

## ORDINANCE No. 95813

An Ordinance changing from Zone II and Zone III, to Zone IV, Tax Lots 73, 74, 41, 77, 10, 6, 72, 71, 69, 15, 32, 14, of Section 19, Township 1 North, Range 1 East, W.M.; Lots 1, 2, and 3, of Block 5; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 3; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 2; Lots 2, 3, 4, 5, 6, 7, 8, and 9, Block 1, all in Regent Heights; Tax Lots 35 and 5, in Section 30, Township 1 North, Range 1 East, W.M., lying between N. W. St. Helens Road and Forest Park, from approximately N. W. Guam Court to N. W. Kittridge Avenue, initiated by the City Planning Commission, and declaring an emergency.

The City of Portland does ordain as follows:

Section 1. The Council finds that due notification and hearing have been had for the rezoning from Zone II and Zone III to Zone IV, the following described real property, to wit: Tax Lots 73, 74, 41, 77, 10, 6, 72, 71, 69, 15, 32, and 14, of Section 19, Township 1 North, Range 1 East, W.M.; Lots 1, 2, and 3, of Block 5; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 3; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 2; Lots 2, 3, 4, 5, 6, 7, 8, and 9, Block 1, all in Regent Heights; and Tax Lots 35 and 5, in Section 30, Township 1 North, Range 1 East, W.M.; which said area lies between N. W. St. Helens Road and Forest Park, from approximately N. W. Guam Court to N. W. Kittridge Avenue, in the City of Portland, County of Multnomah, and State of Oregon; that no objections or remonstrances were made or filed against the said zone change, and the Council finds that such rezoning will not adversely affect the peace, health, safety, or convenience of the public and will not be detrimental to the neighborhood, but will be beneficial to both the neighborhood and the general public, and a rezoning should be made as herein stated, subject to certain conditions; now therefore, pursuant to the Planning and Zoning Code, Ordinance No. 77953, the following described property hereby is changed from Zone II and Zone III to Zone IV, to wit:

(Zone Change No. 1126) Tax Lots 73, 74, 41, 77, 10, 6, 72, 71, 69, 15, 32, 14, of Section 19, Township 1 North, Range 1 East, W.M.; Lots 1, 2, and 3, of Block 5; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 3; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 2;

## ORDINANCE No. 95813

Lots 2, 3, 4, 5, 6, 7, 8, and 9, Block 1, all in Regent Heights, an addition in the City of Portland, County of Multnomah, State of Oregon, and Tax Lots 35 and 5, in Section 30, Township 1 North, Range 1 East, Willamette Meridian.

This change of zone is conditioned that:

1. No part of any structure shall be built nearer than 60 feet to the center line of N. W. St. Helens Road.
2. Off-street parking shall be provided on any given parcel of land at a ratio of one space of 250 square feet for each two employes in the largest working shift employed on such parcel of land.
3. Such off-street parking space shall be paved with dust-proof material.

The Auditor hereby is directed to change the maps provided for in Section 6-601 of the Planning and Zoning Code by designating on said maps said property as being in said Zone IV, and to file a certified copy of this ordinance for recording in the appropriate deed record file in the office of the county clerk for Multnomah County, Oregon.

Section 2. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that there may be no unnecessary delay in effecting the change herein authorized to allow certain commercial development and building upon the property herein described, therefore an emergency hereby is declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, FEB 7 1952

*Dorothy McCullough Lee*  
Mayor of the City of Portland  
*Will Gibson.*

Attest:

Auditor of the City of Portland

Calendar No. 701

**ORDINANCE No. 95813**

**Title**

An Ordinance changing from Zone II and Zone III, to Zone IV, Tax Lots 73, 74, 41, 77, 10, 6, 72, 71, 69, 15, 32, 14, of Section 19, Township 1 North, Range 1 East. W.M.; Lots 1,2, and 3, of Block 5; Lots 1,2,3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4; Lots 1, 2,3,4,5,6,7,8,9,10,11, and 12, Block 3; Lots 1,2,3,4,5,6,7,8,9,10,11, and 12, Block 2; Lots 2,3,4,5,6,7,8, and 9, Block 1, all in Regent Heights; Tax Lots 35 and 5, in Section 30, Township 1 North, Range 1 East, W.M., lying between N.W. St. Helens Road and Forest Park; from approximately N.W. Guam Court to N.W. Kittridge Avenue, initiated by the City Planning Commission, and declaring an emergency.

Thursday

Filed. **JAN 29 1952**

*Will Gibson.*  
Auditor of the CITY OF PORTLAND

By **ROB'T L. McCOY**  
Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Bean	—	
Bennett	/	
Bowes	/	
Peterson	/	
Lee	/	

FOUR-FIFTHS CALENDAR	
Bean	
Bennett	
Bowes	
Peterson	
Lee	

<b>INTRODUCED BY</b>
Order of Council

<b>DRAWN BY</b>
AGB:ll
Date Jan. 29, 1952

<b>NOTED BY THE COMMISSIONER</b>
Affairs
Finance
Safety
Utilities
Works

City Attorney	AGB
---------------	-----

<b>NOTED FOR CITY AUDITOR</b>
RSI
JHL

<b>APPROVED</b>
Date
By <i>Chief Civil Engineer</i>
Date
By <i>City Engineer</i>