



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: March 17, 2016
To: Interested Person
From: Leah Dawkins, Land Use Services
503-823-7830 / Leah.Dawkins@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: **LU 14-235185 LC**
LU 14-235136 LC
LU 14-241090 LC

GENERAL INFORMATION

Applicant: Damian Crowder, Portland Development Commission
222 NW 5th Ave. / Portland, OR. 97209

Owner: State of Oregon Department of Transportation
4040 Fairview Ind Dr. SE, MS #2 / Salem, OR 97302-1142

Site Address: SE Water Avenue between SE Taylor and SE Madison Streets

Legal Description: BLOCK 8, LOT 1-4 TL 1701, EAST PORTLAND; BLOCK 8, E 100' OF LOT 1 EXC E 10' OF S 40', EAST PORTLAND; BLOCK 8, E 10' OF S 40' OF LOT 1, EAST PORTLAND; BLOCK 9 TL 3600, EAST PORTLAND; BLOCK 10, LOT 1-4 TL 4302, EAST PORTLAND

Tax Account No.: R226500360, R226500364, R226500366, R226500367, R226500390, R226500460

State ID No.: 1S1E03AD 01700, 1S1E03AD 01701, 1S1E03AD 01702, 1S1E03AD 01703, 1S1E03AD 03600, 1S1E03AD 04302

Quarter Section: 3130

Neighborhood: Buckman, contact Zachary Brooks at 503-482-8252.

Business District: Central Eastside Industrial Council, contact Debbie Kitchin at ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Anne Dufay at 503-232-0010.

Plan District: Central City - Central Eastside

Zoning: IG1- General Industrial

Case Type: LC – Lot Consolidation

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to consolidate the following historic lots into a total of 3 lots that are located on 3 blocks along SE Water Avenue between SE Taylor Street to the north and SE Madison Street to the south:

- Lots 1-4, Block 8 of East Portland (LU 14-235185LC)
- Lots 1-4, Block 9 of East Portland (LU 14-235136 LC)
- Lots 1-4, Block 10 of East Portland (LU 14-241090 LC)

There is no existing development on Block 8, 9 or 10. Block 8 is currently vacant and not in use. Block 9 currently serves as an asphalt recycling facility. Block 10 is currently being used as a parking lot. These lot consolidations are in preparation for future property line adjustments between abutting properties under the same ownership. The property line adjustments are not part of these reviews. The result of the lot consolidations and property line adjustments will be to create buildable lots for future development.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Lot Consolidation Standards.**

ANALYSIS

Site and Vicinity: The subject sites are located in the Central Eastside Industrial District. The sites are directly adjacent to the highway overpass connecting Interstate 5 with Interstate 84, between the Willamette River and SE Water Avenue. Block 8 is not in use, Block 9 is used as an asphalt recycling facility and Block 10 is used as a parking lot. There is no landscaping on any of the sites and the sites are flat.

The buildings in the vicinity are generally one to four-story buildings serving as industrial, warehouse, commercial or office spaces. The street grid is typical of SE Portland and provides good connectivity throughout the neighborhood. The streets adjacent to the sites are developed with sidewalks and curbs.

Zoning: The IG1 zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. IG1 areas generally have smaller lots and a grid block pattern.

The Central City plan district implements the Central City Plan and other plans applicable to the Central City area. The district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on March 23, 2015.

1. Agency Review: Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.

2. Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA**LOT CONSOLIDATIONS****33.675.010 Purpose**

This chapter states the procedures and regulations for removing lot lines within a site to create one lot. The regulations ensure that lot consolidation does not circumvent other requirements of this Title, and that lots and sites continue to meet conditions of land use approvals. The lot consolidation process described in this chapter is different from (and does not replace) the process used by the county to consolidate lots under one tax account. A tax consolidation does not affect the underlying platted lots. A lot consolidation results in a new plat for the consolidation site.

33.675.050 When These Regulations Apply

A lot consolidation may be used to remove lot lines within a site. The applicant may also choose to remove such lot lines through a land division. A lot consolidation may be required by other provisions of this Title.

33.675.100 Review Procedure

A. Generally. Lot consolidations are reviewed through Type Ix procedure.

B. Sites in PUDs or PDs. If any portion of the site is within a Planned Unit Development (PUD) or Planned Development (PD), an amendment to the PUD or PD is also required. The amendment to the PUD or PD must be reviewed concurrently with the lot consolidation.

Findings: The sites are not involved in any past or proposed Planned Unit Development or Planned Developments. Therefore, the requested lot consolidation reviews have been reviewed under the Type Ix procedure.

Approval Standards for a Lot Consolidation

33.675.300 Standards

A lot consolidation must meet the following standards:

A. Lots. Consolidated lots must meet the standards of Chapters 33.605 through 33.615, with the following exceptions:

1. Lot dimension standards.

- a. Minimum lot area. If the area of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot area requirements;**
- b. Maximum lot area. If any of the lots within the lot consolidation site are larger than the maximum lot area allowed, the lot consolidation site is exempt from maximum lot area requirements;**
- c. Minimum lot width. If the width of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot width requirements;**
- d. Minimum front lot line. If the front lot line of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum front lot line requirements;**
- e. Minimum lot depth. If the depth of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot depth requirements.**

Findings: The proposed sites are in the IG1 zone. Approval standards 1.a through 1.e are related to the required lot dimensions and creation of a consolidated parcel that will either meet the lot dimension standards of the zone or meet the listed exceptions. The proposed consolidated lots meet the lot dimension standards of the IG1 zone as shown in the following table (this information is found in Table 615-1 of the Zoning Code):

	IG1 Zone Requirement	Block 8, Parcel 1 (after consolidation)	Block 9, Parcel 1 (after consolidation)	Block 10, Parcel 1 (after consolidation)
Minimum Lot Area	10,000 square feet	48,514 square feet	60,617 square feet	58,998 square feet
Minimum Dimension	75 x 75 feet	225 x 200 feet	295 x 200 feet	295 x 200 feet
Minimum Front Lot Line	35 feet	225 feet	295 feet	295 feet

* Width is measured at the minimum front building setback line

As noted herein, the proposed consolidated lots meet the applicable standards of Chapter 33.615.

- 2. Maximum density. If the consolidation brings the lot consolidation site closer to conformance with maximum density requirements, the consolidation does not have to meet maximum density requirements;**

Findings: There is no minimum or maximum residential density in the IG1 zone, therefore this standard does not apply.

- 3. Lots without street frontage. If the lot consolidation consolidates lots that do not have street frontage with a lot that has street frontage, the consolidation does not have to meet minimum density and maximum lot area requirements;**

Findings: All lots in the lot consolidation sites have street frontage, therefore this standard does not apply.

- 4. Through lots. If any of the existing lots within the lot consolidation site are through lots with at least one front lot line abutting an arterial street, then the consolidated lot may be a through lot;**

Findings: The existing lots within the lot consolidation site are not through lots and proposed consolidated Block 8, Parcel 1; Block 9, Parcel 1; and Block 10, Parcel 1 will not be through lots. Therefore this standard does not apply.

- 5. Split zoning. If any of the existing lots within the lot consolidation site are in more than one base zone, then the consolidated lot may be in more than one base zone.**

Findings: These sites contains only one zoning designation, therefore the consolidated lots will not have split zoning. This standard does not apply.

- B. Conditions of land use approvals. Conditions of land use approvals continue to apply, and must be met.**

Findings: There are no previous land use cases for these sites, therefore this standard does not apply.

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 or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes to consolidate the following historic lots:

- Lots 1-4, Block 8 of East Portland into one parcel
- Lots 1-4, Block 9 of East Portland into one parcel
- Lots 1-4, Block 10 of East Portland into one parcel

No City Bureaus raised objection to the proposal.

As discussed above, the requested lot consolidation has been reviewed and shown to be able to meet all the required standards for lot consolidations as laid out in Section 33.675.300.

ADMINISTRATIVE DECISION

Approval of Lot Consolidation Reviews to create single parcels from the following historic lots:

- Lots 1-4, Block 8 of East Portland into one parcel, as illustrated by Exhibit C.1 (LU 14-235185)
- Lots 1-4, Block 9 of East Portland into one parcel, as illustrated by Exhibit C.2 (LU 14-235136)
- Lots 1-4, Block 10 of East Portland into one parcel, as illustrated by Exhibit C.3 (LU 14-241090)

Staff Planner: Leah Dawkins

Decision rendered by: Leah M. Dawkins **on (March 15, 2016.)**
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) March 17, 2016

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 December 17, 2014, and was determined to be complete on April 7, 2016.

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 December 17, 2014.

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. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A.6.

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

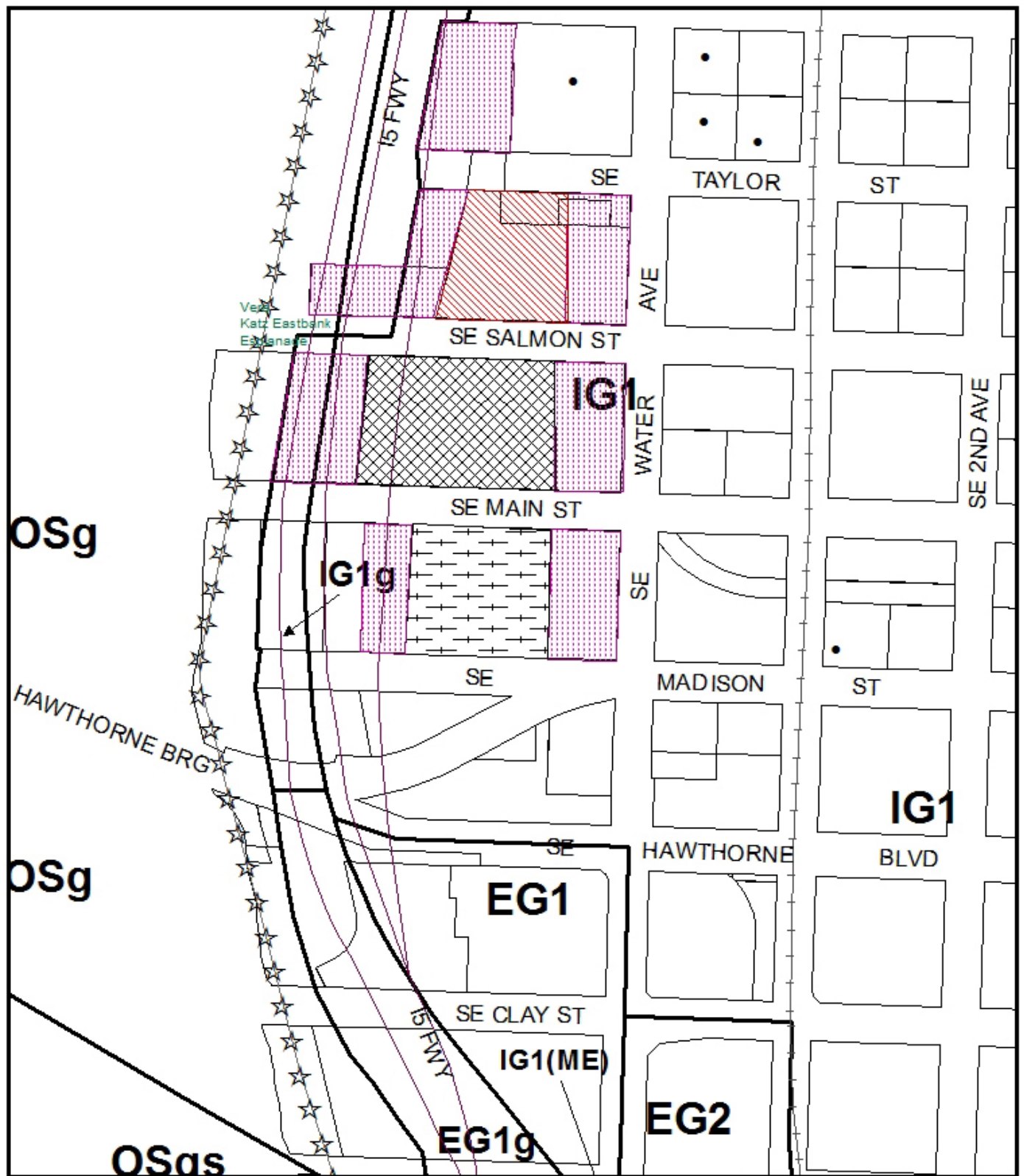
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessor’s Office after it is signed by the Planning Director or delegate, 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.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicant Narrative
 - 2. Legal Description
 - 3. Title
 - 4. Deed
 - 5. Historic Plat Map
 - 6. 120 Day Extension Requests
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Approved Plat – LU 14-235185 (attached)
 - 2. Approved Plat – LU 14-235136 (attached)
 - 3. Approved Plat – LU 14-241090 (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
 - 3. Mailed Re-notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Site Development Review Section of BDS
 - 4. Life Safety
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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

LU 14-235185 LC
 LU 14-241090 LC
 LU 14-235136 LC
 ALSO OWNED

LU 14-235185 LC, LU 14-235136 LC,
 & LU 14-241090 LC

File No. 3130

Scale 1 inch = 200 feet

State Id 1S1E03AD 4302

Exhibit B (Oct 5, 2015)

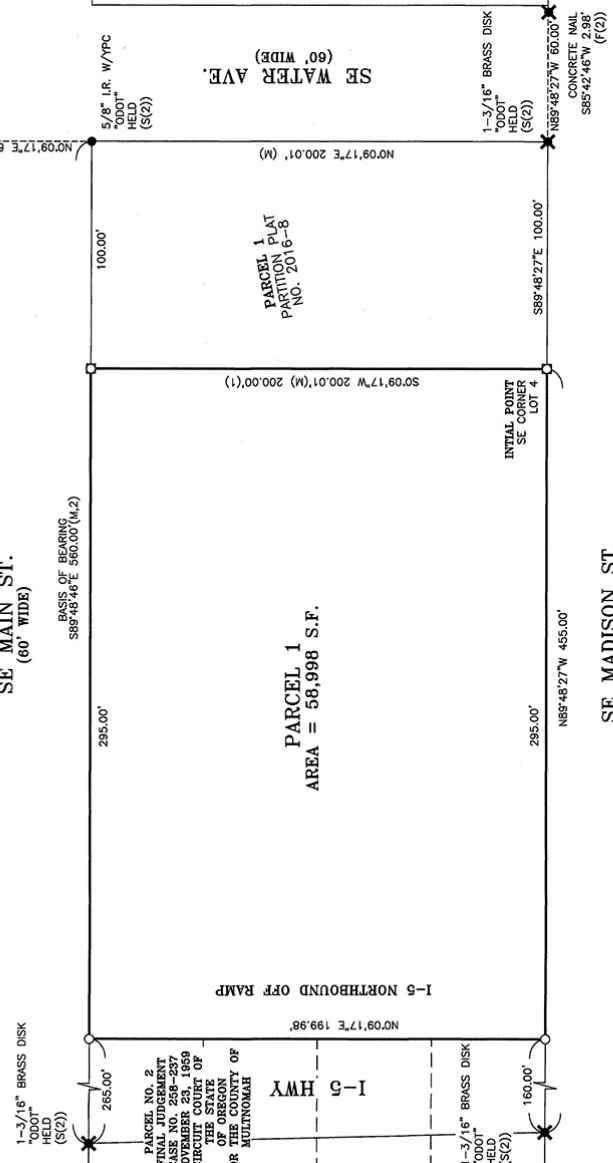


This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE

- ☆ Recreational Trails
- Historic Landmark

SE MAIN ST.
(60' WIDE)

PARTITION PLAT NO.
A REPLAT OF A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK 10, "EAST PORTLAND"
SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, T.1S., R.1E., W.M.,
IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON
DATE: MAY 1, 2015



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THIS MAP OF THIS PARTITION PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND AS PREPARED AND THE PROPERTY PARTITIONED AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

APPROVED THIS 11TH DAY OF MARCH, 2016
BY: Robt H. Ferguson
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 11TH DAY OF MARCH, 2016
BY: [Signature]
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS _____ DAY OF _____, 2016
BY: _____
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

ACKNOWLEDGMENT:

STATE OF OREGON } SS
COUNTY OF MULTNOMAH }
THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON _____, 2016,

JOSEPH A. GRAY
STATE RIGHT OF WAY MANAGER
OREGON DEPARTMENT TRANSPORTATION

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, JOE H. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK 10, "EAST PORTLAND", MULTNOMAH COUNTY PLAT RECORDS, SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, T.1S., R.1E., W.M., IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "FERGUSON LS 2445", FOUND AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N89°48'27"W ALONG THE NORTH RIGHT OF WAY LINE OF SE MADISON STREET (60' WIDE), ALSO BEING THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 295.00 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP STAMPED "FERGUSON LS 2445"; SET AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED DECEMBER 26, 1967, IN BOOK 597, PAGE 1421, MULTNOMAH COUNTY DEED RECORDS; THENCE N07°09'17"E ALONG THE WEST LINE OF SAID BOOK 597, PAGE 1421 TRACT, A DISTANCE OF 199.98 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP STAMPED "FERGUSON LS 2445" SET AT THE NORTHWEST CORNER THEREOF; ALSO BEING A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE S89°48'46"E ALONG THE NORTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SE MAIN STREET (60' WIDE), A DISTANCE OF 295.00 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "FERGUSON LS 2445" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S07°09'17"W ALONG THE EAST LINE OF SAID LOTS 1, 2, 3, AND 4, A DISTANCE OF 200.01 FEET TO THE INITIAL POINT.

CONTAINING 58,998 SQUARE FEET MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK 10, "EAST PORTLAND", MULTNOMAH COUNTY PLAT RECORDS, INTO ONE PARCEL BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED DECEMBER 26, 1967, IN BOOK 597, PAGE 1421, MULTNOMAH DEED RECORDS.

THE BASIS OF BEARING IS HELD BETWEEN THE FOUND MONUMENTS AS SHOWN, PER SN 63799, MULTNOMAH COUNTY SURVEY RECORDS, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SE MAIN STREET (60' WIDE), ALSO BEING THE NORTH LINE OF SAID BLOCK 10, ALSO BEING THE NORTH LINE OF SAID LOT 1.

THE SOUTH LINE OF SAID LOT 4, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SE MADISON STREET (60' WIDE), ALSO BEING THE SOUTH LINE OF SAID BLOCK 10, WAS HELD BETWEEN THE FOUND MONUMENTS AS SHOWN, PER SAID SN 63799.

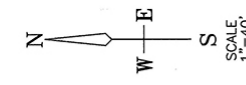
THE EAST LINE OF SAID LOTS 1, 2, 3, AND 4, ALSO BEING THE WEST LINE OF PARCEL 1, PP 2016-8, MULTNOMAH COUNTY PLAT RECORDS, WAS HELD BETWEEN THE FOUND MONUMENTS AS SHOWN.

THE WEST LINE OF SAID BOOK 597, PAGE 1421 TRACT WAS HELD PARALLEL WITH THE EAST LINE OF SAID BLOCK 10 AT THE DEED DISTANCE OF 385.00 FEET WESTERLY THEREOF FROM THE EAST LINE OF BLOCK 10.

ONLY.

NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE LU 14-241090 LC.



- LEGEND**
- - INDICATES MONUMENT FOUND AS NOTED
 - ✕ - INDICATES FOUND BRASS SCREW UNLESS OTHERWISE NOTED
 - O - INDICATES 5/8" X 30" IRON ROD W/ RED PLASTIC CAP STAMPED "FERGUSON LS 2445", SET ON MAY 1, 2015
 - - INDICATES 5/8" X 30" IRON ROD W/ RED PLASTIC CAP STAMPED "FERGUSON LS 2445", SET IN PP2016-8
 - (F/S) - DOCUMENTS REFERENCED (F-FOUND BY) (S-SET BY) () - REF.
 - BS = BRASS SCREW
 - FD = FOUND
 - IR = IRON ROD
 - IP = IRON PIPE
 - R/W = RIGHT OF WAY
 - W/TPC = WITH YELLOW PLASTIC CAP
 - UNK = UNKNOWN ORIGIN
 - S.F. = SQUARE FEET
 - SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 - PP = PARTITION PLAT NUMBER, MULTNOMAH COUNTY PLAT RECORDS
 - OODT = OREGON DEPARTMENT OF TRANSPORTATION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JOE H. FERGUSON
JULY 25, 1980
OREGON
2445

RENEWAL DATE 12/31/17
I CERTIFY THAT THIS MAP WAS PREPARED
USING HP PRODUCT #51640A
ON WMF-1824 FILM

Ferguson Land Surveying, Inc.
646 SE 106TH AVE. PORTLAND, OR 97216
Phone (503) 408-0601 Fax (503) 408-0602

PARTITION PLAT
A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK 10, "EAST PORTLAND"
IN THE NE 1/4, SECTION 3, T.1S., R.1E., W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:
PORTLAND DEVELOPMENT COMMISSION
222 NW 5TH AVE.
PORTLAND, OREGON 97209

DATE: MAY 1, 2015
JOB NO. 14-022
DRAFTED 2.9.16
REVISIONS:
REVISION 1 MARCH 7, 2016 COUNTY REDLINES
REVISION 2
REVISION 3
SHEET 1 OF 1