

M 522



DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
1600 SE 190TH AVENUE
PORTLAND OREGON 97233

RETURN SERVICE REQUESTED

Any issue that is intended to provide a basis for an appeal to the Land Use Board of Appeals (LUBA) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.



❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20

Multiple Use Agriculture (MUA-20): MCC 39.4310 Allowed Uses, (F) Accessory Structures, MCC 39.4325(C), (D), (E), (G), (I) (J) Dimensional Requirements and Development Standards

Accessory Use Determination: MCC 39.4315 Review Use, (H) Accessory Structures

Variance: MCC 39.8200 Adjustments and Variances; Generally, MCC 39.8205 Scope, MCC 39.8215 Variance Approval Criteria

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.

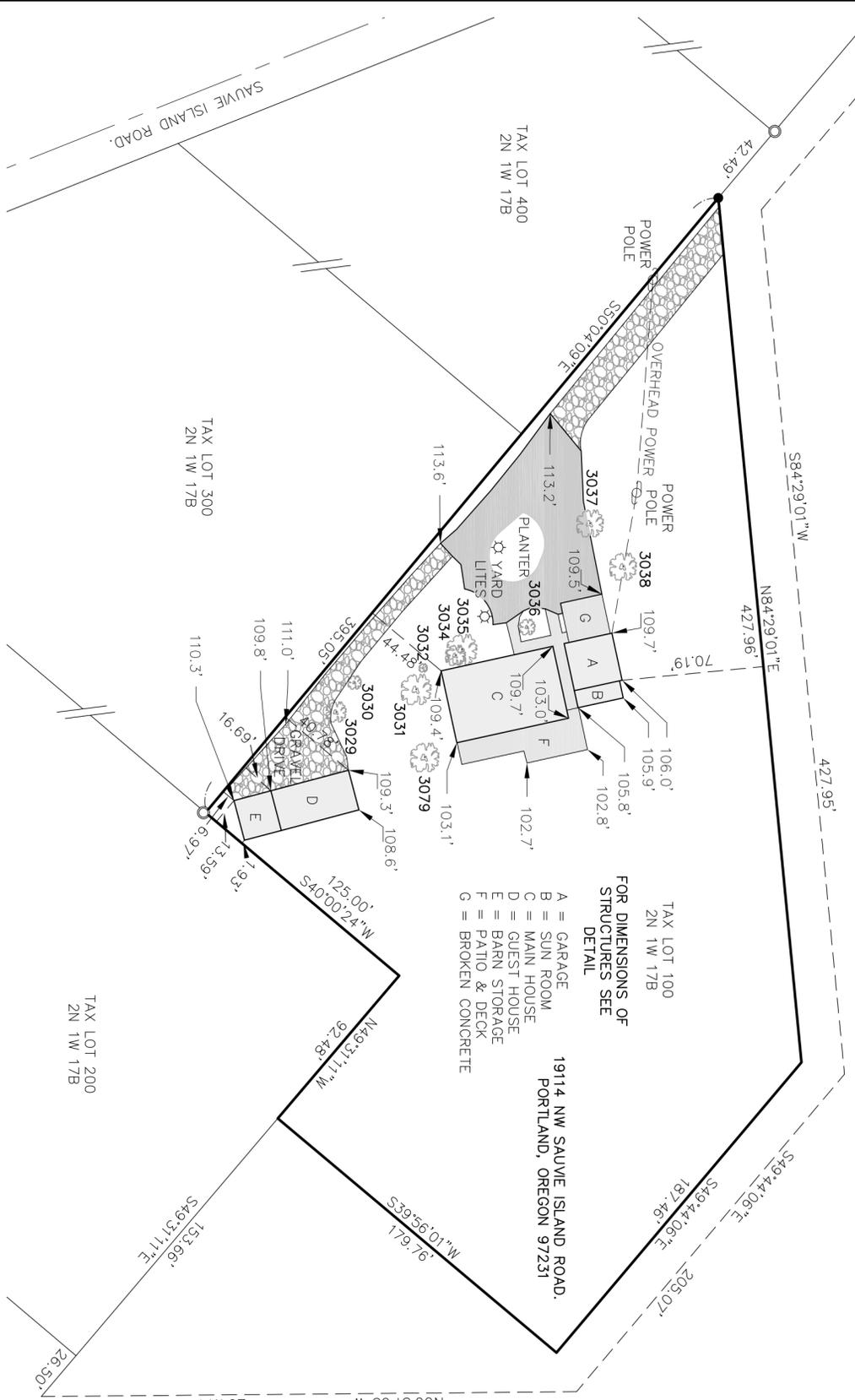
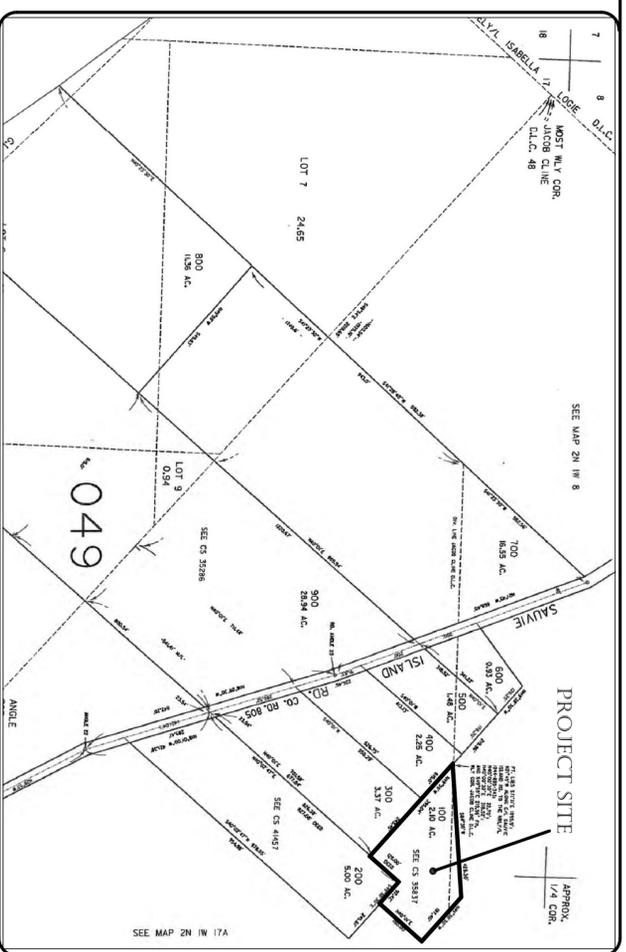
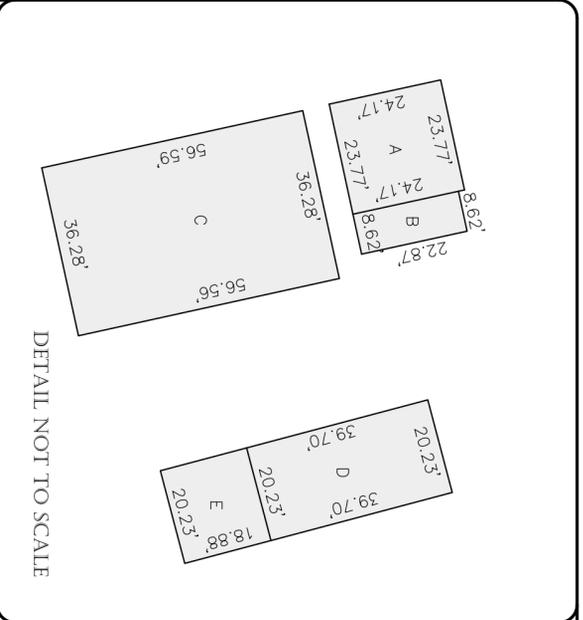
❖ **ENCLOSURES:**

Site Plan / Floor Plan / Building Elevation

Notice to Mortgagee, Lien Holder, Vendor, or Seller:
ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

LEGEND:

- 5/8" IRON ROD FOUND
- IRON PIPE FOUND



TAX LOT 100
2N 1W 17B

FOR DIMENSIONS OF STRUCTURES SEE DETAIL

A = GARAGE
B = SUN ROOM
C = MAIN HOUSE
D = GUEST HOUSE
E = BARN STORAGE
F = PATIO & DECK
G = BROKEN CONCRETE

TREE SCHEDULE:

- 3029-6" DECIDUOUS
- 3030-4" DECIDUOUS
- 3031-18" BIRCH
- 3032-12" & 14" BIRCH
- 3034-12" BIRCH
- 3035-18" BIRCH
- 3036-(2)-10" DECIDUOUS
- 3037-16" PLUM
- 3038-16" PLUM
- 3079-17" LOCUST



NOTE:

THIS EXHIBIT IS NOT INTENDED TO IMPLY THAT A RECORD OF SURVEY WAS CONDUCTED. HOWEVER, CARE WAS TAKEN TO RECOVER AND VERIFY EXISTING MONUMENTATION THAT IS OF RECORD IN ORDER TO ACCURATELY RETRACE THE TITLE LINES OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 2023-036985.

ELEVATIONS ARE BASED UPON A RANDOM DATUM

THE PERIMETER OF THE PROPERTY AND BEARINGS WERE ESTABLISHED USING MULTNOMAH COUNTY SURVEY OF RECORD NO. 64266

SITE PLAN

A PARCEL OF LAND AS DESCRIBED IN DEED DOCUMENT NO. 2023-036985 OF THE MULTNOMAH COUNTY DEED RECORDS LOCATED IN THE NW 1/4 OF SECTION 17, T. 2N., R. 1W., W.M., MULTNOMAH COUNTY, OREGON.

PROJECT CASEY/DAWSON	TYPE SITE PLAN
NO. 107-060-23	

SHEET 1 OF 1

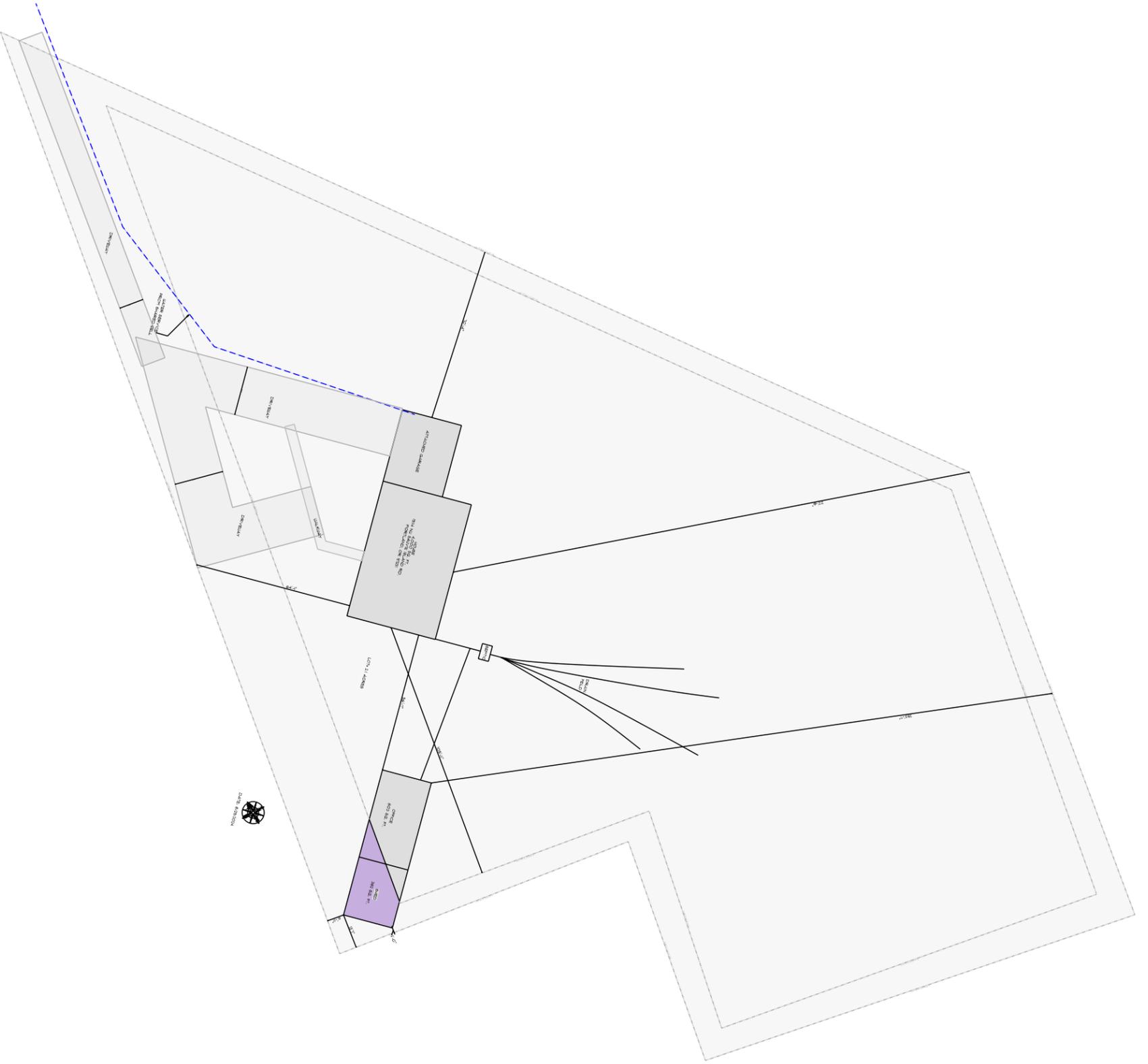
REGISTERED PROFESSIONAL LAND SURVEYOR
COPY
OREGON JULY 13, 1999
ROBERT A. JOHNSON, JR.
43595
RENEWAL 7-01-25

DESIGNED BY RAJ DATE OCT 2023
DRAWN BY RAJ DATE
REVIEWED BY DATE
PROJECT NO. 107-060-23
SCALE 1" = 60'
CASEY / DAWSON

NO.	DATE	REVISION	BY

HERITAGE LAND SURVEYING, INC.
CONSULTING, GPS, SURVEYING SERVICES
8413 N.E. HUMBOLDT ST. PORTLAND, OREGON 97220
OFFICE 503-255-6558 FAX 503-255-6765

SITE PLAN
SCALE: 1" = 50'-0"



DATE:
9/2/2024
 PAGE:4
SITE PLAN

DAWSON EXISTING

VANESSA AND GRANT CASEY
 1914 NW SAUVIE ISLAND RD
 PORTLAND OR 97231
 CLIENT PHONE #

DRAWN BY:
 IVAN FRANCE 503.944.9294
 ANNA WHEATON 360.649.6479

SCALE CORRECT @ 11 X 17 ANSI B

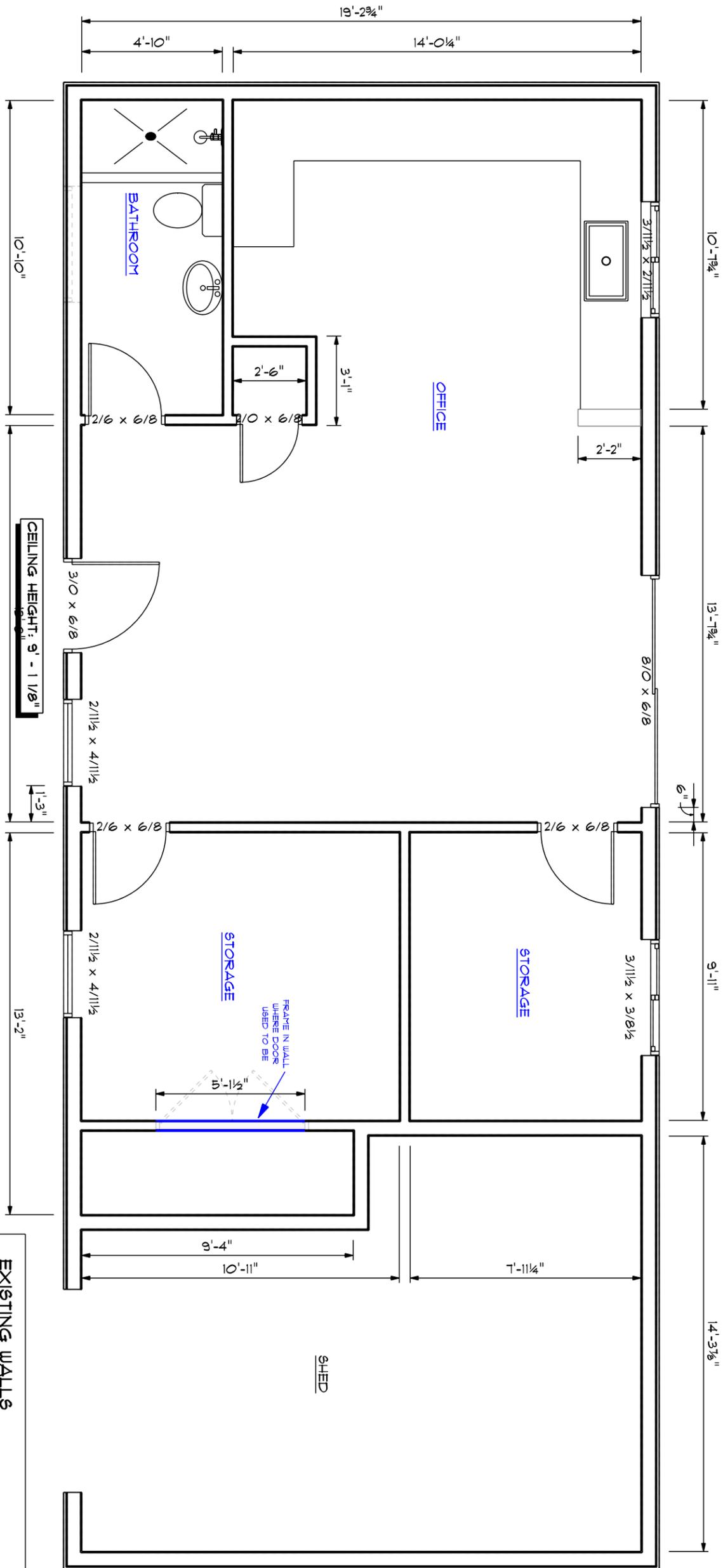


mountainwood homes

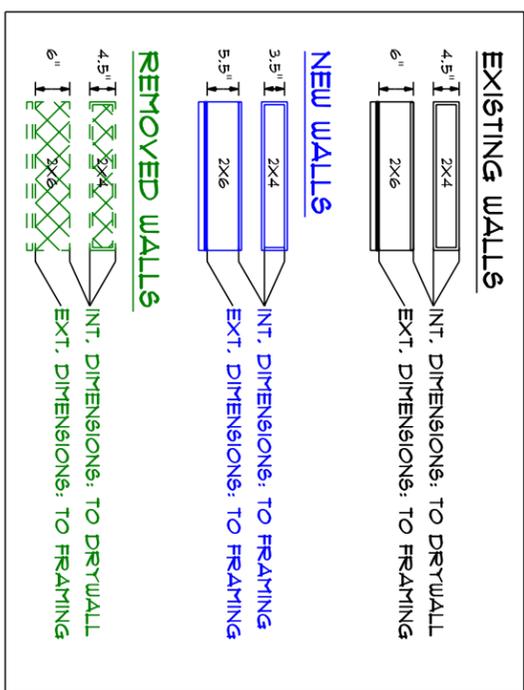
11675 SW 66TH AVE
 TIGARD, OR 97223
 503.746.7338
 MOUNTAINWOODHOMES.COM CCB# 184317 WA*MOUNTH1918FW

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 TO STARTING ANY WORK AND WILL NOTIFY MOUNTAINWOOD HOMES OF ANY AND ALL DEFICIENCIES.

Exhibit D



PROPOSED OFFICE
SCALE: 1/4" = 1'-0"



DATE:
8/29/2024
PAGE:3
PROPOSED OFFICE

DAWSON EXISTING
VANESSA AND GRANT CASEY
19114 NW SAUVIE ISLAND RD
PORTLAND OR 97231
CLIENT PHONE #

DRAWN BY:
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SCALE CORRECT @ 1/4" = 1'-0"

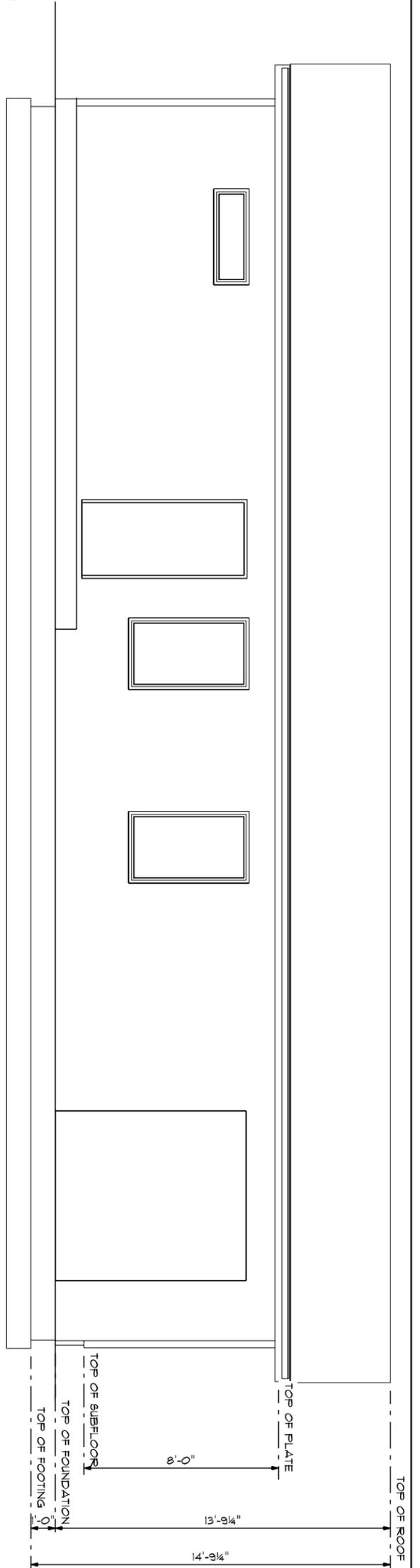


mountainwood homes

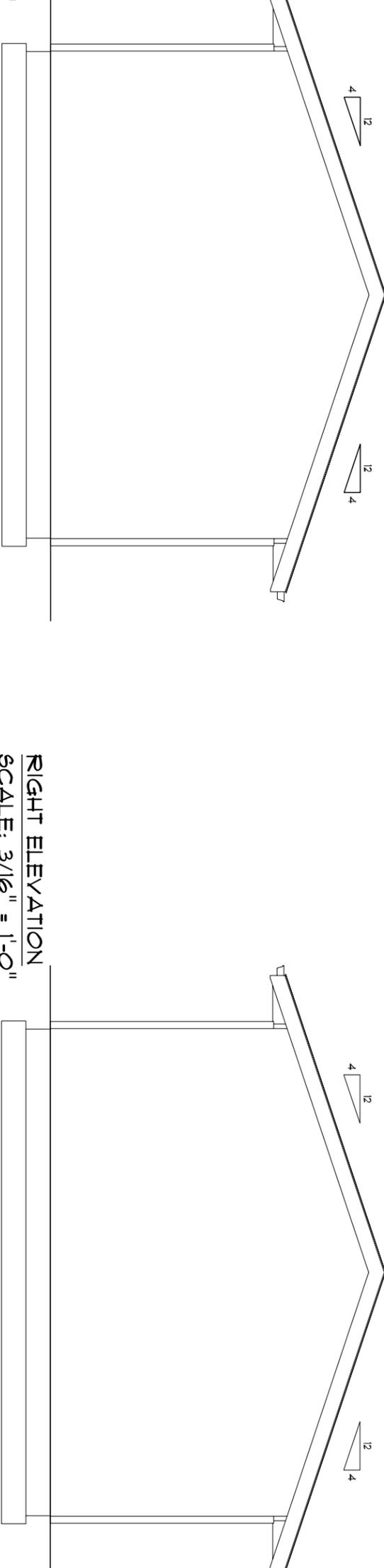
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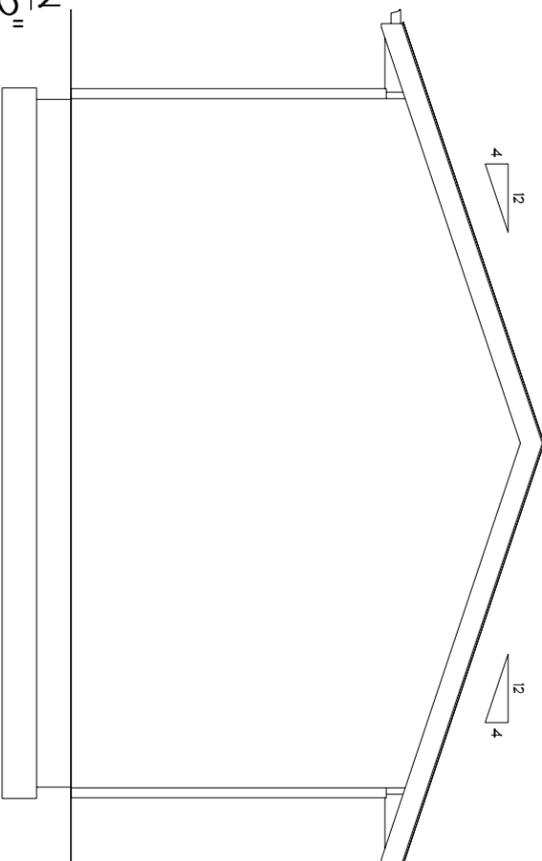
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



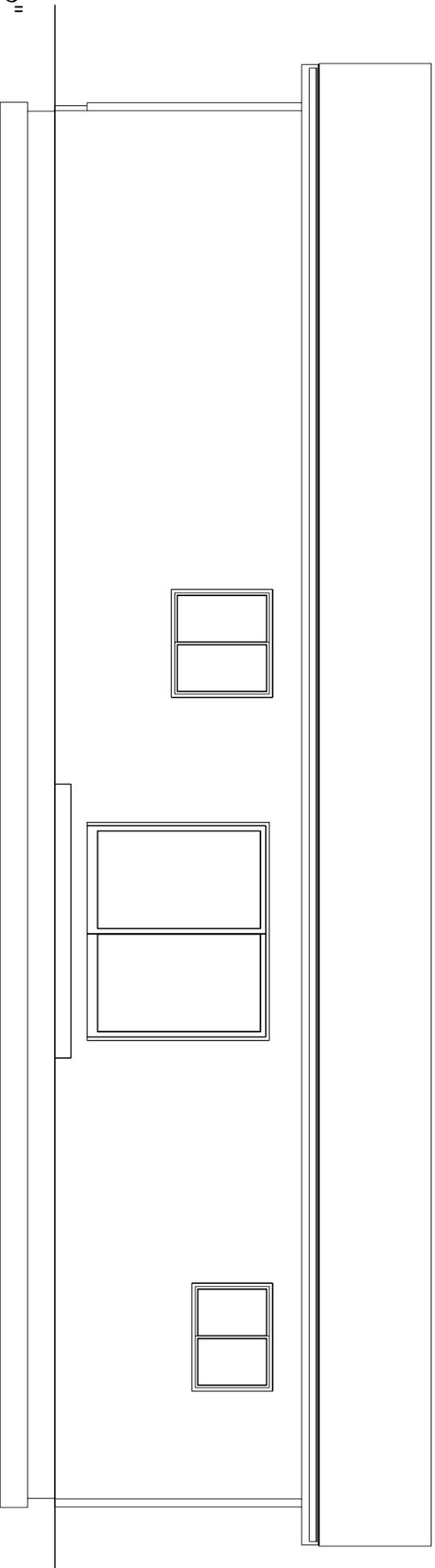
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



DATE:
8/29/2024
PAGE:5
OFFICE-SHED ELEVATIONS

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