

148982

ACCEPTANCE

RECEIVED

FEB 21 8 54 AM 1980

GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.Portland, Oregon, January 3, 1980
BY [Signature]

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. 148982, passed by the Council January 2, 1980, changing the zoning of Lots 6-11, Block 29, Railway Addition, from R5 to C2, 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,

[CORPORATE
SEAL][Signature]
Keith R. Peterson

3948 SW Scholls Ferry Rd. Ptld., OR 97221
Address

APPROVED AS TO FORM
Approved as to form:[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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Auditor of the City of Portland,
Room 202, City Hall
Portland, Oregon 97204

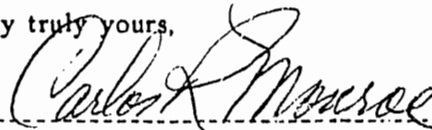
Dear Sir:

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

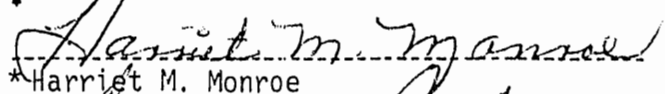
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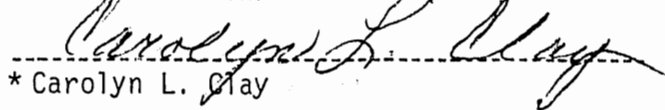
Very truly yours,



* Carlos R. Monroe



* Harriet M. Monroe



* Carolyn L. Gray

[CORPORATE
SEAL]APPROVED AS TO FORM
Approved as to form:2530 NE 82nd, Portland, OR 97220
Address
City Attorney

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RECEIVED

AUD 50-25-640

JAN 8 8 43 AM 1980

148982

GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.

BY R ACCEPTANCE

Portland, Oregon, January 3, 1980

GEORGE YERKOVICH
Auditor of the City of Portland,
Room 202, City Hall
Portland, Oregon 97204

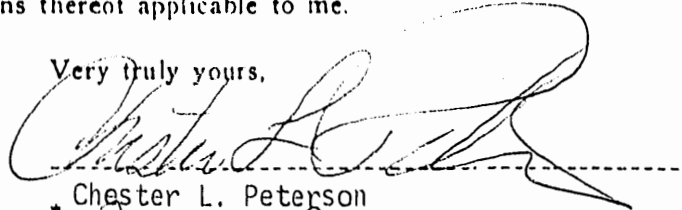
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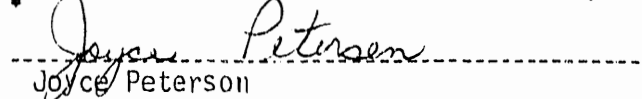
and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,



* Chester L. Peterson

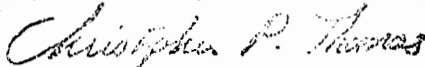
[CORPORATE
SEAL]


Joyce Peterson

16145 E. Burnside, Portland, OR 97230
Address

APPROVED AS TO FORM

Approved as to form:



CHRISTOPHER P. THOMAS
City Attorney

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JAN 15 8 47 AM 1980

148982

GEORGE YERKOVICH, AUDITOR
CITY OF PORTLAND, ORE.

ACCEPTANCE

BY ✓

Portland, Oregon, January 3, 1980

GEORGE YERKOVICH
Auditor of the City of Portland,
Room 202, City Hall
Portland, Oregon 97204

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Very truly yours,

[CORPORATE
SEAL]

Alwyn J. Schrag

Rose Schrag

3540 SE 28th, Portland, OR 97202

Address

Approved as to form: AS TO FORM

City Attorney

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ORDINANCE **148982**

An Ordinance changing the zoning of Lots 6-11, Block 29, Railway Addition, from R5 to C2, under certain conditions, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. The applicants, Chester L. and Joyce Peterson, deedholders, A. J. and Rose M. Schrag, deedholders, Keith R. Peterson, contract purchaser, Carlos Monroe, contract purchaser, and Grover Sparkman, contract purchaser, seek a Zone Change from R5 to C2 for Lots 6-11, Block 29, Railway Addition, located on N.E. Russell, east of N.E. 82nd Avenue.
2. A petition 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 Zone Change has been received.
3. Applicants have paid the proper fee for the filing of such petition.
4. The City's Hearings Officer, by report and recommendation dated December 11, 1979 (Planning Commission File No. 6910), after and as a result of a duly authorized and conducted public hearing held December 10, 1979 on said property, has recommended that the Zone Change be granted, with conditions.
5. The notice requirements for that public hearing were fulfilled according to law.
6. The City Council after due deliberation in open session adopted the Report and Recommendation of the Hearings Officer.
7. This rezoning is in conformance with the comprehensive planning of the City, that there is a public need therefore, and that such need will be best served by changing the classification of this property as compared with other available property.

NOW, THEREFORE, the Council directs:

- a. The zone of Lots 6-11, Block 29, Railway Addition, located on N.E. Russell, east of N.E. 82nd Avenue, is changed from R5 to C2.
- b. This Zone Change is granted under the following conditions:
 1. Final design plans for the building shall be submitted to the Bureau of Planning for review and approval prior to issuance of a Building Permit.

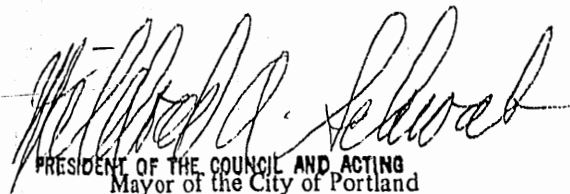
ORDINANCE No.

2. Those plans shall include at least a ten foot rear setback, with landscaping to include trees, and some structural relief in detail and composition from the solid, unvaried wall indicated in Exhibit 5. Residents to the south are not to be faced with a two story monolithic wall of 100 feet or more.
 3. The Site Plan shall be subject to Traffic Engineer approval for its parking layout. The applicant or developer will find it advantageous to confer with the bureau at the beginning of the redesign effort.
 4. Sewer requirements of the City Engineer must be met.
 5. A Building Permit or an Occupancy Permit must be obtained from the Bureau of Buildings, Room 111, City Hall, 1220 S.W. Fifth Avenue, 249-4241, 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. 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.

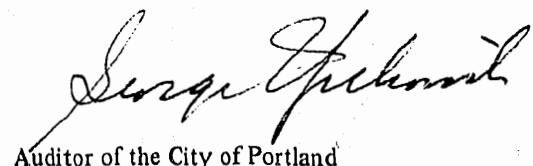
Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council, JAN 2 1980

Mayor McCready
December 14, 1979
George H. Fleerlage/sa


PRESIDENT OF THE COUNCIL AND ACTING
Mayor of the City of Portland

Attest:


Auditor of the City of Portland

Calendar No. 22

ORDINANCE No. 118982

Title

An Ordinance changing the zoning of Lots 6-11, Block 29, Railway Addition, from R5 to C2, under certain conditions and declaring an emergency.

Filed DEC 14 1979

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

Deputy

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

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY
MAYOR MC CREADY

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration <i>C/MC</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau:
HEARINGS OFFICE
Prepared By: Date: <i>JS</i>
George H. Fleeledge/sa 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 <i>[Signature]</i>