

Bureau of Development Services - Land Use Services Division
Refund Request Form for Void/Withdrawn/Cancelled Application/Case/Appointments

PLANNER: Complete Upper Section of this form. Submit form to Section or Division Manager for authorization.

Today's Date: 7/27/2018

Intake Date: 7/17/2018

To: BDS Administration Section, A/P

From: Delia Tyrrell

(Required if case 6+ months old)

Approved by Manager: Kara Fioravanti

Digitally signed by Kara Fioravanti
Date: 2018.07.27 15:23:35 -07'00'

Division Manager:

Case Number: LU 18-204203 HR

Refund of Service Bureau Fees:

▪ Reviewed by Service Bureaus ☐ No (100% refund) ☐ Yes (No Refund)

* If over \$1,000 dollars has been paid to PBOT, Section Manager check with PBOT for possible partial refund.

Refund of Hearings Officer Fee

▪ Did hearing occur? ☒ No (100% refund) ☐ Yes (No Refund)

Write an explanation on the lines provided below. Your explanation will go into TRACS. If there are concurrent reviews, and one or more are withdrawn, identify which reviews are withdrawn. **Special Refund Instructions.**

This review is unnecessary, we are considering the work to be repair/maintenance and is exempt per 33.445.140.B.5 and 33.445.140.B.6

Is the case now considered inactive? ☐ No ☒ Yes If yes, please attach the case file.

Please check the appropriate situation.

☒ **(A) Unnecessary fees/Review** When a fee is accepted for a land use review that is later found to not be required, a full refund of all land use review fees for the unnecessary review will be given. If there are concurrent reviews, identify on reverse page which review is being withdrawn.

☐ **(B) Errors** - When an error is made in calculating a fee, overpayment will be refunded.

☐ **(C) Void Land Use Review or Final Plat** (Zoning Code Section 33.730.060.A.2.d) - The fee is non-refundable.

☐ **(D) Withdrawn Application**

Application Withdrawn:	Percent Refund of LUS Fee
1. Early Assistance Appointment	
<input type="checkbox"/> At least 7 days prior to the appointment.	50% of LUS fee
2. Final Plat	
<input type="checkbox"/> After staff sends the first redlines or plat comments to the customer.	50% of LUS fee
<input type="checkbox"/> After staff sends the second redlines or plat comments to the customer.	25% of LUS fee
3. Land Use Review - Type I, II or IIX	
<input type="checkbox"/> Before the Notice of Proposal is sent to P&D.	75% of LUS fee (amount retained should not be less than \$200 or more than \$1,500)
<input type="checkbox"/> After the Notice of Proposal is sent to P&D, but before staff sends the Notice of Decision to P&D.	25% of LUS fee (amount retained should not be less than \$300 or more than \$4,000)
4. Land Use Review - Type III or IV	
<input type="checkbox"/> Before the Request for Response is sent to the infrastructure bureaus.	75% of LUS fee (amount retained should not be less than \$400 or more than \$2,000)
<input type="checkbox"/> After the Request for Response is sent to the infrastructure bureaus, but before the Notice of Public Hearing is sent to P&D.	50% of LUS fee (amount retained should not exceed \$7,000)
<input type="checkbox"/> After the Notice of Public Hearing is sent to P&D, but before the staff recommendation is published.	30% of LUS fee (amount retained should not exceed \$10,000)

5. Pre-application Conference		
<input type="checkbox"/>	Before the staff sends the conference information to the infrastructure bureaus.	75% of LUS fee
<input type="checkbox"/>	After staff sends the conference information to the infrastructure bureaus, but at least 7 days prior to the conference.	50% of LUS fee
<input type="checkbox"/>	Within 6 days prior to the conference.	25% of LUS fee

☐ (E) Appeal Fees

Full refund if the following are met:

1. Type III – Appellant prevailed, and no new evidence presented at appeal hearing.
2. Type II, IIx and III – Appellant prevailed by:
 - a. overturning the lower decision-maker's decision; or
 - b. persuading the appellate decision-maker to modify the lower decision-maker's decision in the appellant's favor for one or more of the reasons identified in the appeal.

It is not necessary for the appellant to prevail on all of the issues raised. Prevailing on just one issue is sufficient.

☐ (F) No refund (They do not qualify for any of the partial refunds provided for in D above)

1. Appeal fees are nonrefundable, except as provided for in Subsection E.

☐ (G) Letter waiving LUS Fee (fees waived by Director) Amount reduced \$_____/_____% Attached waiver letter.

☐ (H) Special Circumstances/Refund arrangements per Division Manager or Section Manager.

☐ (I) Public Registry (PR)

- ☐ LUS 100% Refund -Unnecessary fees or review
- ☐ LUS 75% Refund - Completeness check only, check sheet NOT sent or completed
- ☐ LUS 50% Refund - First checksheet sent, minimal staff time spent, bureau comments returned
- ☐ LUS 25% Refund- Second checksheet sent, comprehensive staff review

FORWARD THIS FORM TO LUS TECHS AFTER ALL FIELDS ABOVE FILLED IN AS NEEDED

LUS TECH STAFF: Initial and date after data entry ejd Date: 8/6/18

Refunds:	Fee Code <u>2504 LS</u>	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% <u>100</u>	Refund of \$ <u>100.00</u>
	Fee Code <u>2522 LU</u>	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% <u>100</u>	Refund of \$ <u>1,260.00</u>
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Please process a refund in the amount of \$ 1,360.00 to:

Company Name BRIDGECITY COMMUNITY MANAGEMENT
 Contact Person KATE DORMER
 Mailing Address 12550 SE 93rd AVE
 City/State/Zip CLACKAMAS, OR 97015

Original Payment Type

- ☒ Check
- ☐ Cash
- ☐ Card

Email to Cashiers

Vendor #

Authorization #

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City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Land Use Review Application

File Number: LU18-204203 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 7/17/18 by AP

☐ Type I ☐ Type IX ☒ Type II ☐ Type IIX ☐ Type III ☐ Type IV

LU Reviews DE HR

[Y] [X] Unincorporated MC

[Y] [X] Flood Hazard Area (LD & PD only)

[Y] [X] Potential Landslide Hazard Area (LD & PD only)

[Y] [X] 100-year Flood Plain [Y] [X] DOGAMI

Qtr Sec Map(s) 3027 Zoning RH

Plan District Northwest

Historic and/or Design District Alphabet

Neighborhood Landmark Bldg Northwest District

District Coalition NW/NA

Business Assoc. Nob Hill

Related File # HS18-158203+HS18-158206

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address or Location 2046, 2056, 2058 NW Flanders

Cross Street 20th or 21st Streets Sq. ft./Acreage 20,141

Site tax account number(s)

R N/A R R297149

R N/A R R297149

Adjacent property (in same ownership) tax account number(s)

R N/A R R297149

Describe project (attach additional page if necessary)

Structural changes to fire escape in Alphabet Historic District for contributing structure - Landmark Bldgs.

Describe proposed stormwater disposal methods

Identify requested land use reviews

- Design & Historic Reviews - For new development, provide project valuation.

For renovation, provide exterior alteration value.

AND provide total project valuation.

- Land Divisions - Identify number of lots (include lots for existing development).

New street (public or private)?

- Affordable Housing - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

\$ N/A
\$ 14,950.00
\$ N/A
\$ N/A

☐ yes ☒ no

☐ yes ☐ no ☒ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Name Kate Dormer Signature [Signature]
Company/Organization Bridge City Community Management
Mailing Address 1250 SE 93rd Ave Suite 300
City Clackamas State Oregon Zip Code 97015
Day Phone 503-654-0488 FAX 503-654-0394 email Kate.d@bridgecitycm.com
Check all that apply ☐ Applicant ☐ Owner ☒ Other Community Manager

Name Jim Reavis Signature _____
Company/Organization WL Morgan Condominiums
Mailing Address 2058 NW Flanders St #3
City Portland State Oregon Zip Code 97209
Day Phone 503-880-7912 FAX _____ email Jim.Reavis@gmail.com
Check all that apply ☐ Applicant ☒ Owner ☐ Other _____

Name _____ Signature _____
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____
Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name _____ Signature _____
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____
Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Print name of person submitting this application Jim Reavis Kate Dormer, Community Manager
Signature Kate Dormer
Phone number 503-880-7912 Date 7/20/2018



12480 SW 68th Ave.
Tigard, Oregon 97223
Phone: 503-968-9994
Fax: 503-968-8444

May 4, 2018

Kate Dormer
Bridge City Community Management
12550 SE 93rd Ave., Suite 300
Clackamas, OR 97015

Re: Fire Escape Reinforcement (Narrative)
W.L. Morgan
2046-2058 NW Flanders

Project #18045

Dear Kate:

This narrative is being provided at your request to describe a situation we have observed at the W.L. Morgan located on NW Flanders.

The property consists of two (2) wood-framed buildings, which we are evaluating as part of the fire escape re-certification per City of Portland FMO Policy CE-B8.

During the course of our observation, we noted that the fire escape on the east side of the building marked as "2046" NW Flanders comprised of two (2) platforms, each with five (5) supporting braces. At the upper platform, we noted that the center brace had been previously modified in a manner that, in our opinion, makes it unlikely to satisfy the policy above per load testing requirements.

The brace in question has had the diagonal compression strut removed / cut off. It is our assumption that this modification was performed at some time in the past in order to provide clearance for occupants on the steel-framed stair between the two escape platforms.

Due to existing layout and the nature of the wood-framed construction of the building, it is not believed that the strut can be re-installed without detrimental impact to the head clearances of the fire escape, and any modified design would likely require significant invasive removal of existing exterior finishes/trimwork, including an existing decorative trim band that runs where the brace would enter the building wall.

Necessary reinforcement of the wall may also require significant removal of interior finishes to provide adequate support.

Hayden Consulting Engineers, Inc.

LU 18 - 204203 HR

In lieu of this option, it appears to be feasible structurally to re-support the damaged brace with one (1) new tube-steel column at the exterior face of the platform, to a new concrete foundation at the ground. This is believed to be able to be done inside the existing profile of the building as viewed from the street, due to an existing exterior balcony behind/south of the escape when viewed from NW Flanders.

With this external reinforcement, we feel this would avoid detrimental impact on the existing envelope of the building.

If you have any questions, please do not hesitate to call.

Sincerely,

Hayden Consulting Engineers, Inc.

By: 

Andrew Roe, P.E.
Project Manager

By: 

Darron R. Hayden, P.E., S.E.
Principal

Hayden Consulting Engineers, Inc.

ATTACHMENTS



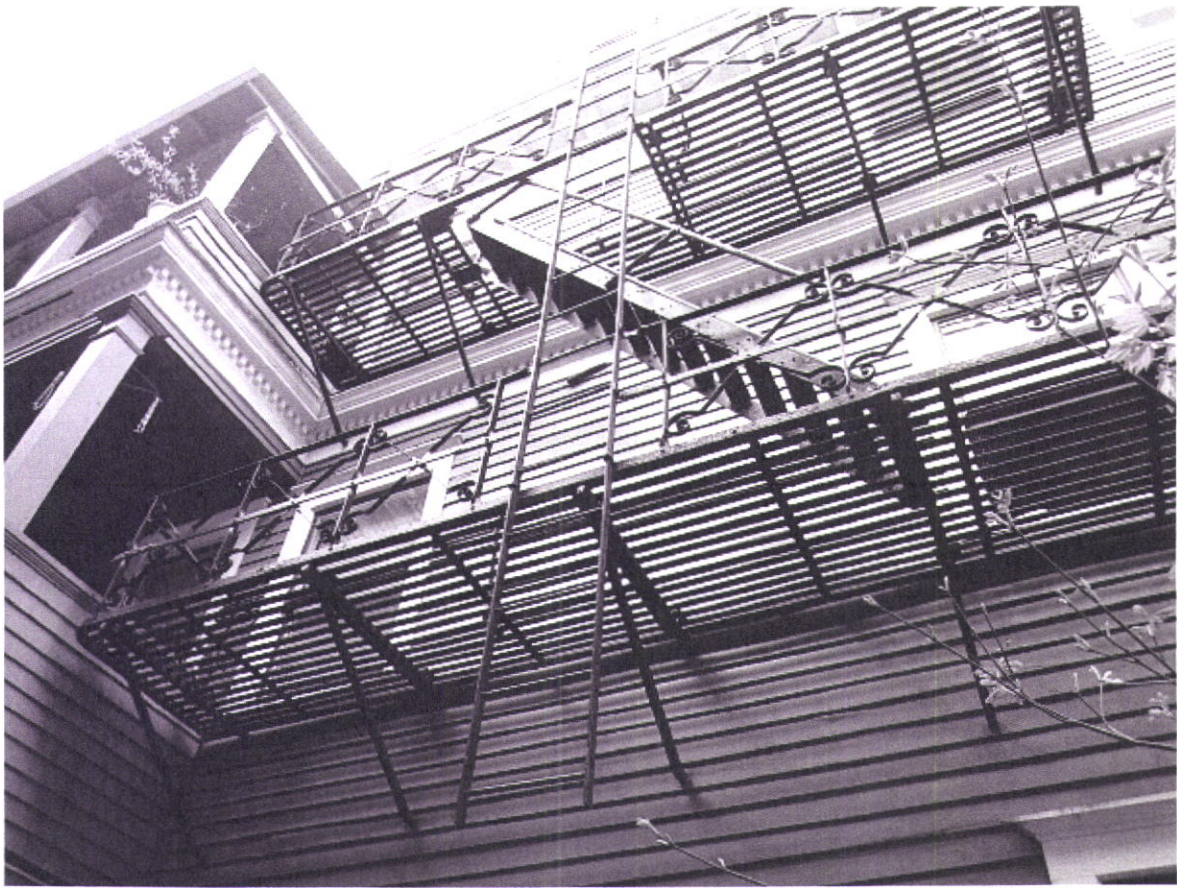
Subject location on Google Street View

Hayden Consulting Engineers, Inc.

LV 18 - 204203 HR



Subject location photographed at metal gate



Existing Escape w/ Adjacent Patio Decks

Hayden Consulting Engineers, Inc.

LV18-204203HR



Missing diagonal compression strut. Decorative trimwork on wall directly under existing platform.



Facing south, exterior balconies beyond platform. Existing diagonal struts on other braces on same platform.

GENERAL NOTES

SCOPE OF WORK

THE STRUCTURAL SCOPE OF WORK SPECIFIED ON SHEET 11 AND 12 ARE FOR VOLUNTARY MAINTENANCE/REPAIR OF EXISTING EXTERIOR STEEL FIRE ESCAPE TO ADDRESS ITEMS NOTED PRIOR TO ISSUING AND CORRECT AS PER CITY OF PORTLAND PROJECT OR I.E. THE SCOPE DOES NOT INCLUDE ANY OTHER ANALYSIS OR OTHER ISSUES PORTIONS OF STRUCTURE TO REMAIN.

DESIGN STANDARDS

2014 ORIGIN STRUCTURAL SPECIALTY CODE

DESIGN CRITERIA

1. DESIGN GRAVITY LOADS, UNLESS NOTED OTHERWISE

2. LIVE LOAD 150 PSF

GENERAL

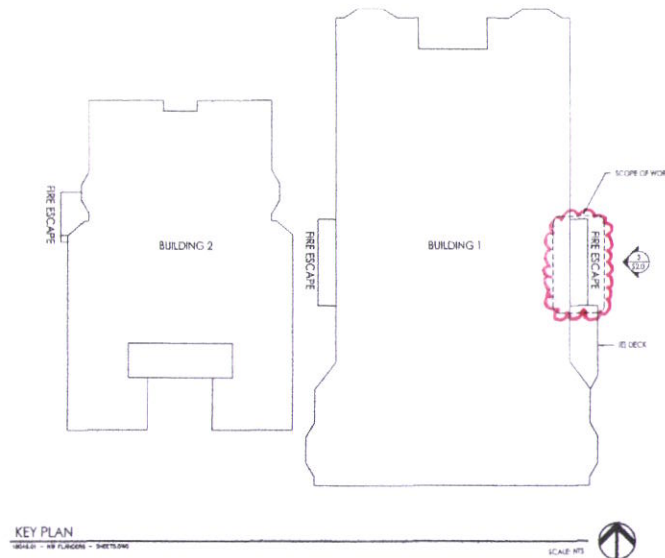
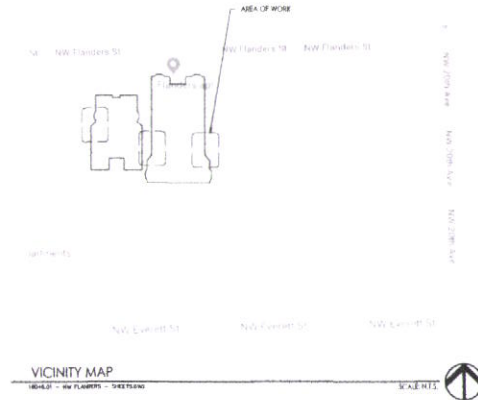
1. SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY.
2. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS.
3. FOR FEATURES OF CONSTRUCTION NOT FULLY SHOWN, PROVIDE THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
4. APPLY PLATE, BRACE, OR RETAIL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
5. ADEQUATELY BRACE STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND LATERAL AND UPRIFT FORCES UNTIL THE PERMANENT FORCE-RESISTING SYSTEM HAS BEEN INSTALLED.

STRUCTURAL STEEL

1. DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
2. STRUCTURAL STEEL SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - a. H-SECTION STRUCTURAL BEAMS: AISC AISC 360-16
 - b. CHANNELS PLATES: AISC AISC 360-16
 - c. T-BEAMS: AISC AISC 360-16
 - d. WELDED JOINTS: AISC AISC 360-16
 - e. WELDED JOINTS: AISC AISC 360-16
3. ALL EXPOSED STEEL TO WEATHER AND WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR PROTECTED WITH A CORROSION INHIBITING PAINT.
4. ALL WELDS PERFORMED SHALL CONFORM TO THE AISC SPECIFICATIONS FOR WELDING AND GALVANIZING IN BUILDING CONSTRUCTION AND SHALL BE AT A MINIMUM UNLESS NOTED OTHERWISE.
5. WELDS SHALL BE MADE USING E70X ELECTRODES.
6. WELDING SHALL BE DONE BY ANS AND CERTIFIED WELDER.
7. PRE-QUALIFIED WELDING PROCEDURES ARE TO BE USED UNLESS THE QUALIFICATION IS SUBMITTED TO THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.

SPECIAL INSPECTIONS

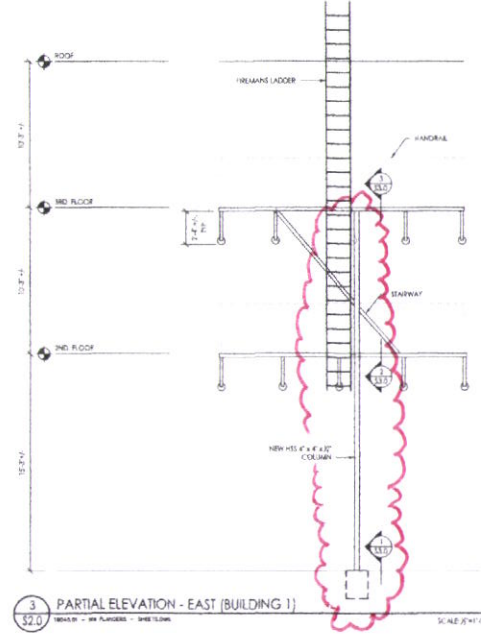
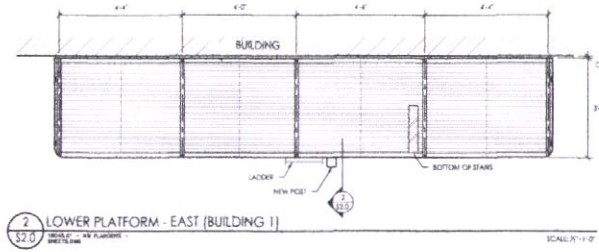
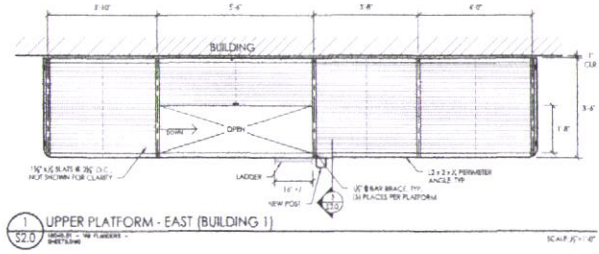
1. SPECIAL INSPECTIONS PER CHAPTER 17 OF THE 2014 ORIGIN STRUCTURAL SPECIALTY CODE SHALL BE PERFORMED FOR THE FOLLOWING TIME:
 - a. STRUCTURAL STEEL PERIODIC
 - b. WELDING PERIODIC



LU18-204203 HR

DESIGN DEVELOPMENT: NOT FOR CONSTRUCTION

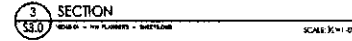
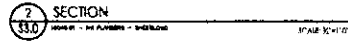
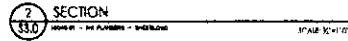
PRELIMINARY HAYDEN ENGINEERS STRUCTURAL & CIVIL 12450 NW 24th Ave, Suite 100 Portland, Oregon 97223 (503) 944-9944 or (503) 944-3444 www.hayden-engineers.com	
PROJECT: NW FLANDERS FIRE ESCAPE 2045 NW FLANDERS 2058 NW FLANDERS PORTLAND, OREGON	GENERAL NOTES VICINITY MAP KEY PLAN
JOB NO: 18045.01	DATE: 05/10/2018
DRAWN: CLM	CHECKED: AR
SHEET: S1.0	OF 3



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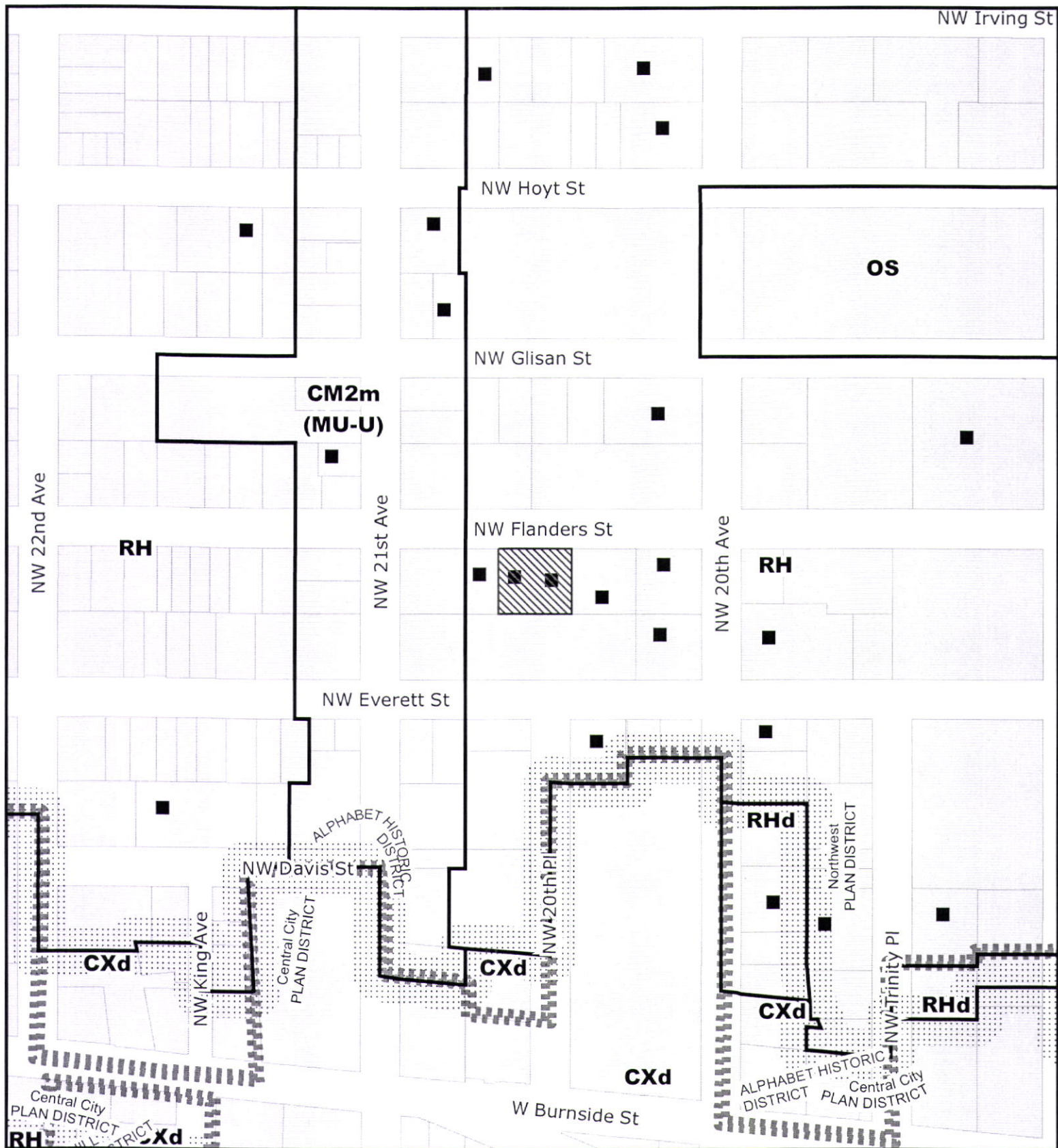
<p>HAYDEN ENGINEERS STRUCTURAL / CIVIL 12480 NW 8th Ave., Suite 200, Clatsop, OR 97123 (503) 946-8944 or (503) 946-8444 / www.hayden-engineers.com</p>		<p>PRELIMINARY FOR CONSTRUCTION</p>	
<p>PROJECT: NW FLANDERS FIRE ESCAPE 2045 NW FLANDERS 2056 NW FLANDERS PORTLAND, OREGON</p>		<p>SHEET CONTENT EAST ELEVATION - 2046</p>	
<p>JOB NO. 18045.01</p>		<p>DATE 05/10/2018</p>	
<p>DRAWN CLM</p>		<p>CHECKED AR</p>	
<p>DATE 05/10/2018</p>		<p>REVISIONS</p>	
<p>SHEET 52.0</p>		<p>OF 3</p>	

LU 18-204203HR



<div style="display: flex; justify-content: space-between;"> <div>  HAYDEN ENGINEERS <small>STRUCTURAL / CIVIL</small> 12465 NW 48th Ave., Portland, Oregon 97223 (503) 948-9994 • (503) 948-8441 www.hayden-engineers.com </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> PRELIMINARY NOT FOR CONSTRUCTION </div> </div>	
<div style="display: flex;"> <div style="flex: 1;"> <p>PROJECT:</p> <p>NW FLANDERS FIRE ESCAPE</p> <p>2046 NW FLANDERS</p> <p>2058 NW FLANDERS</p> <p>PORTLAND, OREGON</p> </div> <div style="flex: 1; border-left: 1px solid black; padding-left: 10px;"> <p>DATE: 05/10/2018</p> </div> </div>	
<div style="display: flex;"> <div style="flex: 1;"> <p>DESCRIPTION:</p> <p>DETAILS</p> </div> <div style="flex: 1; border-left: 1px solid black; padding-left: 10px;"> <p>JOB NO.: 18045.01</p> </div> </div>	
<div style="display: flex;"> <div style="flex: 1;"> <p>DESIGN:</p> <p>CUM</p> </div> <div style="flex: 1; border-left: 1px solid black; padding-left: 10px;"> <p>CHECKED:</p> <p>AR</p> </div> </div>	
<div style="display: flex;"> <div style="flex: 1;"> <p>REVISIONS:</p> </div> <div style="flex: 1; border-left: 1px solid black; padding-left: 10px;"> <p>DATE:</p> </div> </div>	
<div style="display: flex;"> <div style="flex: 1;"> <p>SHEET:</p> <p>S3.0</p> </div> <div style="flex: 1; border-left: 1px solid black; padding-left: 10px;"> <p>OF: 3</p> </div> </div>	

LU18-204203HR



ZONING



Site



Historic Landmark

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT
ALPHABET HISTORIC DISTRICT

File No.	LU 18-204203 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CA 90000
Exhibit	B Jul 19, 2018



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue - Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Land Use Review Application

File Number: LU18-204203 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 7/17/18 by AP

☐ Type I ☐ Type IX ☒ Type II ☐ Type IIX ☐ Type III ☐ Type IV

LU Reviews DE HR

[Y] ☒ Unincorporated MC

[Y] ☒ Flood Hazard Area (LD & PD only)

[Y] ☒ Potential Landslide Hazard Area (LD & PD only)

[Y] ☒ 100-year Flood Plain

[Y] ☒ DOGAMI

Qtr Sec Map(s) 3027 Zoning R14

Plan District Northwest

Historic and/or Design District Alphabet

Neighborhood Landmark Bldg

District Coalition Northwest District

Business Assoc NW/NW

Related File # Nob Hill

HS18-158203+HS18-158206

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address or Location 2046, 2056, 2058 NW Flanders

Cross Street 20th or 21st Streets Sq. ft./Acreage 20,141

Site tax account number(s)

R N/A R R297149

R N/A R R297149

Adjacent property (in same ownership) tax account number(s)

R N/A R R297149

Describe project (attach additional page if necessary)

Structural changes to fire esc.
for contributing structure.

Original -
but responsibility
Statement not
signed

Describe proposed stormwater disposal methods

Identify requested land use reviews

• **Design & Historic Reviews** - For new development, provide project valuation.

For renovation, provide exterior alteration value.

AND provide total project valuation.

• **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

• **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

\$ N/A
\$ 14,950.00
\$ N/A
\$ N/A

☐ yes ☒ no

☐ yes ☐ no ☒ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Name Kate Dormer Signature [Signature]
Company/Organization Bridge City Community Management
Mailing Address 12420 SE 93rd Ave Suite 300
City Clackamas State Oregon Zip Code 97015
Day Phone 503-654-0488 FAX 503-654-0394 email kate.d@bridgecitycm.com
Check all that apply ☐ Applicant ☐ Owner ☒ Other Community Manager

Name Jim Reavis Signature _____
Company/Organization WL Morgan Condominiums
Mailing Address 2058 NW Flansburg St #3
City Portland State Oregon Zip Code 97209
Day Phone 503-880-7912 FAX _____ email Jim.Reavis.60@gmail.com
Check all that apply ☐ Applicant ☒ Owner ☐ Other _____

Name _____ Signature _____
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____
Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name _____ Signature _____
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____
Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Print name of person submitting this application Jim Reavis

Signature _____

Phone number 503-880-7912 Date _____



CITY OF
PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
1900 SW 4th Ave., Suite 5000
Portland, OR 97201



RECEIPT #: 2138380

7/17/2018

Site Address:

IVR Number: **4246580**

2046 & 2058 NW FLANDERS ST--W L MORGAN CONDOS

Permit Number: 18-204203-000-00-LU

Land Use Review

APPLICANT BridgeCity Community Management *Kate Dormer*

Phone:

Fee Code	Fee Description	Fee Amount	Paid to Date	Balance	This Transaction	New Balance
2504	Life Safety Review - Land Use	\$100.00				
2522	Design / Historic Review Type E	\$1,260.00				
Bill #4350020	Sub Total	\$1,360.00	\$0.00	\$1,360.00	\$1,360.00	\$0.00
TOTAL		\$1,360.00	\$0.00	\$1,360.00	\$1,360.00	\$0.00

Shaded items indicate fees not yet calculated.

*** Fees marked with an asterisk are due at application.**

PAYOR

BRIDGECITY COMMUNITY MANAGEMENT *KATE DORM

Phone:

Payment #: 2138380

Method of Payment: 2397 CK BRIDGE CITY COM

Receipt By: John Duran

CITY CONTACT

Phone:

E-Mail:

Fax: (503) 823-4172

Notice: This document is not a permit. This document may not represent all fees owing for this permit. All fees are subject to change based on new or corrected information. For more information, consult your City of Portland Contact listed above.

7098 (9490)

Kate Dormer

From: Pfaff, Anne <Anne.Pfaff@portlandoregon.gov>
Sent: Thursday, July 12, 2018 4:47 PM
To: Kate Dormer
Cc: jim.kay.60@gmail.com
Subject: RE: 2046 & 2058 NW Flanders

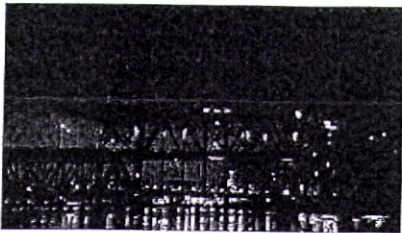
Okay, so given that amount your design review fee will be \$1360.00 which breaks down to \$1260.00 for the design review and \$100.00 for Life Safety review (building code.)

You can mail a check to: City of Portland, Bureau of Development Services, 1900 SW 4th Ave Suite 5000, Attention: Land Use, Portland, OR 97201. Be sure to make the check out to "City of Portland."

If you want to drop it off go to the 5th floor reception desk between the hours of 8am and 5pm Monday-Friday with check in an envelope labeled Land Use and we will come and pick it up. When the fee is posted we will email you a receipt. Once your folder has been set up I will email you your planner's name and contact information. A Type II review typically takes 56 days.

If questions, do not hesitate to email or call. My hours are 8-5 Monday-Friday.

Anne Pfaff
BDS-Land Use Services
Development Services Tech II
Anne.Pfaff@portlandoregon.gov
503-823-7243



*Go to pay
and mail
check to
City of PDK*

From: Kate Dormer [mailto:kate.d@bridgecitycm.com]
Sent: Thursday, July 12, 2018 2:43 PM
To: Pfaff, Anne <Anne.Pfaff@portlandoregon.gov>
Cc: jim.kay.60@gmail.com
Subject: RE: 2046 & 2058 NW Flanders

Hi Anne:

A rough estimate is below \$15,000.00 for repairs

Thank you,

Kate Dormer, CMCA
Community Manager



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Land Use Review Application

File Number: LU18-204203 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 7/17/18 by AP

☐ Type I ☐ Type IX ☒ Type II ☐ Type IIX ☐ Type III ☐ Type IV

LU Reviews DE HR

[Y] ☒ Unincorporated MC

[Y] ☒ Flood Hazard Area (LD & PD only)

[Y] ☒ Potential Landslide Hazard Area (LD & PD only)

[Y] ☒ 100-year Flood Plain [Y] ☒ DOGAMI

Qtr Sec Map(s) 3027 Zoning RH

Plan District Northwest

Historic and/or Design District Alphabet

Neighborhood Landmark Bldg Northwest District

District Coalition NW/NA

Business Assoc Nob Hill

Related File # HS18-158203+HS18-158206

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Site tax account number(s)

R N/A R 297149

R N/A R N/A

Adjacent property (in same ownership) tax account number(s)

R N/A R N/A

Describe project (attach additional page if necessary)

Structural changes to fire escape in Alphabet Historic District for contributing structure - Landmark Bldgs.

Describe proposed stormwater disposal methods

Identify requested land use reviews

• Design & Historic Reviews - For new development, provide project valuation.

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AND provide total project valuation.

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\$ N/A
\$ 14,950.00
\$ N/A
\$ N/A

☐ yes ☒ no

☐ yes ☐ no ☒ N/A

continued / over

Applicant Information

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Company/Organization Bridge City Community Management
Mailing Address 1252 SE 93rd Ave Suite 300
City Clackamas State Oregon Zip Code 97015
Day Phone 503-654-0488 503-659-0394 email Kate.d@bridgecitycm.com
Check all that apply ☐ Applicant ☐ Owner ☒ Other Community manager

Name Jim Reavis Signature _____
Company/Organization W/L Morgan Condominiums
Mailing Address 2058 NW Flansburg St #3
City Portland State Oregon Zip Code 97209
Day Phone 503-880-7912 FAX _____ email Jim.Reavis@gmail.com
Check all that apply ☐ Applicant ☒ Owner ☐ Other _____

Name _____ Signature _____
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____
Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name _____ Signature _____
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____
Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

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Print name of person submitting this application Jim Reavis

Signature _____

Phone number 503-880-7912 Date _____