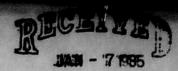
156834

ACCEPTANCE



OFFICE OF THE

Portland, Oregon December 7, 19 84

JEWEL LANSING
Auditor of the City of Portland
Room 202, City Hall
Portland, Oregon 97204

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of

Ordinance No. 156834 , passed by the Council DEC 51984 , amending the Comprehensive Plan for Lots 31-33, Block 37, West Portland Park, from High-Density Single-Family Residential to Neighborhood Commercial, and changing the zoning from R5 to C4, with a B Overlay on Lot 33, located at 11130 S.W. Capitol Highway, under certain conditions, and declaring an emergency,

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

Kenneth B. Hobson

7785 SW Westgate Way, Portland, OR 97225

Address

me Babson

Approved as to form:

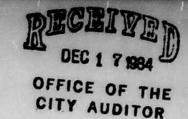
APPROVED AS TO FORM

ACTING CITY ATTORNEY

City Attorné

*When an acceptance is signed by an officer of a firm or corporation, his or her official title must be stated.

ACCEPTANCE



Portland, Oregon December 7, 19 84

JEWEL LANSING Auditor of the City of Portland Room 202, City Hall Portland, Oregon 97204

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Ordinance No. 156834 , passed by the Council DEC 51984 , amending the Comprehensive Plan for Lots 31-33, Block 37, West Portland Park, from High-Density Single-Family Residential to Neighborhood Commercial, and changing the zoning from R5 to C4, with a B Overlay on Lot 33, located at 11130 S.W. Capitol Highway, under certain conditions, and declaring an emergency,

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,

William C. Richterich

Josephine Y. Righterich

11130 SW Capitol Hwy, Portland, OR 97219

Address

Man C. Richteries

Approved as to form:

APPROVED AS TO FORM

City Attorney

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ORDINANCE NO. 156834

An Ordinance amending the Comprehensive Plan for Lots 31-33, Block 37, West Portland Park, from High-Density Single-Family Residential to Neighborhood Commercial, and changing the zoning from R5 to C4, with a B Overlay on Lot 33, located at 11130 S.W. Capitol Highway, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

- The applicants, Kenneth B. Hobson, optional purchaser, and William C. and Josephine Y. Richterich, deedholders, seek a Comprehensive Plan Map Amendment from High-Density Single-Family Residential to Neighborhood Commercial and a Zone Change from R5 to C4 and C4B, for Lots 30-33, Block 37, West Portland Park, located at 11130 S.W. Capitol Highway.
- An application 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 Comprehensive Plan Map Amendment and Zone Change has been received.
- 3. Applicants have paid the proper fee for the filing of such application.
- 4. The City's Hearings Officer by Report, Recommendation and Decision dated October 29, 1984 (Planning Commission File No. 7449-PA), after and as a result of a duly authorized and conducted public hearing held October 23, 1984 has recommended that the Comprehensive Plan Map Amendment and Zone Change for Lots 31-33, Block 37, West Portland Park be granted, with conditions, and that the request as it relates to Lot 30, Block 37, West Portland Park is denied.
- The notice requirements for public hearings were fulfilled according to law.
- 6. This rezoning constitutes an amendment of the City's Comprehensive Plan Map. Based upon the facts, findings and conclusions of the Hearings Officer's Report, Recommendation and Decision, this amendment of the Comprehensive Plan Map from High-Density Single-Family Residential to Neighborhood Commercial is found to be in accordance with the Comprehensive Plan.
- 7. This rezoning is in conformance with the 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. That the facts, findings, conclusions, recommendation and decision of the Hearings Officer in P.C. File No. 7449-PA are adopted by City Council.
- b. The Comprehensive Plan Map is hereby amended to Neighborhood Commercial and the zone of Lots 31-33, Block 37, West Portland Park is changed to C4, with a B Overlay on Lot 33.

ORDINANCE No.

- c. This Zone Change is granted under the following conditions.
 - 1) The existing house on Lots 5-8 and Lots 34 and 36, 3lock 37, West Portland Park, shall be removed and relocated to Lots 27 and 28 or Lots 29 and 30.
 - The existing curb cut and driveway approach to Lot 31 shall be closed and removed.
 - 3) Prior to the issuance of Building Permits the applicant shall provide a landscape plan that meets Code requirements, subject to the approval of the Bureau of Planning.
 - 4) All requirements of the C4 and C4B zones must be met.
 - 5) Building Permits shall not be issued for this site until the applicant has submitted a drainage plan for the disposal of stormwater from this site. The drainage plan must be reviewed and approved by the Bureau of Buildings, Plumbing Division, and the Bureau of Environmental Services, Engineering Services Division.
 - Applicant must install sidewalks along the property frontage on S.W. Capitol Highway and S.W. Arnold Street.
 - 7) The bus pull out and shelter shall be required prior to development, subject to approval by the Bureau of Transportation Planning and Development and Tri-Met.
 - 8) A Building Permit or an Occupancy Permit must be obtained from the Bureau of Buildings at the Central Permit Center on the first floor of The Portland Building, 1120 S.W. 5th Avenue, 97204, 796-7310, 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.

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.

Passed by the Council, DEC 5 1984

Mayor Ivancie October 29, 1984 P.Norr/ja

Jewel Lansing

Auditor of the City of Portland

Edna Cervera

Deputy

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ORDINANCE No. 156834

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Filed October 31,1984 An Ordinance amending the Comprehensive Plan for Lots 31-33, Block 37, West Single-Family Residential to Neigh Portland Park, from High-Density

Works

Auditor of the CITY OF PORTLAND JEWEL LANSING

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Date	10/29/8	
Prepared By:	P, Norr/ja	

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Budget Impact Review

All requirements of the C4 and C48 zones must be met.

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