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JAN 11 8 42 AM 1980

GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

## ACCEPTANCE

BY *[Signature]*

Portland, Oregon, January 3, 1980

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. 148980, passed by the Council January 2, 1980, establishing  
M3 zoning in the recently annexed Tax Lot 189, Section 7, T1S, R3E,  
located on the east side of SE 174th Avenue, south of SE Powell, 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,

ADVANTAGE INDUSTRIES, INC.

BY:

*Allen Q. King*

8030 SE Harold, Portland, OR 97206

Address

Approved as to form:

OKM

*[Signature]*  
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.

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Very truly yours,

[CORPORATE  
SEAL]

BLACK BULL ENTERPRISES, INC.

BY:

*Michael W. [Signature]*  
President

P.O. Box 23241, Tigard, OR 97223

Address

Approved as to form:

*[Signature]*

City Attorney

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Very truly yours,

[CORPORATE  
SEAL]

J. M. Schmitz

*J. M. Schmitz, Deed Holder*  
Jan. 26, 1980

(NEW) 960 Missouri Ave.  
Vernonia, Ore. 97064  
301 NE Frances St., Molalla, OR 97038

Address

Approved as to form:

*Constance P. Thomas*  
CITY ATTORNEY

City Attorney

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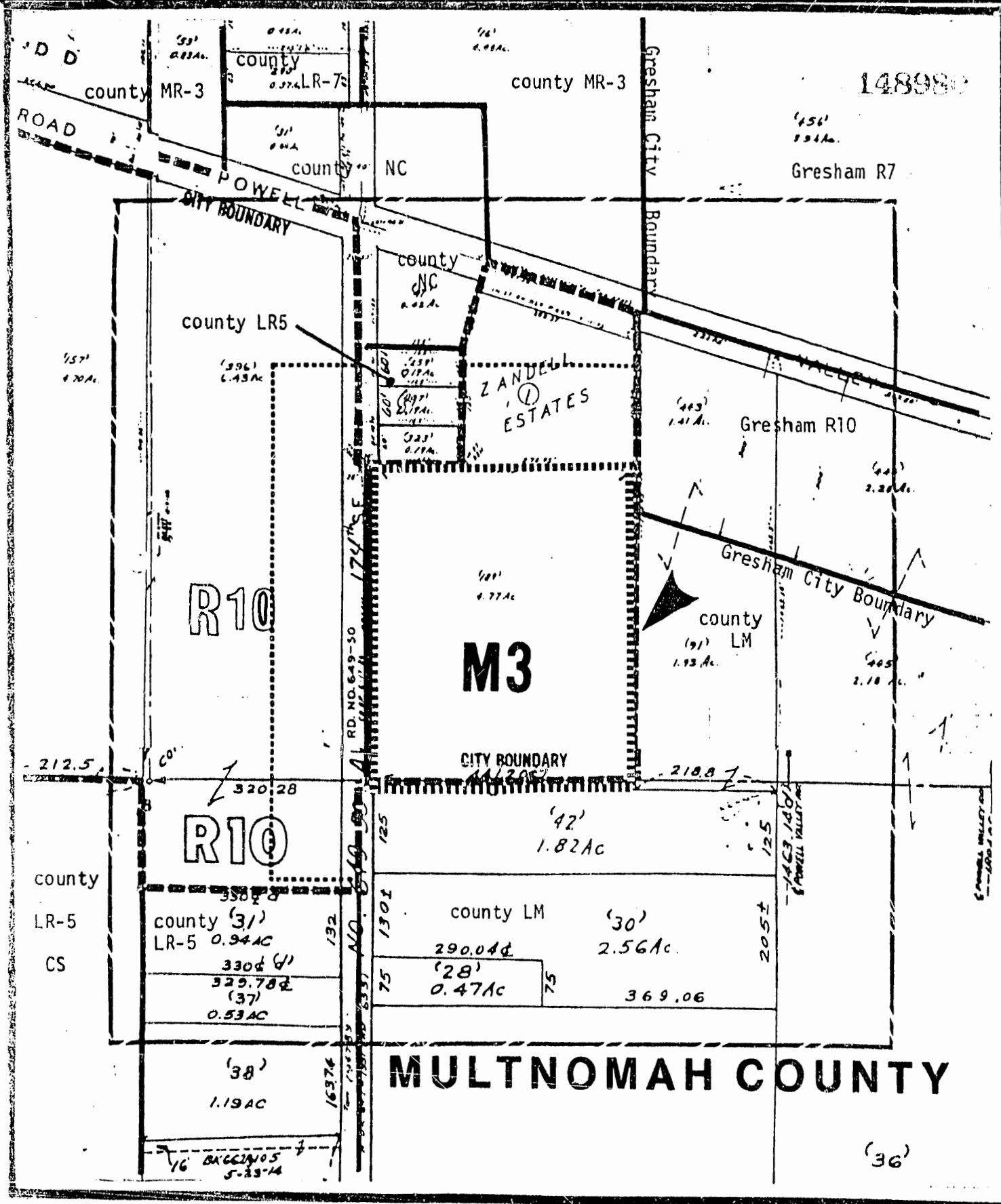
ORDINANCE NO. **148980**

An Ordinance establishing M3 zoning in the recently annexed Tax Lot 189, Section 7, T1S, R3E, located on the east side of S.E. 174th Avenue, south of S.E. Powell, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. Tax Lot 189, Section 7, T1S, R3E, located on the east side of S.E. 174th Avenue, south of S.E. Powell, has been annexed to the City.
2. In accordance with Title 33, Planning and Zoning, of the Code of the City of Portland, said area retains the zoning regulations of the former jurisdiction, Multnomah County, until City zoning is established.
3. The City's Hearings Officer by report and recommendation dated December 11, 1979 (Planning Commission File No. 6909), after and as a result of a duly authorized and conducted public hearing held on December 10, 1979, has recommended adoption of M3 zoning in said annexed area.
4. The City Auditor has complied with the notice requirements of the ordinance for the hearing before the Hearings Officer.
5. The City Council after due deliberation in open session adopted the report of the Hearings Officer.
6. The Zoning Code requires the initiation of City zoning on annexed property within six months of the annexation in order that all appropriate and pertinent City codes should become applicable to such property.
7. City policy is to establish City zoning that is equivalent to existing County zoning whenever possible, in accordance with existing land uses and the adjacent City zoning pattern.
8. There is a public need to affix this City zoning designation to the property in order to conform to the Code of the City of Portland and assure that appropriate and pertinent planning, zoning and building regulations of the City shall apply. The zoning designation is in accordance with generally accepted land use planning standards.



**Zoning**  
**proposed**



File No.	6909
1/4 Section	3448
Scale	1" = 200'
Request	
Exhibit	

**ORDINANCE No.**

NOW, THEREFORE, the Council directs:

- a. The recently annexed Tax Lot 189, Section 7, T1S, R3E, located on the east side of S.E. 174th Avenue, south of S.E. Powell, hereby is zoned M3, as set forth on the map attached hereto and incorporated herein by this reference and thereby made a part of this ordinance.
- b. This zone change is granted under the following conditions:
  - 1) Use of the site shall be limited to those M3 uses set out in Group 2, Section 15 (Business Offices) and Groups 3, 4, 7, and 8.
  - 2) If Group 2, Section 15 offices are placed on the site the use shall be limited to 75,000 square feet of floor space.
  - 3) S.E. 174th Avenue shall be improved as required by the City Engineer, Traffic Engineer and Multnomah County Public Works (including street widening, turn lanes, curbs and sidewalks), with these improvements to be coordinated with the project improvements required for the site to the west.
  - 4) A maximum of two access points shall be established to S.E. 174th Avenue, subject to the approval of the Traffic Engineer.
  - 5) On-site pedestrian sidewalks shall be established to provide access to the Park and Ride Station to the northwest, at the time this site is developed.
  - 6) A Building Permit or an Occupancy Permit must be obtained from the Bureau of Buildings, Room 111, City Hall, 1220 S.W. 5th 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.
- c. The City Auditor shall file a certified copy of this ordinance in the appropriate record file of the County in which said annexed property is located. The City Auditor shall enter the property zoned as set forth in Section 1 hereof, in the zoning maps of the City. Establishment of said zone classification is for the benefit of the public and the requirement of acceptance of this ordinance by the property owners is hereby waived.

Section 2. The Council declares that an emergency exists because there should be no delay in the establishment of zone for the annexed area; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council,

**JAN 2 1980**

*William A. Schwab*  
PRESIDENT OF THE COUNCIL AND ACTING  
Mayor of the City of Portland

Mayor McCready  
December 11, 1979  
P.Norr/ja

Attest:

*Sergey Gubonin*  
Auditor of the City of Portland

Calendar No. 20

# ORDINANCE No. 148980

## Title

An Ordinance establishing M3 zoning in the recently annexed Tax Lot 189, Section 7, T1S, R3E, located on the east side of S.E. 174th Avenue, south of S.E. Powell, under certain conditions, and declaring an emergency.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie	1	
Jordan	1	
Lindberg	1	
Schwab	1	
McCreedy		1

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCreedy	

INTRODUCED BY
MAYOR MCCREADY

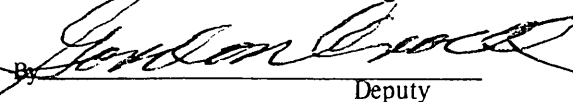
NOTED BY THE COMMISSIONER	
Affairs	
Finance and Administration	Cmcl
Safety	
Utilities	
Works	

BUREAU APPROVAL	
Bureau:	Hearings Office
Prepared By:	Date:
P. Norr/ja	12/11/79
Budget Impact Review:	
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required	
Bureau Head:	

NOTED BY	
City Attorney	
City Auditor	
City Engineer	

Filed DEC 14 1979

GEORGE YERKOVICH  
Auditor of the CITY OF PORTLAND

By  Deputy