at S.W. Vermont, near S.W. 24th Avenue, under certain conditions, so as to allow Variances from side yard requirements,

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,

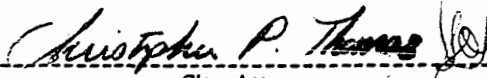
JONLAND CORPORATION

[CORPORATE  
SEAL]

  
John L. Johnson, President

3701 SE Milwaukie Ave., Portland, OR 97202  
Address

Approved as to form:  
**APPROVED AS TO FORM**

  
CITY ATTORNEY

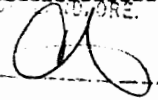
\*When an acceptance is required from a firm or corporation the Acceptance must be signed by an officer of the firm or corporation stating his or her official title, and corporations must affix the corporate seal.

ACCEPTANCE

RECEIVED

APR 16 9 57 AM 1981

Portland, Oregon, April 9 1981

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. 151361, passed by the Council April 3, 1981, amending Ordinance No. 150367, which granted a Zone Change from A2.5 to C5, for Tax Lot 3 and a portion of Tax Lot 221, Section 21, T1S, R1E; located at S.W. Vermont, near S.W. 24th Avenue, under certain conditions, so as to allow Variances from side yard requirements,

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,

RANDALL CONSTRUCTION CO., INC.

Robert Randall

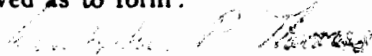
9500 SW Barbur Blvd., Portland, OR 97219

Address

[CORPORATE SEAL]

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.

ORDINANCE NO. 151361

An Ordinance amending Ordinance No. 150367, which granted a Zone Change from A2.5 to C5, for Tax Lot 3 and a portion of Tax Lot 221, Section 21, T1S, R1E; located at S.W. Vermont, near S.W. 24th Avenue, under certain conditions, so as to allow Variances from side yard requirements, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. That Ordinance No. 150367, passed by Council September 10, 1980, granted a Zone Change from A2.5 to C5, for Tax Lot 3 and a portion of Tax Lot 221, Section 21, T1S, R1E; located at S.W. Vermont, near S.W. 24th Avenue, under certain conditions.
2. The deedholder, Robert Randall, and optional purchaser, John L. Johnson, seek an amendment to the ordinance in order to allow Variances from side yard requirements in Ordinance No. 150367.
3. The proposal to reduce the required side yard requirements appears justified since the topography severely limits development of the 100 feet wide site and parking areas west of the building will have no detrimental impact on surrounding uses since buffering and screening will be provided.
4. The City's Hearings Officer by Report and Recommendation dated March 11, 1981 (Planning Commission File No. 7032), after and as a result of a duly authorized and conducted public hearing held March 9, 1981, on said proposal recommends that Ordinance No. 150367 be amended so as to allow Variances from side yard requirements.
5. The notice requirement for the public hearing were fulfilled according to law.

NOW, THEREFORE, the Council directs:

- a. That the facts, findings, conclusions, and recommendation of the Hearings Officer in P.C. File No. 7032 are adopted by City Council.
- b. Ordinance No. 150367, Section 1, paragraph d, is hereby amended to read as follows:
  - "d. This Zone Change is granted under the following conditions:
    - 1) The preliminary and final development plans (including landscaping and construction schedule) shall be reviewed for approval by the Bureau of Planning.
    - 2) Access from S.W. Vermont shall be located on the west 25 feet of the site.
    - 3) The Hearings Officer retains jurisdiction to resolve any otherwise unresolvable problems in this matter.

**ORDINANCE No.**

- 4) A Building 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.
- 5) This Zone Change carries Variances (a) reducing the east side yard from twice the building height to 10 feet and (b) reducing the west side yard for parking from 15 feet to 1 foot."

Section 2. All other terms and conditions of Ordinance No. 150367 shall remain in full force and effect.

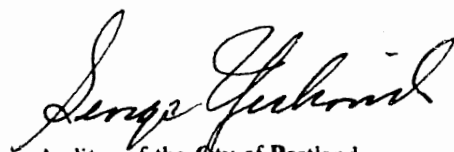
Section 3. This Ordinance shall not be effective until acceptance is filed and the ordinance recorded in accordance with law.

Section 4. 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.

Passed by the Council, **APR 8 1981**

Commissioner Schwab  
Paul Norr/sa  
March 11, 1981

Attest:

  
Auditor of the City of Portland

Calendar No. 1074

**ORDINANCE No. 151361**

**Title**

An Ordinance amending Ordinance No. 150367, which granted a Zone Change from A2.5 to C5, for Tax Lot 3 and a portion of Tax Lot 221, Section 21, T1S, R1E; located at S.W. Vermont, near S.W. 24th Avenue, under certain conditions, so as to allow Variances from side yard requirements, and declaring an emergency.

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

FOUR-FIFTHS CALENDAR	
Jordan	
Lindberg	
Schwab	
Ivancie	

Filed MAR 17 1981

**GEORGE YERKOVICH**  
Auditor of the CITY OF PORTLAND

By *John C. Small*  
Deputy

INTRODUCED BY
COMMISSIONER SCHWAB

NOTED BY THE COMMISSIONER
Affairs <i>WAS by GM</i>
Finance and Administration
Safety
Utilities
Works

BUREAU APPROVAL
Bureau: HEARINGS OFFICE
Prepared By: Paul Norr/sa      Date: 3/11/81
Budget Impact Review: <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head:

CALENDAR
Consent <input checked="" type="checkbox"/> Regular

NOTED BY
City Attorney
City Auditor
City Engineer