

1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for Hillside Development Permit for New Single Family Dwelling

This notice serves as an invitation to comment on the application cited and described below.

Case File: T2-2018-10464

Location: 10414 NW Laidlaw Rd, Portland, OR 97229
1N1W26BB Tax Lot 2100
Alternate Account #R961260150 Property ID #R324524

Applicant: Ryan McCluckie, Scott Edwards Architecture

Base Zone: Rural Residential

Overlays: Hillside Development (HD)

Proposal: Requesting approval to build single family dwelling and review of Hillside Development



Comment Period: Written comments regarding this application will be accepted if received by 4pm on November 27, 2018. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased

for 30-cents per page. For further information regarding this application, contact staff planner, Katie Skakel at katie.skakel@multco.us or at 503-988-0213.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 33.3120 C- Allowed Uses, MCC 33.3155 Dimensional Requirements and Development Standards, Lot of Record MCC 33.3170, Hillside Development MCC 33.5500- MCC 33.5525, Grading and Erosion Control MCC 29.330 – 29.345 and Access MCC 33.3185.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at multco.us/landuse/zoning-codes under the link *Chapter 33: West Hills Rural Plan Area*.

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

RECEIVED
 NOV 09 2018
 BY: J.S.

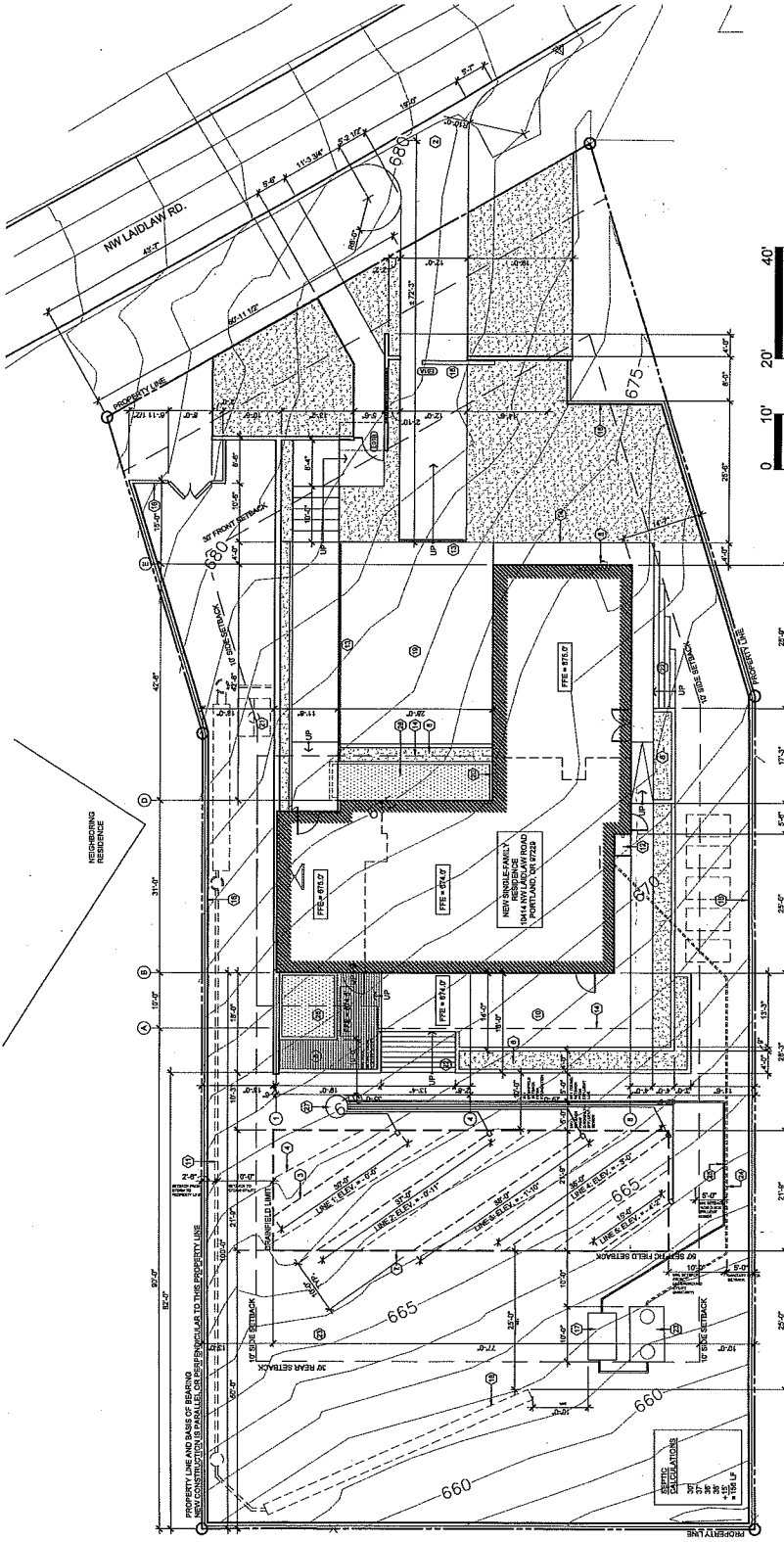
Plan prepared by:
 Ryan McCluckie
 Architect
 Date: 10/15/2018

REVISIONS 10/15/18
 BID SET 07/12/18

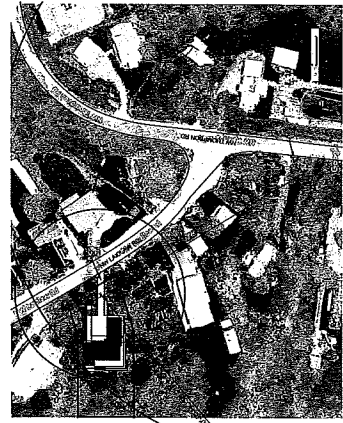
Drawing:

SITE PLAN

Job No: 17112
 Date: 07/12/2018
 Drawn By:
 Checked By:
 Sheet No:



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(1)	(B) FIRE HYDRANT OR HYDRANT	(16)	BLDG. CANTILEVER GATE (AUTHORIZED)
(2)	CONCRETE DRIVEWAY	(17)	FENCE - BELLAIR/PAPE DAVIS
(3)	PRIMARY BLDG FIELD (MFL)	(18)	SEPTO TREATMENT TANK (BY OTHERS)
(4)	SECONDARY BLDG FIELD (SFL)	(19)	GRAVEL DRIVEWAY
(5)	ELECTRIC METER	(20)	GRAVEL DRIVEWAY - FIRE RESISTANT WATER LEVEL SPREADER
(6)	PAINTER	(21)	GAS COURT
(7)	OUTLINE OF FINISHED LAFT	(22)	POWER TO WATER CONNECTION
(8)	WALL/DOOR JACK	(23)	RAIN WATER TANK
(9)	APPROXIMATE NUMBER NOT USED	(24)	SEPTIC TANK - USE (MFL/SFL) (BY OTHERS)
(10)	SPRING (SEE LINE BELOW)	(25)	SEPTIC TANK - USE (MFL/SFL) (BY OTHERS)
(11)	CONCRETE LIGHT WELLS TO BASEMENT FLOOR (SEE NOTES)	(26)	SEPTIC TANK - USE (MFL/SFL) (BY OTHERS)
(12)	CONCRETE LIGHT WELLS TO BASEMENT FLOOR (SEE NOTES)	(27)	SEPTIC TANK - USE (MFL/SFL) (BY OTHERS)
(13)	CONCRETE LIGHT WELLS TO BASEMENT FLOOR (SEE NOTES)	(28)	SEPTIC TANK - USE (MFL/SFL) (BY OTHERS)
(14)	CONCRETE LIGHT WELLS TO BASEMENT FLOOR (SEE NOTES)	(29)	SEPTIC TANK - USE (MFL/SFL) (BY OTHERS)
(15)	CONCRETE LIGHT WELLS TO BASEMENT FLOOR (SEE NOTES)	(30)	SEPTIC TANK - USE (MFL/SFL) (BY OTHERS)



BLDG. INFO.
1,467 SF BASEMENT STORAGE
2,019 SF GROUND FLOOR TOTAL GROSS
2,019 SF SECOND FLOOR TOTAL GROSS
4,233 SF TOTAL GROSS AREA
24,000 SF BUILDING AREA BUILDING COVERAGE: 25 %
7,813 SF IMPERVIOUS AREA 32 %