Print Form

City of Portland, Oregon - B 1900 SW Fourth Avenue • Portland, Oregon 9			· · · · · · · · · · · · · · · · · · ·
1300 SW Fourth Avenue of Ortunia, Oregonio		, , , , , , , , , , , , , , , , , , ,	
Early Assistance Application	File Number: 14-	126549 EA	+
FOR INTAKE, STAFF USE ONLY	CALL Appt Date/Time		
Date Rec 3-13-14 by Sivan Skurren			2V do
LU Reviews Expected DZ	Qtr Sec Map(s)282		. •
Required Optional	Plan District_ <u>CCPD</u>		
[Y] [N] Unincorporated MC	Neighborhood NOR		ut
[Y] [N] Flood Hazard Area (LD & PD only)	District Coalition		A
[Y] [N] Potential Landslide Hazard Area (LD & PD only)			
	Neighborhood within 4		
APPLICANT: Complete all sections below that	t apply to the proposa	al. Please print l	egibly.
Development Site Address <u>NW 15th &amp; Front Are</u> Cross S Tax account number(s) R_553328 R R R Project Description - include proposed stormwater di <u>150 Unit 6 Story Apar</u> <u>Plvers cape Lot 1 Wit</u> <u>parking Stalls And t</u> Design Review (New development: give project valuation. Ren	Adjacent property in san R sposal methods <u>stment Build</u> <u>th 100 below</u> <u>Svrface s</u> ovation: give exterior alteration v	ne ownership	No meeting, written notes
Early Assistance Type	City Reviewers	notes provided	provided
required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,114	
Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	-
Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	\$1,462	□ \$1,050
Early Assistance - Zoning Only	BDS Land Use Services	\$500	\$400
□ Pre-Permit Zoning Plan Check	BDS Land Use Services		
□ 1-2 housing units		• •	\$200 \$450
All other development			\$450
Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		φ 10U

Note: Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.

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Applicant Information
PRIMARY CONTACT, check all that apply Applicant Owner Other
Name <u>KurtSchultz</u> Company <u>SERADwignLLC</u>
Mailing Address 338 NW 5th Ave
Mailing Address       338       NW 5 <sup>7h</sup> Ave         City       Port/and       State       OR       Zip Code       97209         Day Phone       503       445       73/2       FAX       503       445       7395       email       kurts C Sern pdx, cum
Day Phone 503 445 73/2 FAX 503 445 7395 email kurts @ Sern pdx. WM
Check all that apply Applicant Owner Other Developer
Name Lee Norak Company Fore Property Company
Mailing Address 1741 Village Center Circle
City Las Vegas NV State NV Zip Code 89/34
Mailing Address 1741 Village Center Circle City Las Vegas, NV State NV Zip Code 89134 Day Phone 702-405-1267 FAX 702-405-1252 email / Novak @ Fore Auperty, Co
Check all that apply Applicant Owner Other
NameCompany
Mailing Address
City State Zip Code
Day PhoneFAXemail

### Submit the following:

**F**ee

Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation

Building elevations

Additional two site plans, to scale, 11x17 inches or larger in size

### List questions to be discussed.

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.

## FA 14 -1265490AR







RIVERSCAPE LOT 1 FORE PROPERTY COMPANY

02.21.2014



BASEMENT 2



LEVEL 1 3



LEVEL 6 4

### LOT 1 TA

		Parking	Retail	Amenity Building	Common Area	Rentable Area	Total	FAR	Parking Stalls	Unit Count	Average unit size
		37,000					37,000		100		
		2,100	1,200	2,200	5,629	13,980	25,109	25,109	40	19	736
					2,800	20,109	22,909	22,909		27	745
					2,800	20,109	22,909	22,909		27	745
					2,800	19,404	22,204	22,204		26	746
					2,800	18,700	21,500	21,500		25	748
					2,816	17,970	20,786	20,786		24	749
		39,100	1,200	2,200	19,645	rentable area 110,272	172,417	135,417	140	148	745
								Base FAR	0.95 per unit		
	Program	Mix	NSF					129,342			
33		22%	34980								
87	700	29%	60900								
28	514	19%	14392								
148			110,272								

			02.21.2014	RIVERSCAPE LOT 1 FORE PROPERTY COMPANY	RIVERSC FORE PROP	SERA	
		148		Total			
19%	514	28		STUDIO			
59%	700	87		1 BR			
22%	1060	33		2 BR			
MIX	Prodram			I Init Count			
39,100			E FEET	TOTAL SQUARE FEET			
				6th Floor	9		
				5th Floor	، ي		
				4th Floor	4		
				3rd Floor	י מ		
				2nd Floor	2 -		
2,100				Ground	۲. ۱		
37,000				Basement	- 19		
Parking			FLOOR		LEVEL		
/ERSCAPE LO PROJECT DAT	RIVERSCAPE LO PROJECT DAT						

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# EASEMENTS – ENCUMBRANCES PER PRELIMINARY TITLE REPORT ORDER NO. 20120047318-FTPOR25:

9. AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROMSIONS THEREOF;

DATED: JANUARY 17, 1968 RECORDED: FEBRUARY 6, 1968 BOOK 603 PAGE 1144

In Faukt of: State of Gregon, BY and Through Its State Hommin Commission fore constructions, reconstruction, operation and wantibunce of Hommin Broce Per and Pier Footin heterics submission of the 10th 1 upon the Recorded Plant of Parenorth woits support is also generated on the Plant of Parenorthy

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AN EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROMSIONS THEREOF;

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DATE: SEPTEMBER 24, 1971 RECORDE RECHARF 13, 1971 RECORDE RECHARF 13, 1971 PAGE 209 RAKE 209 RAKE 209 RAKE 200 RAKE 200

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RECORDED: OCTOBER 19, 1979 BOOK 1392 PAGE 2296

PAGE 2296 - Ordinamice to construct an onensized dranemy adjucent to fromt menue retheren an 177H and Je 21st and Je

The prenerses herein described were. Included within the boundwres of the raker district urban redr Plan as revealed by instrument.

RECORDED: NOVEMBER 19, 1998 RECORDER'S FEE NO.: 98-211526

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as anended and restated by instrument, including the terms and pronsions thereof; recorded: July 2, 2008 recorded's fee no.: 2008-099395

ks amended by instrument, including the teams and pronsions thereof; recorded: July 2, 2008 recorder's fee no.: 2008–099396

ks amended by instrument, including the teaks and pronsions thereof; recorded: July 2, 2009 recorden's fee no.: 2009-2009094197

AS CORRECTED BY INSTRUMENT, RECORDED: JUNE 30, 2010 RECORDER'S FEE NO.: 2010-080353

