



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Notice of a Pre-Application Conference

Time and Date: 05/10/2023 at 1pm

Location: This will be a virtual meeting held on Microsoft Teams. If you would like an invitation, please contact the Pre-Application Conference Coordinator, Matt Wickstrom, at matt.wickstrom@portlandoregon.gov or 503-865-6513.

File Number: EA 23-031591

Proposal and Property Information

Location: 13836 SE CLAYBOURNE ST

Proposal: A Pre-Application Conference to discuss a 12-lot land division at this site which will include a new public street, a private street and an environmental resource tract. The existing house on the site will be retained.

Land Use Reviews Expected: Type III Land Division Review and Type IIx Planned Development Review

Site Zoning: R10,R5 c,p,z

Tax Account Number(s): R337003

Contacts

Applicant: Sarah Radelet, Strata Land Use Planning, 503-320-0273

Conference Coordinator: Matt Wickstrom 503-865-6513

Neighborhood Association: Pleasant Valley, contact Steve Montgomery at foxtrotlove@hotmail.com.

District Coalition: East Portland Community Office, contact at info@eastportland.org

Business District: None

Neighborhood within 1,000 feet: Powellhurst-Gilbert, contact at pgnaboard@gmail.com

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

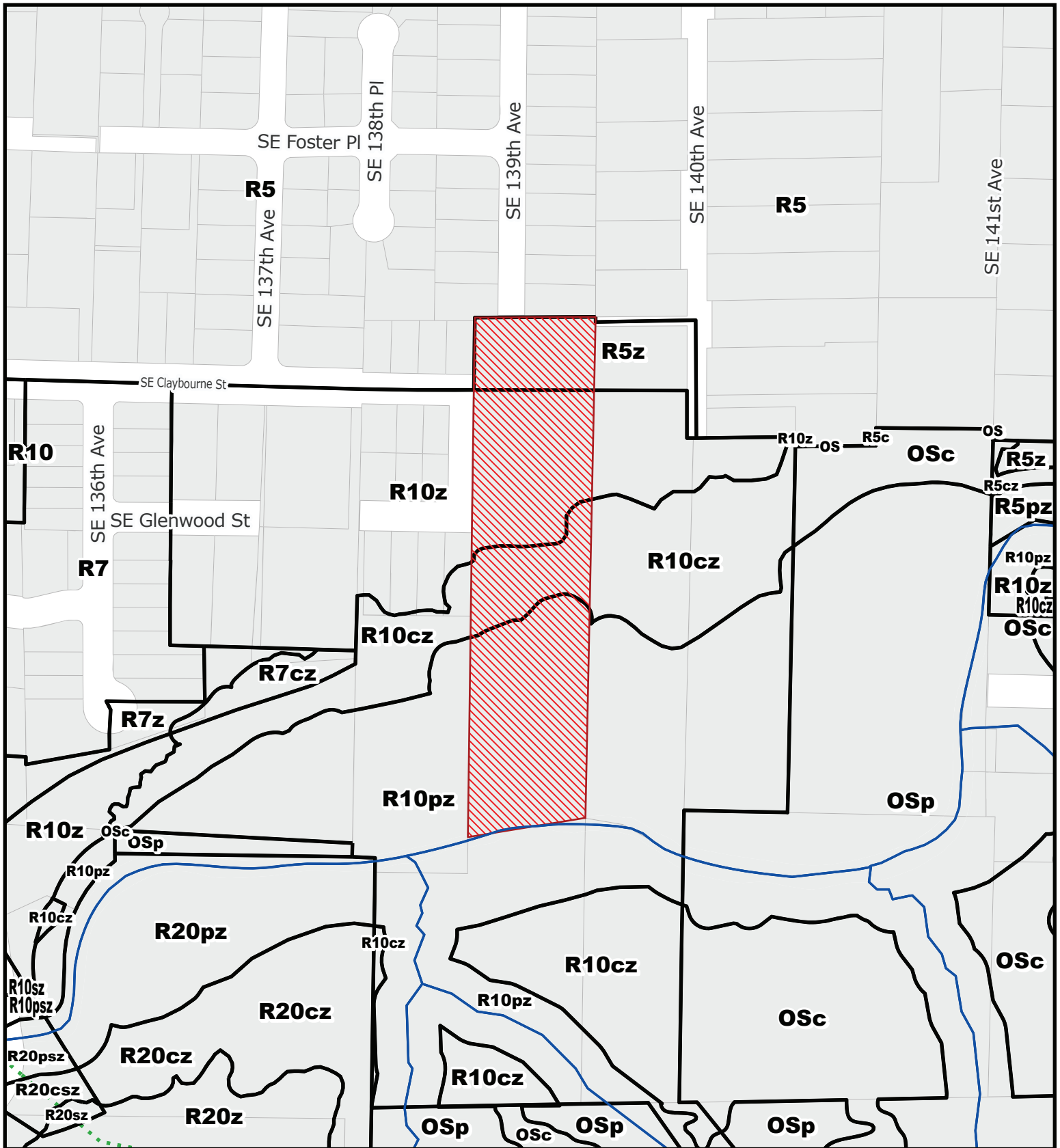
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend (please see instructions under Location above), but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.




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).



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
JOHNSON CREEK BASIN PLAN DISTRICT
SOUTH SUB DISTRICT

-  Site
-  Stream
-  Recreational Trails

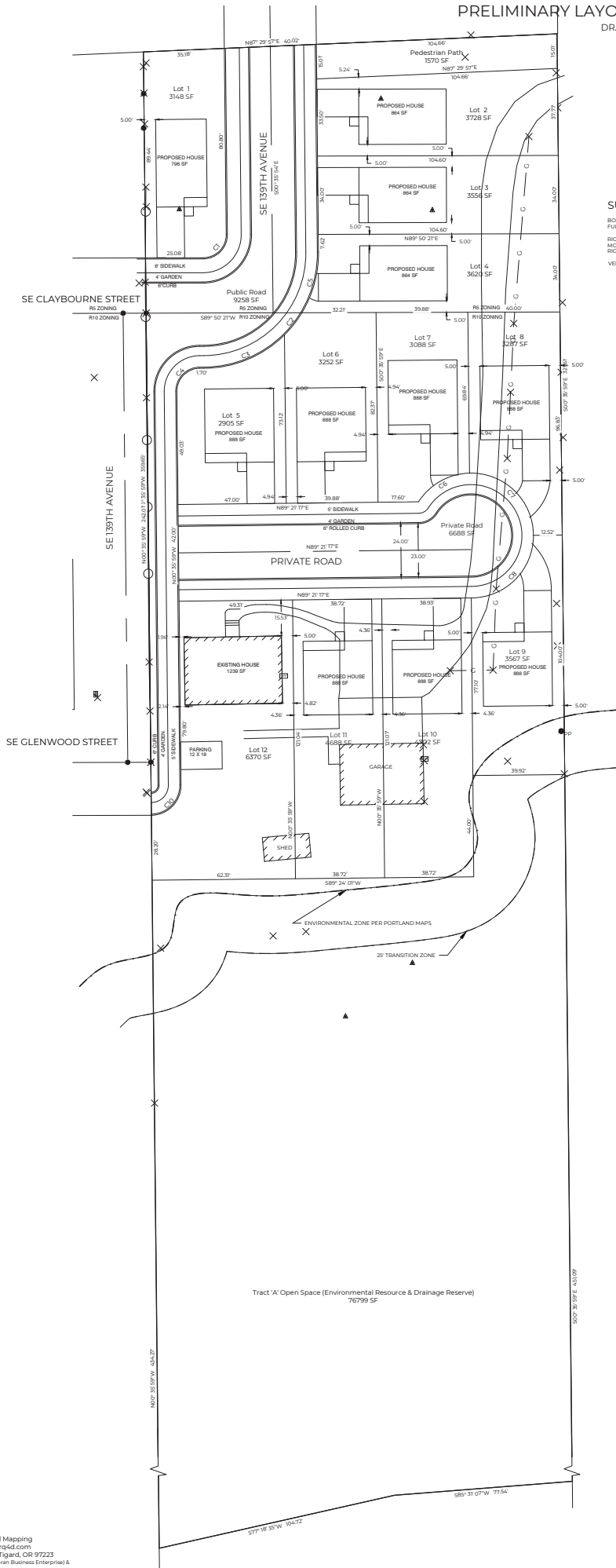
File No.	<u>EA 23 - 031591 PC</u>
1/4 Section	<u>3744</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S2E23AA 2000</u>
Exhibit	<u>B</u> <u>Apr 17, 2023</u>

PRELIMINARY LAYOUT FOR PROPOSED SUBDIVISION
DRAFTED FOR MARK PERKINS

MARCH 31, 2023

SURVEYOR'S NOTES

BOUNDARY LINES DEPICTED INDICATE A PLANNING LEVEL SURVEY, WORK IS IN PROGRESS TO FULLY RESOLVE THE SUBJECT PROPERTY BOUNDARIES.
RIGHT OF WAY LINES ARE DEPICTED BASED UPON RECORD INFORMATION AND THE FOUND MONUMENTS DEPICTED HEREON. NO ASSURANCES ARE MADE AS TO THE ACCURACY OF THE RIGHT OF WAY LINES THAT ARE NOT CONTIGUOUS TO THE SUBJECT PROPERTY OF THIS SURVEY.
VERTICAL DATUM IS GNSS DERIVED NAVD83, GEOID 12B



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C2	12.27	50.00	01°42'18"	278.22	N88°11'59"E
C3	88.93	50.00	044°38'48"	280.53	N87°31'59"E
C4	15.78	10.00	000°29'20"	14.20	N4°31'11"E
C5	27.72	50.00	031°48'11"	27.37	N15°11'12"E
C10	20.42	13.00	000°00'00"	18.38	N44°24'03"E
C11	15.78	10.00	000°28'10"	14.20	N44°31'14"E
C6	26.44	27.10	055°33'59"	70.30	S60°39'18"W
C7	43.15	27.10	091°33'18"	113.76	N48°47'03"W
C8	42.54	27.10	089°59'30"	112.16	N44°47'22"E