

## 14 DAY OPPORTUNITY TO COMMENT

### Application for a Lot of Record Verification

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

**Case File:** T2-2020-14105

**Location:** Address: 5410 NW Cornell Road, Portland  
Alternative Account #: R941310680

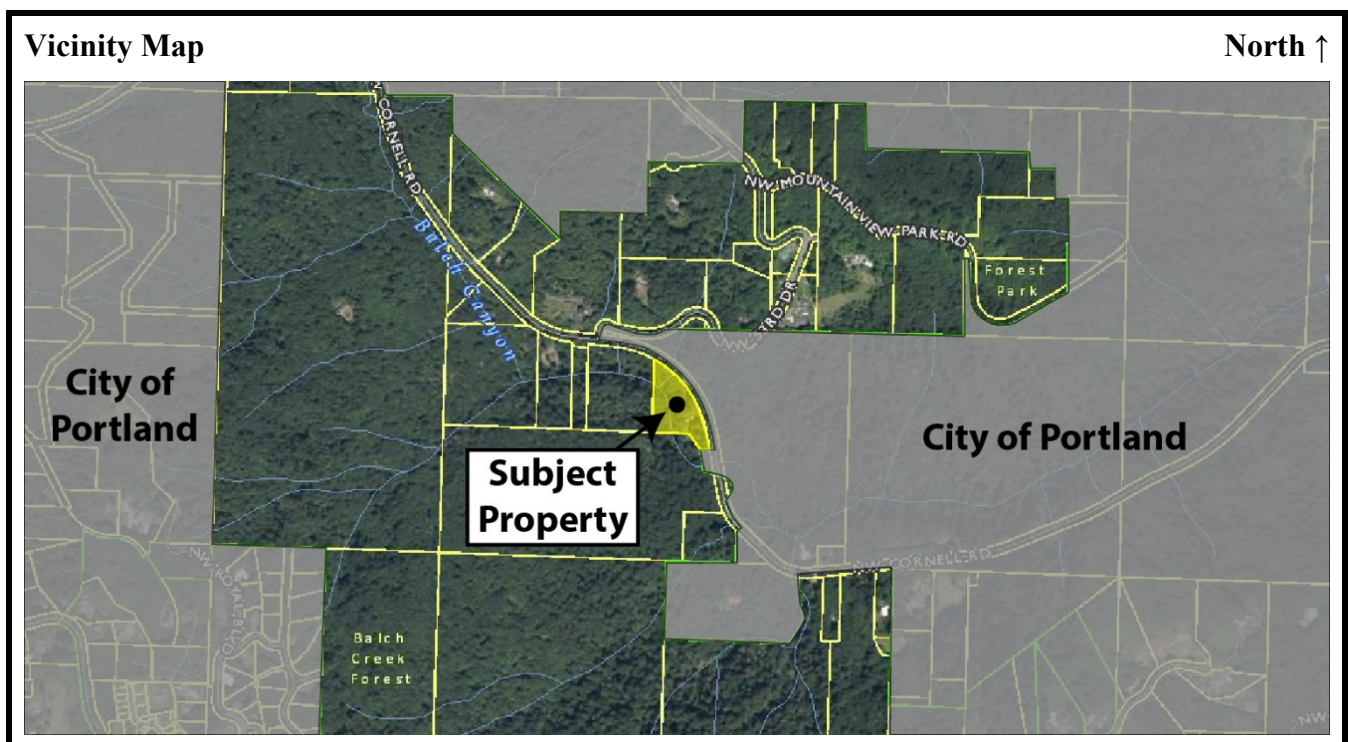
Map/Tax Lot: 1N1E31AC -00300  
Property ID #: R316638

**Applicant:** Elenita Ronquillo, Terrafirma Foundation Systems

**Base Zone:** Commercial Forest Use – 2 (CFU-2)

**Overlays:** Significant Environmental Concern for Wildlife Habitat (SEC-h)  
Significant Environmental Concern for Streams (SEC-s)

**Proposal:** The applicant requests a determination that 1N1E31AC -00300 is a Lot of Record. The applicant does not propose any development as part of this application. Significant Environmental Concern permits are not necessary at this time.



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, May 6, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application are available for inspection by contacting planner, Rithy Khut at 503-988-0176 or [rithy.khut@multco.us](mailto:rithy.khut@multco.us). Copies of these materials may be purchased for \$0.35/per page.

**For this application to be approved, the proposal will need to meet the applicable approval criteria below:**

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record – Commercial Forest Use – 2 (CFU-2)

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

**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, any recognized neighborhood associations, 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.

Enclosures:  
Zoning Map

**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.