



NOTICE OF DECISION

Design Review Permit
Case File No.: DR 13-96
December 23, 1996

What: Design Review Permit for the purposes of constructing a single family dwelling on an 18.89 acre parcel in a Commercial Forest Use zoning district, approved under Conditional Use CU 8-94. Related case: Grading and Erosion Control Permit GEC 22-96.

Where: The subject property is located at:
14625 NW Skyline Blvd.
T2N, R2W, Section 25, TL. 10.

Who: **Property Owner/** Michael and Marilyn Oliver
Applicant: 9665 SW Ventura Ct.
Tigard, OR 97223

Decision: Approve, subject to the conditions of approval below, the Final Design Review plans for construction of a single family residence, based on the applicable approval criteria, and the findings and conclusions in DR 13-96.

Approval Criteria: The applicable approval criteria for this decision include the following:

MCC 11.15.7850 Design Review Criteria.

CONDITIONS OF APPROVAL

1. The applicant shall complete all Conditions of Approval specified by the Hearings Officer in CU 8-94.
2. The applicant shall employ grading and erosion control standards as specified and limited by GEC 22-96.
3. Revegetation of the site shall be conducted as required in GEC 22-96.
4. The applicant shall obtain a septic system construction permit prior to final building permit approval. Prior to final inspection of the dwelling, the applicant shall field test the stormwater infiltration system to determine that it functions as planned in the

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engineering report submitted for GEC 22-96, and shall submit the results to Multnomah County Engineer Gregory Kirby for approval.

5. Except as otherwise specified in the above conditions, this approval is based on the applicants submitted testimony, site plan, and findings contained in the Staff Report. The applicant shall be responsible for implementing the development plan as presented and approved.
6. This approval will become void 18 months from the date this decision becomes final. The decision will become final on January 2, 1996 unless an appeal is filed. The applicant is advised the Conditional Use Permit CU 8-94 for the dwelling will expire on February 14, 1997 unless the project is complete or an application is approved by the Planning Director demonstrating substantial completion pursuant to MCC 11.15.7110 (C).

For questions about Conditions of Approval and Building Permit Sign-off, contact Chuck Beasley, at 248-3043.

State law requires Multnomah County to mail a public notice to nearby property owners, and to any recognized Neighborhood Association, of a discretionary decision which is made by the Planning Director on a land use or development permit application. The notice must describe the method to challenge the decision. If the decision is appealed, the County must hold a public hearing to consider the merits of the application. ORS 197.763, ORS 215.416(11)

The Administrative Decision(s) described in this notice will become final unless an appeal is filed within the 10-day appeal period which starts the day after this notice is mailed. If the 10th day falls on Saturday, Sunday, or a legal holiday, the appeal period extends through the next full business-day. If an appeal is filed, a public hearing will be scheduled before a County Hearings Officer pursuant to Multnomah County Code section 11.15.8290 and in compliance with ORS 197.763. To file and appeal, you must complete an Appeal of Administrative Decision form, and submit it to the County Planning Division Office, together with a \$100.00 fee and supplemental written materials stating the specific grounds, approval criteria, or standards on which the appeal is based. To review the case file, obtain appeal forms or other instruction, call the Multnomah County Planning Division at (503) 248-3043, or visit our offices at 2115 SE Morrison Street, Portland, Oregon, during regular business hours of 8:30 a.m. – 4:30 p.m., Monday through Friday.

The appeal period for DR 13-96 ends January 2, 1997 at 4:30 p.m.

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.