



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: June 23, 2011
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-124670 CU

GENERAL INFORMATION

Owner: Rose City Park Methodist Church
5830 NE Alameda St
Portland, OR 97213

Applicant: Zach Phillips
PTS
1001 SE Water Ave, Ste 180
Portland OR, 97214

Site Address: 5830 NE ALAMEDA ST

Legal Description: BLOCK 80 W 1/2 OF LOT 1&2 LOT 16-18, ROSE CITY PK
Tax Account No.: R723105290
State ID No.: 1N2E30AD 14700
Quarter Section: 2736

Neighborhood: Rose City Park, contact Ed Gorman at 503-425-1611.
Business District: Portland International District Business Association, contact Thomas Wright at 503-249-3926.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: None
Zoning: R5, Residential 5,000
Case Type: CU, Conditional Use Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant, PTS (on behalf of AT&T), proposes to upgrade a wireless telecommunications facility, located on top of the Rose City Park Methodist Church. The applicant is proposing to locate 3 new panel antennae and 6 new RRH units inside an existing equipment room on top of the church. The existing antennae and equipment were approved via LUR 02-109302. The applicant is also proposing a new GPS antenna that will be mounted next to an existing GPS antenna on the north side of the church bell tower. All of the exterior additions are proposed

to be painted to match the color of the bell tower. There are no additional equipment additions proposed at grade. Because the facility is located in a residential zone, a Conditional Use review is required. Attached to this notice are site plans and an elevation depicting the proposal.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 33.815.225 A. 1-3, Conditional Use Criteria
- 33.274.040 C, Mandatory Development Standards

ANALYSIS

Site and Vicinity: The church is located on an oversized parcel at the southeast corner of the intersection of NE 58th Avenue and Alameda Streets in the Rose City Park neighborhood. The church entrance and steeple face north towards NE Alameda Street, with the steeple set just east of the primary church façade facing north. A smaller, two-story annex building with a separate entrance is attached to the church at the east side of the building, with windows and a separate pedestrian entrance facing NE Alameda Street. The building is clad in red brick, cast stone and terra cotta, and includes large gothic windows, decorative window surrounds, parapet decorations, and shallow buttressing at the east and west sides. The annex and the southernmost portion of the church appear to have either been remodeled or added later, and are designed in a contemporary style. The church steeple is flat-roofed but surrounded by a decorative parapet, and projects slightly higher than the large central gable of the church roof. The church has well-maintained lawns and shrubs at the perimeter of the building, and all street frontages abutting the church include street trees.

The surrounding area is a mix of residential and commercial uses. The church building is clearly visible and sits just south of NE Sandy Boulevard, which is developed with a variety of both storefront and automobile-oriented businesses. Nearby development along NE Sandy includes a two-story, triangular stucco office building from the 1920s, older storefront buildings, and various auto-oriented structures, including a retail tire sales business and a fast foot drive-through facility. Nearby commercial uses are generally located to the west and north of the site. The church owns a landscaped surface parking lot directly west of the site on a parcel at the southwest corner of NE Alameda Street and 58th Avenue.

Aside from the firms along nearby NE Sandy Boulevard, the surrounding area is predominantly residential. The adjacent blocks and neighborhoods to the west, south, and east are primarily developed with detached, single-dwelling structures built during the 1910s and 1920s, most being well-maintained and with mature landscaping. Some multi-dwelling structures are found in the area, but these are generally located a few blocks to the west.

Northeast Alameda Street is an 80-foot wide public right-of-way, and is improved with a 36-foot wide, two-way paved roadway. Northeast Alameda Street is designated a City Bikeway and Local Service Street in the Transportation Element of the Comprehensive Plan (“the TE”). Northeast 57th Avenue is a 60-foot wide public right-of-way, and is improved with a 24-foot wide, two-way concrete roadway, and is designated a Local Service Street in the TE. All streets abutting the site include curbing at the edge of the roadway, a wide planting strip, and paved public sidewalks.

Zoning: The zoning on the site is Single-Dwelling Residential 5,000 (R5). The single-dwelling zones are intended to preserve land for housing, and to implement the comprehensive plan policies and designations for single-dwelling housing. The R5 zone allows for some nonresidential uses, but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood. Radio Frequency Transmission facilities are generally only allowed in the R5 zone through the conditional use procedure.

Land Use History: City records indicate three prior land use reviews on the site:

CU 46-64: Conditional Use request for a church expansion. Request was approved by the Planning Director in July 1964.

CU 18-67: Conditional Use request to add classroom space to church. Approved with a condition that all City Code requirements be met before the space is used for school or classroom purposes. Approved by the Planning Director in May 1967.

CU 21-70: Conditional Use request to add pre-school use to the existing church uses on the site. Approved with conditions requiring that the “back yard” play areas be fenced and that a garage be removed to provide direct pedestrian access between the play area and the church building.

LU 02-109302 CU Conditional Use approval for a wireless telecommunications facility.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **May 23, 2011**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 23, 2011. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Conditional Use (33.815.010) Purpose

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.225 Radio Frequency Transmission Facilities

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties. The approval criteria are:

- A. Approval criteria for facilities operating at 1,000 watts ERP or less, proposing to locate on an existing building or other non-broadcast structure in an OS or R zone or in a C, E, or I zone within 50 feet of an R zone:
 1. The visual impact of an antenna must be minimized. For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the facade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that equally minimizes the visual impact of the antenna;

Findings: The applicant proposes to add three additional antennas to the existing wireless facility. All of the antennas are proposed to go inside of the existing cupola. This mounting configuration will utilize the existing radio frequency transparent cupola, and therefore none of the panel antennas or new equipment will be visible. However a small GPS antenna is proposed to be located on the exterior of the bell tower, adjacent to an existing GPS antenna. With a condition of approval that all equipment mounted on the exterior of the bell tower is painted to match the surface upon which they are mounted, this criterion is met.

2. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened; and

Findings: The wireless equipment that supports this facility is currently located in an existing equipment room that has been previously approved. Any new equipment will be located inside this equipment room and not be visible to passers-by. This criterion is met.

3. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.

Findings: The relevant regulations and standards for this proposal as discussed below, are the development standards of Chapter 33.274 - Radio Frequency Transmission Facilities. As discussed in detail under 33.274.040, below, all applicable regulations are met; therefore, this criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment review prior to the approval of a building or zoning permit.

33.274.040 Development Standards Radio Frequency Transmission Facilities

A. Purpose. The development standards:

- Ensure that Radio Frequency Transmission Facilities will be compatible with adjacent uses;
- Reduce the visual impact of towers in residential and open space zones whenever possible;
- Protect adjacent populated areas from excessive radio frequency emission levels;
- Protect adjacent property from tower failure, falling ice, and other safety hazards; and

B. When standards apply. Unless exempted by 33.274.030, the development standards of this section apply to all Radio Frequency Transmission Facilities. Applications to modify existing facilities regulated by this chapter are only required to meet the standards of Paragraphs C.3, C.4, C.5, C.6, and C.9 in addition to any previous conditions of approval. Increasing the height of a tower is not considered modification of an existing facility.

Staff Note: Only the applicable development standards are addressed, below. The standards found at 33.274.040 C 1, 2, 3, 4, 8, 9 b [1], 10, 12 and 33.274.040 D 2 a and c and 33.274.040 E are specific to new towers, and therefore are not applicable to this proposal.

C. General requirements

5. Radio frequency emission levels. All existing and proposed Radio Frequency Transmission Facilities are prohibited from exceeding or causing other facilities to exceed the radio frequency emission standards specified in Table 274-1, except as superseded by Part 1, Practice and Procedure, Title 47 of the Code of Federal Regulations, Section 1.1310, Radio Frequency Radiation Exposure Limits.

Table 274-1			
Radio Frequency Emission Standards [1]			
Frequency Range	Mean Squared Electric (E^2) Field Strength (V^2/m^2) [2]	Mean Squared Magnetic (H^2) Field Strength (A^2/m^2) [3]	Equivalent Plane-Wave Power Density (mW/cm^2) [4]
100 KHz – 3 MHz	80,000	0.5	20
3 MHz – 30 MHz	4,000 ($180/f^2$) [5]	0.025 ($180/f^2$)	$180/f^2$
30 MHz – 300 MHz	800	0.005	0.2
300 MHz – 1500 MHz	4,000 ($f/1500$)	0.025 ($f/1500$)	$f/1500$
1500 MHz – 300 GHz	4,000	0.025	1.0

Notes:

- [1] All standards refer to root mean square (rms) measurements gathered by an approved method.
 [2] V^2/m^2 = Volts squared per meter squared.
 [3] A^2/m^2 = Amperes squared per meter squared.
 [4] mW/cm^2 = Milliwatts per centimeter squared.
 [5] f = Frequency in megahertz (MHz).

Findings: The proposed antennas will operate within the frequency ranges of 300-1500 MHz. Documentation provided by the applicant includes information that the power density for this site is calculated to be 0.005 mW/cm^2 .

The Effective Radiated Power for the facility is 595 watts, and the maximum allowed power density level is 1.0 mW/cm^2 [Milliwatts per centimeter squared]. Information submitted by the applicant indicates that the greatest levels of power density will be 0.005 mW/cm^2 . This is significantly below the maximum allowed. This criterion is met.

Staff note: The Federal Telecommunications Act of 1996 prohibits a local government from denying a request to construct such facilities based on “harmful radio frequency emissions” as long as the wireless telecommunications facility meets the standards set by the FCC. Furthermore, the Act required the FCC to adopt standards for radio frequency emissions from wireless telecommunications by August 1996. In a rule making procedure, the FCC adopted standards effective August 1, 1996, which are virtually the same as those reflected in Table 274-1. Because this land use review was submitted after those standards took effect, this conditional use review cannot be denied solely on the issue of harmful radio frequency emission levels.

6. Antenna requirements. The antenna on any tower or support structure must meet the minimum siting distances to habitable areas of structures shown in Table 274-2. Measurements are made from points A and B on the antenna to the nearest habitable area of a structure normally occupied on a regular basis by someone other than the immediate family or employees of the owner/operator of the antenna. Point A is measured from the highest point of the antenna (not the tower) to the structure, and Point B is measured from the closest point of the antenna to the structure.

Table 274-2 Distance Between Antenna and Habitable Area of Structure (Where f is frequency in megahertz.)			
Effective Radiated Power	Frequency (MHz)	Point A: Minimum Distance From Highest Point of Antenna To Habitable Area of Structure (feet)	Point B: Minimum Distance From Closest Portion Of Antenna To Habitable Area of Structure (feet)
< 100 watts		10	3
100 watts to 999 watts		15	6
1,000 watts to 9.999 Kw	< 7 7 - 30 30 - 300 300 - 1500 > 1500	11 f/0.67 45 780/vf 20	5 f/1.5 20 364/vf 10
10 Kw plus	< 7 7 - 30 30 - 300 300 - 1500 1500	17.5 f/0.4 75 1300/vf 34	8 f/0.91 33 572/vf 15

Findings: The antennas will operate at 595 watts ERP, and thus are required to be 15 feet for Point A and 6 feet for Point B, per Table 274-2. The applicant notes that the proposed antennas will be located in the existing cupola of the church, and both of the minimum allowable separation distances are exceeded. The facility, as proposed complies with the separation requirements, per the plans submitted with this application. This criterion is met.

7. Setbacks. All towers must be set back at least a distance equal to 20 percent of the height of the tower or 15 feet, whichever is greater, from all abutting R and OS zoned property and public streets. Accessory equipment or structures must meet the base zone setback standards.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. The accessory equipment is located within an equipment room that was previously approved. This criterion is met.

9. Landscaping and screening. The base of a tower and all accessory equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:

- a. In C, E or I zones more than 50 feet from an R zone. A tower and all accessory equipment or structures located in the C, E, or I zones more than 50 feet from an R zone must meet the following landscape standard:

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. The accessory equipment will be located in an equipment room within the building, and not at grade. Therefore, this criterion is not applicable.

- b. In OS or R zones or within 50 feet of an R zone. A tower and all accessory equipment or structures located in an OS or R zone or within 50 feet of an R zoned site must meet the following landscape standards:

- (2) Accessory equipment and structures. A landscaped area that is at least 10 feet deep and meets the L3 standard must be provided around the base of all accessory equipment or structures located at grade.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. The accessory equipment will be located inside the existing building and not at grade. Therefore, this criterion is not applicable.

11. Mounting device. The device or structure used to mount facilities operating at 1,000 watts ERP or less to an existing building or other non-broadcast structure may not project more than 10 feet above the roof of the building or other non-broadcast structure.

Findings: The proposed antennas are shown on the submitted site plans to be 10 feet above the top of the penthouse, the maximum allowed, as shown on the submitted elevation drawings. With approval granted based on the elevation drawings, this criterion can be met.

D. Additional requirements in OS, R, C, and EX zones and EG and I zones within 50 feet of an R zone.

1. Purpose. These additional regulations are intended to ensure that facilities operating at 1,000 watts ERP or less have few visual impacts. The requirements encourage facilities that look clean and uncluttered.
2. Standards. In addition to the regulations in Subsection C., above, facilities operating at 1,000 watts ERP or less located in OS, R, C, or EX zones or EG or I zones within 50 feet of an R zone must meet all of the following standards:
 - b. Antennas mounted on existing buildings or other non-broadcast structures. This standard only applies to facilities located in OS or R zones or within 50 feet of an R zone. The visual impact of antennas that are mounted to existing buildings or other non-broadcast structures must be minimized. For instance, on a pitched roof, an antenna may be hidden behind a false dormer, mounted flush to the facade of the building and painted to match; mounted on a structure designed with minimal bulk and painted to fade into the background; or mounted by other technique that equally minimizes the visual impact of the antenna. The specific technique will be determined by the conditional use review.

Findings: No tower-mounted antennas or lattice towers are proposed, so these portions of this standard do not apply. As noted under criterion 33.815.225.A.1, the visual impacts of the antennas have been minimized by locating them behind an RF transparent fiberglass shroud, completely concealing their presence within the cupola atop the church's bell tower. This criterion is met.

CONCLUSIONS

The applicant requests a conditional use approval for additional antennas to upgrade an existing wireless telecommunications facility mounted within the cupola atop a bell tower of the existing church. The accessory equipment will be located in a previously approved equipment room within the church building. All applicable criteria are met, and therefore the proposal should be approved.

ADMINISTRATIVE DECISION

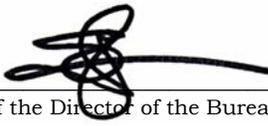
Approval of a Conditional Use [33.815.225] for:

- 3 new panel antennae and 6 new Remote Radio Head units inside an existing RF transparent shrouded cupola, and a new GPS antenna that will be mounted next to an existing GPS antenna on the north side of the church bell tower,

per the approved site plans, Exhibits C-1 through C-2, signed and dated June 20, 2011, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 11-124670 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All components mounted to the exterior of the bell tower must be painted a color to match the color of the surface they are mounted on to further conceal their presence.

Staff Planner: Sylvia Cate

Decision rendered by:  **on June 20, 2011**
By authority of the Director of the Bureau of Development Services

Decision mailed: June 23, 2011

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on March 30, 2011, and was determined to be complete on May 18, 2011.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on March 30, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: September 15, 2011.**

This application is subject to the FCC 'shot clock' which expires July 17, 2011.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 7, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder.

A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **July 8, 2011 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to:

Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the City Planning Director, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

Recording other land use decisions. If the preliminary land division approval also contains approval of other land use decisions (examples include adjustments, conditional uses, and environmental reviews), these other approvals must be recorded by the Multnomah County Recorder before any building or zoning permits can be issued.

The applicant, builder, or their representative may record the final decisions on these other land use decisions as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

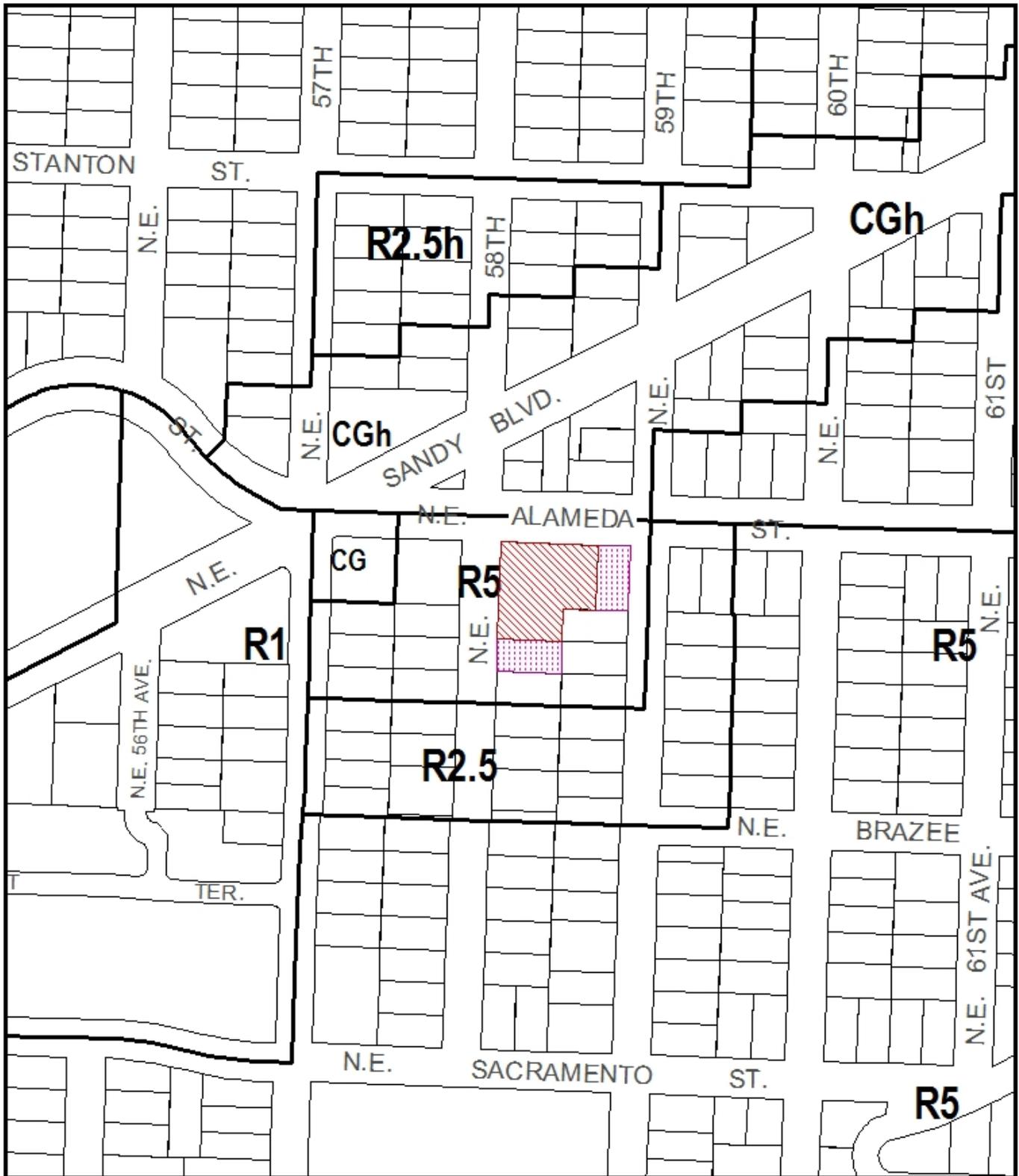
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation [attached]
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
- F. Correspondence: None Received
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Incomplete application letter April 26, 2011

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

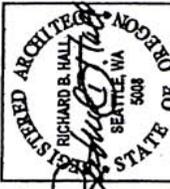


ZONING

-  Site
-  Also Owned



File No. LU 11-124670 CU
 1/4 Section 2736
 Scale 1 inch = 200 feet
 State_Id 1N2E30AD 14700
 Exhibit B (Apr 05,2011)



RICHARD B. HALL
 5008
 SEATTLE WA
 98108
 PL46
 54TH AND SANDY
 PORTLAND, OR 97215
 EXPIRATION DATE OF THE
 LICENSE: 06/00/12

NO.	DATE	REVISIONS
1		INITIAL
2		REVISION RECORD FOR THIS REVIEW OF
3		REVISIONS FOR THE SUBMISSION SET

SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER
 A-1

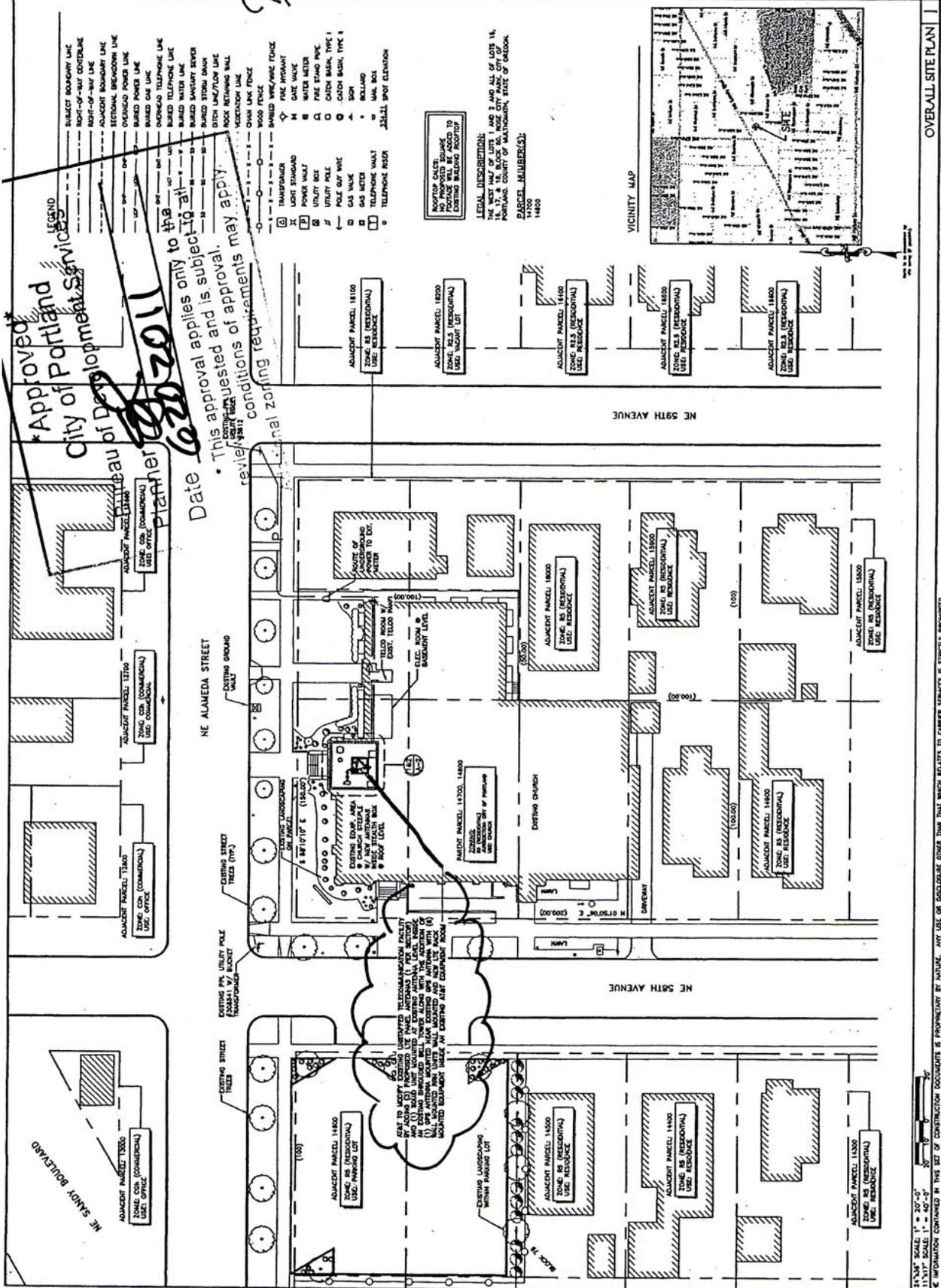


EXHIBIT C-1

SITE PLAN

OVERALL SITE PLAN

1/8" = 1' SCALE
 1/16" = 1' SCALE

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO THE ARCHITECT. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT IS STRICTLY PROHIBITED.

