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No 141536

OFFICE OF
SI COHN, COUNTY CLERK
MULTNOMAH COUNTY, OREGON
 RECORDING DEPARTMENT

NAME City

RECORDING NO. _____
 FILE NO. _____

DOCUMENT	PARTIES	
Ord	101991	3
	Recorded 4/25/55	
	Book	178
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ORDINANCE ACCEPTANCE

Portland, Oregon, ----- April 21 ----- 19 55

WILL GIBSON,
Auditor of the City of Portland,
Room 202, City Hall
Portland 4, Oregon
Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 101991, passed by the City Council April 20, 1955 changing from Zone II to Zone III, Lots 24, 25; a portion of that part of Lot 21 which lies southeasterly of the P. E. P. Company right-of-way; and those parts of Lots 22 and B, which are southeasterly of the above right-of-way; all in Mt. Scott Acres; Tax Lot 2 of Lot 13, and part of Tax Lot 1 in Lot 13, which are in amended plat of Lots 11 to 17 inclusive; and Lot 25 and A, Mt. Scott Acres, under certain terms and conditions, petitioned for by the North Coast Manufacturing Company, by H. L. Kasch, President, 2627 S. E. Holgate Boulevard

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,

NORTH COAST MANUFACTURING COMPANY

[CORPORATE
SEAL]

* *H. L. Kasch*

2627 S. E. Holgate Boulevard

Address

Approved as to form:

W. L. ...

Chief Deputy 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. 101991

An Ordinance changing from Zone II to Zone III, Lots 24, 25; a portion of that part of Lot 21 which lies southeasterly of the P. E. P. Company right-of-way; and those parts of Lots 22 and B, which are southeasterly of the above right-of-way; all in Mt. Scott Acres; Tax Lot 2 of Lot 13, and part of Tax Lot 1 in Lot 13, which are in amended plat of Lots 11 to 17 inclusive; and Lot 23 and A, Mt. Scott Acres, under certain terms and conditions, petitioned for by the North Coast Manufacturing Company, by H. L. Kasch, President, 2627 S. E. Holgate Boulevard, and declaring an emergency.

The City of Portland does ordain as follows:

Section 1. The Council finds that the North Coast Manufacturing Company, by H. L. Kasch, President, 2627 S. E. Holgate Boulevard, Portland, Oregon, has filed a petition to change from Zone II to Zone III Lots 24, 25; a portion of that part of Lot 21 which lies southeasterly of the P. E. P. Company right-of-way; and those parts of Lots 22 and B, which are southeasterly of the above right-of-way; all in Mt. Scott Acres; Tax Lot 2 of Lot 13, and part of Tax Lot 1 in Lot 13, which are in amended plat of Lots 11 to 17 inclusive; and Lot 23 and A, Mt. Scott Acres, more fully described as follows: Beginning at the southwest corner of Lot 25, Mt. Scott Acres; thence northerly along the east line of S. E. 92nd Avenue to the south line of above right-of-way; thence northeasterly along this right-of-way 693.67 feet; thence S 29° 08' E. 305 feet to the center line of old channel of Johnson Creek; thence along said channel to its intersection with the south line of Lot 25, Mt. Scott Acres; thence westerly to the point of beginning. This tract is approximately 9.4 acres lying east of S. E. 92nd Avenue between the P. E. P. Company right-of-way and Johnson Creek in the City of Portland, County of Multnomah and State of Oregon; and the City Planning Commission has recommended that the petition be granted under certain conditions, which conditions have been accepted in writing by the petitioner; that all remonstrances made or filed against said zone change have been considered by the Council at a hearing held on April 13, 1955, and have been overruled and are by this ordinance specifically overruled, and the Council finds that a rezoning as herein provided will not adversely affect the peace, health, safety or convenience of the neighborhood, but will be beneficial to both the neighborhood and the general public, and a rezoning as herein stated, with the

ORDINANCE No. 101991

additional conditions made by the Council, should be made; now, therefore, subject to the conditions herein named and pursuant to the Planning and Zoning Code (Ordinance 77953) the following described property hereby is changed from Zone II to Zone III, to-wit:

(Zone Change No. 1335) Lots 24, 25; a portion of that part of Lot 21 which lies southeasterly of the P. E. P. Company right-of-way; and those parts of Lots 22 and B, which are southeasterly of the above right-of-way; all in Mt. Scott Acres; Tax Lot 2 of Lot 13, and part of Tax Lot 1 in Lot 13, which are in amended plat of Lots 11 to 17 inclusive; and Lot 23 and A, Mt. Scott Acres, being a tract approximately 9.4 acres lying east of S. E. 92nd Avenue between the P. E. P. Company right-of-way and Johnson Creek, in the City of Portland, County of Multnomah, State of Oregon.

The change of zone is granted upon the following conditions:

1. That no part of any structure hereafter erected on the zone change area shall be closer than 150 feet to S. E. 92nd Avenue.
2. That one off-street parking space shall be provided for every four employees and such off-street parking shall be paved with a dust-proof material.
3. That any outside construction of tanks or other noise making construction shall be confined to the property to the east of the main building.
4. That the provisions of the Building Code of the City of Portland and generally all other applicable code and ordinance provisions and regulations of the City whether presently existing or hereafter enacted be complied with.

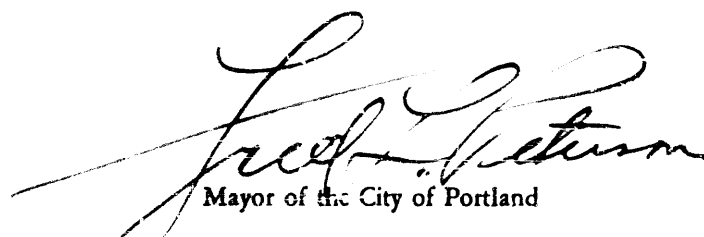
In the event of a failure to comply with the terms and provisions herein stated, or any thereof, the Council may in its discretion repeal this ordinance and restore the property to Zone II, or otherwise rezone the same as it may determine. This ordinance shall not be effective and no change shall be made in the zoning maps of the City until a certified copy

ORDINANCE No. 101991

of this ordinance shall have been recorded in the appropriate deed record file in the office of the County Clerk of Multnomah County. No recording shall be effected until the petitioner shall have filed with the City Auditor, in a form approved by the City Attorney, a document in writing accepting the terms and conditions of this ordinance and shall have paid the required fee for filing. 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 Zone III.

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 be no delay in the beneficial use of the above-described property; 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, APR 20 1955


Mayor of the City of Portland

Attest:



Auditor of the City of Portland

Calendar No. 1665

ORDINANCE No. 101991

Title

An Ordinance changing from Zone II to Zone III, Lots 24, 25; a portion of that part of Lot 21 which lies southeasterly of the P.E.P. Company right-of-way; and those parts of Lots 22 and B, which are southeasterly of the above right-of-way; all in Mt. Scott Acres; Tax Lot 2 of Lot 13, and part of Tax Lot 1 in Lot 13, which are in amended plat of Lots 11 to 17 inclusive; and Lot 23 and A, Mt. Scott Acres, under certain terms and conditions, petitioned for by the North Coast Manufacturing Company, by H. L. Kasch, President, 2627 S. E. Holgate Boulevard, and declaring an emergency.

Filed... APR. 14 1955

Will Gibson.
Auditor of the CITY OF PORTLAND

By *R. S. Drey* Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Bean	—	
Boody	1	
Bowes	1	
Earl	1	
Peterson	1	

FOUR-FIFTHS CALENDAR	
Bean	
Boody	
Bowes	
Earl	
Peterson	

INTRODUCED BY
Order of Council

DRAWN BY
EWC : dh
Date April 14, 1955

NOTED BY THE COMMISSIONER
Affairs
Finance
Safety
Utilities
Works

City Attorney <i>AK</i>

NOTED FOR CITY AUDITOR
<i>[Signature]</i>

APPROVED
Date
By <i>City Engineer</i>
Date
By <i>[Signature]</i>