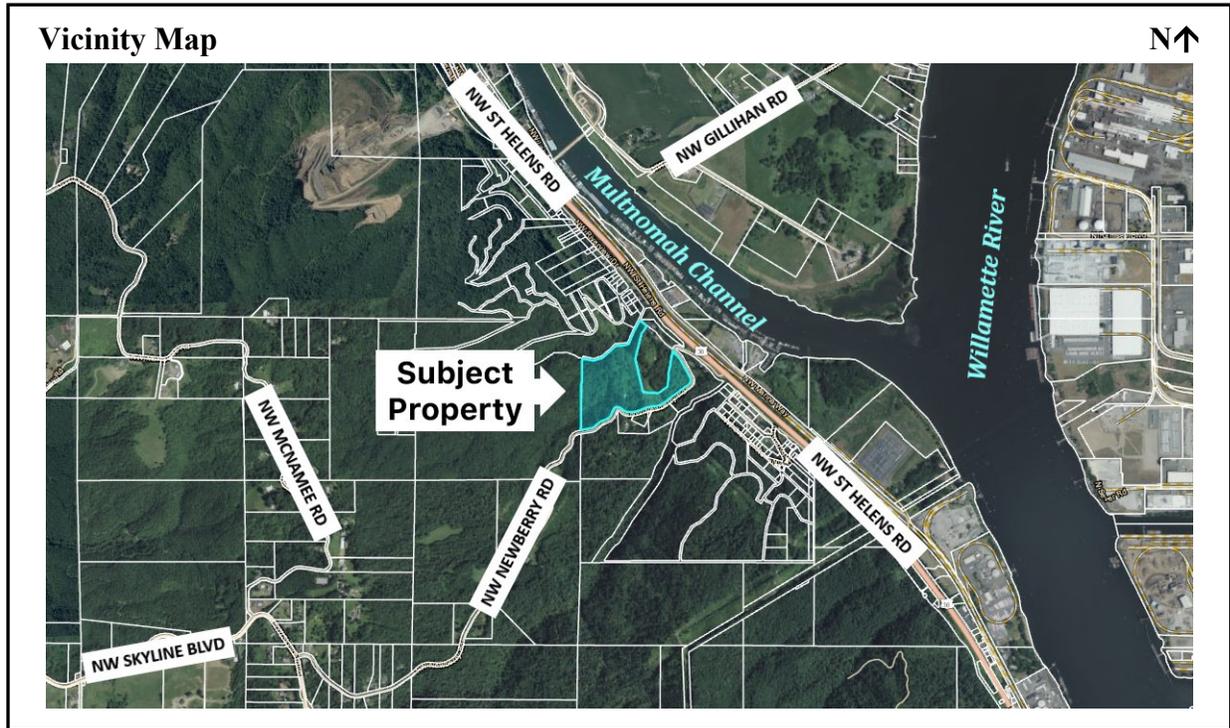


Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwellings and Structures, MCC 39.4150 Single Family Dwellings Condition of Approval - Prohibition on Claims Alleging Injury from Farm or Forest Practices, MCC 39.4155 Exceptions to Secondary Fire Safety Zones

Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.



- ❖ **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.

- ❖ **ENCLOSURES:**
 - Zoning Map
 - Site Plan
 - Single-family dwelling floor plan and building elevations
 - Barn floor plan and building elevations
 - Shed building elevations

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.

Map showing the zoning of the subject property 2N1W33A -00600 and the surrounding area.

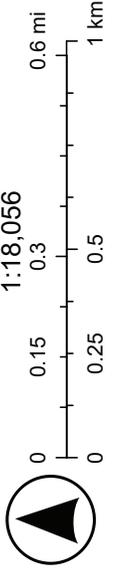


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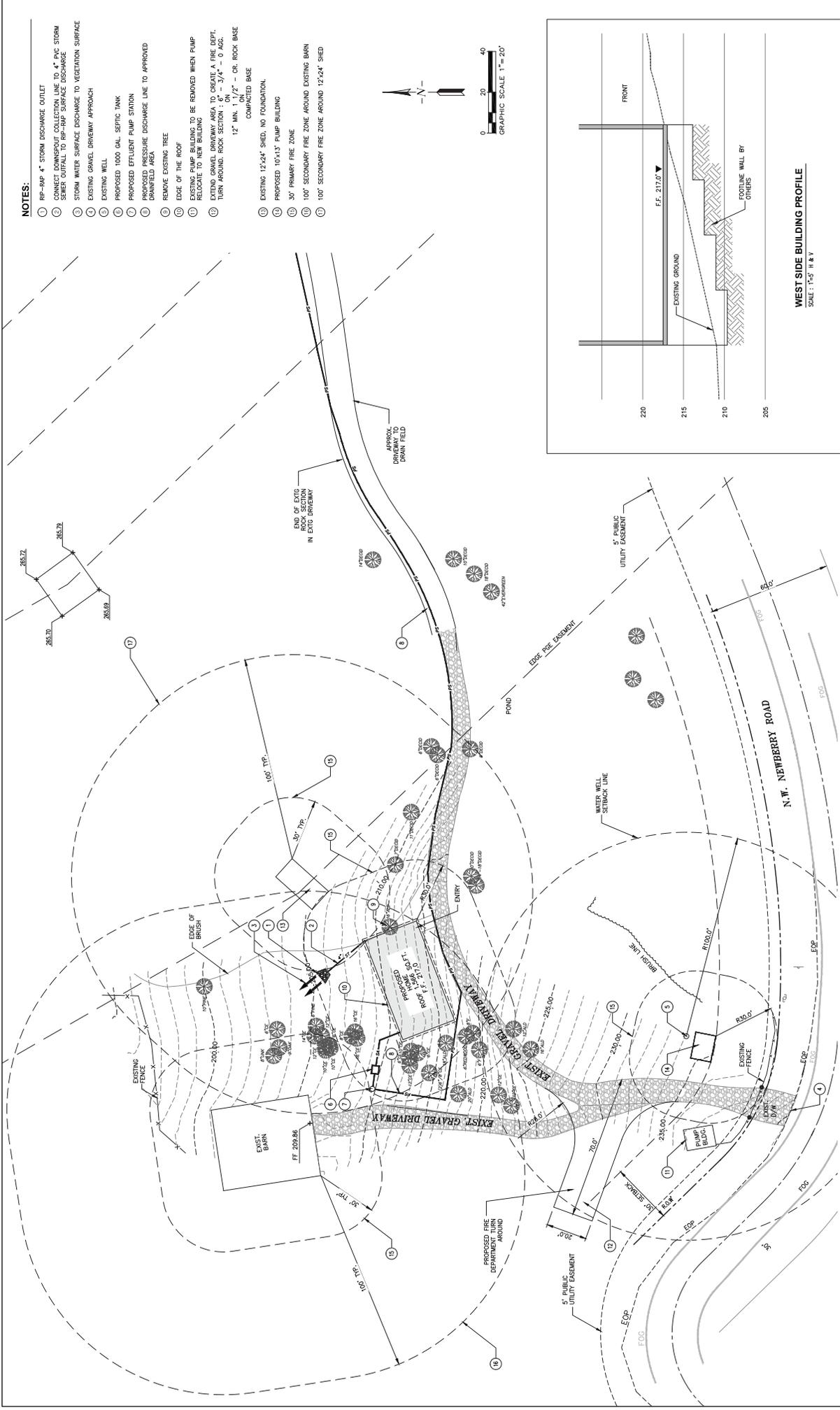
City Boundaries Rural Zoning - Multnomah County

- Portland
- Taxlots
- CFU1
- CFU2
- EFU
- MUA20
- RR
- World_Hillshade

1:18,056

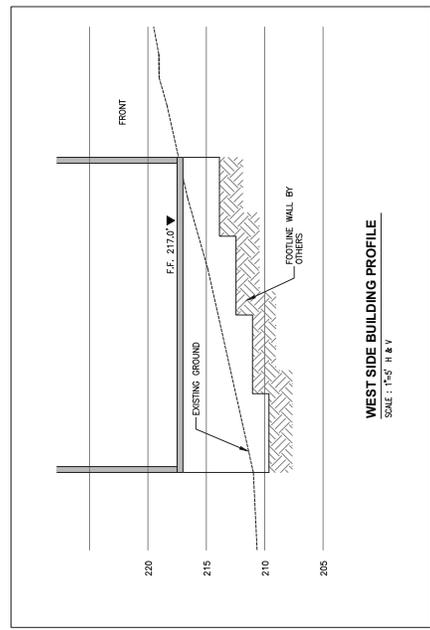
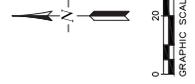


Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©



NOTES:

- 1 RP-RAP 4" STORM DISCHARGE OUTLET
- 2 CONNECT DOWNSPOUT COLLECTION LINE TO 4" PVC STORM SEWER OUTFALL TO RP-RAP SURFACE DISCHARGE
- 3 STORM WATER SURFACE DISCHARGE TO VEGETATION SURFACE
- 4 EXISTING GRAVEL DRIVEWAY APPROACH
- 5 EXISTING WELL
- 6 PROPOSED 1000 GAL. SEPTIC TANK
- 7 PROPOSED EFFLUENT PUMP STATION
- 8 PROPOSED PRESSURE DISCHARGE LINE TO APPROVED DRAINFIELD AREA
- 9 REMOVE EXISTING TREE
- 10 EDGE OF THE ROOF
- 11 EXISTING PUMP BUILDING TO BE REMOVED WHEN PUMP RELOCATE TO NEW BUILDING
- 12 EXTEND GRAVEL DRIVEWAY AREA TO CREATE A FIRE DEPT. TURN AROUND. ROCK SECTION : 6" - 3/4" - 0 ASS. 12" MIN. 1 1/2" - ON ROCK BASE COMPACTED BASE
- 13 EXISTING 12'x24' SHED. NO FOUNDATION.
- 14 PROPOSED 10'x13' PUMP BUILDING
- 15 30' PRIMARY FIRE ZONE
- 16 100' SECONDARY FIRE ZONE AROUND EXISTING BARN
- 17 100' SECONDARY FIRE ZONE AROUND 12'x24' SHED



WEST SIDE BUILDING PROFILE
SCALE: 1"=5' H & V

STATE I.D. 2N1W33A — 00600 AREA=28.88AC.

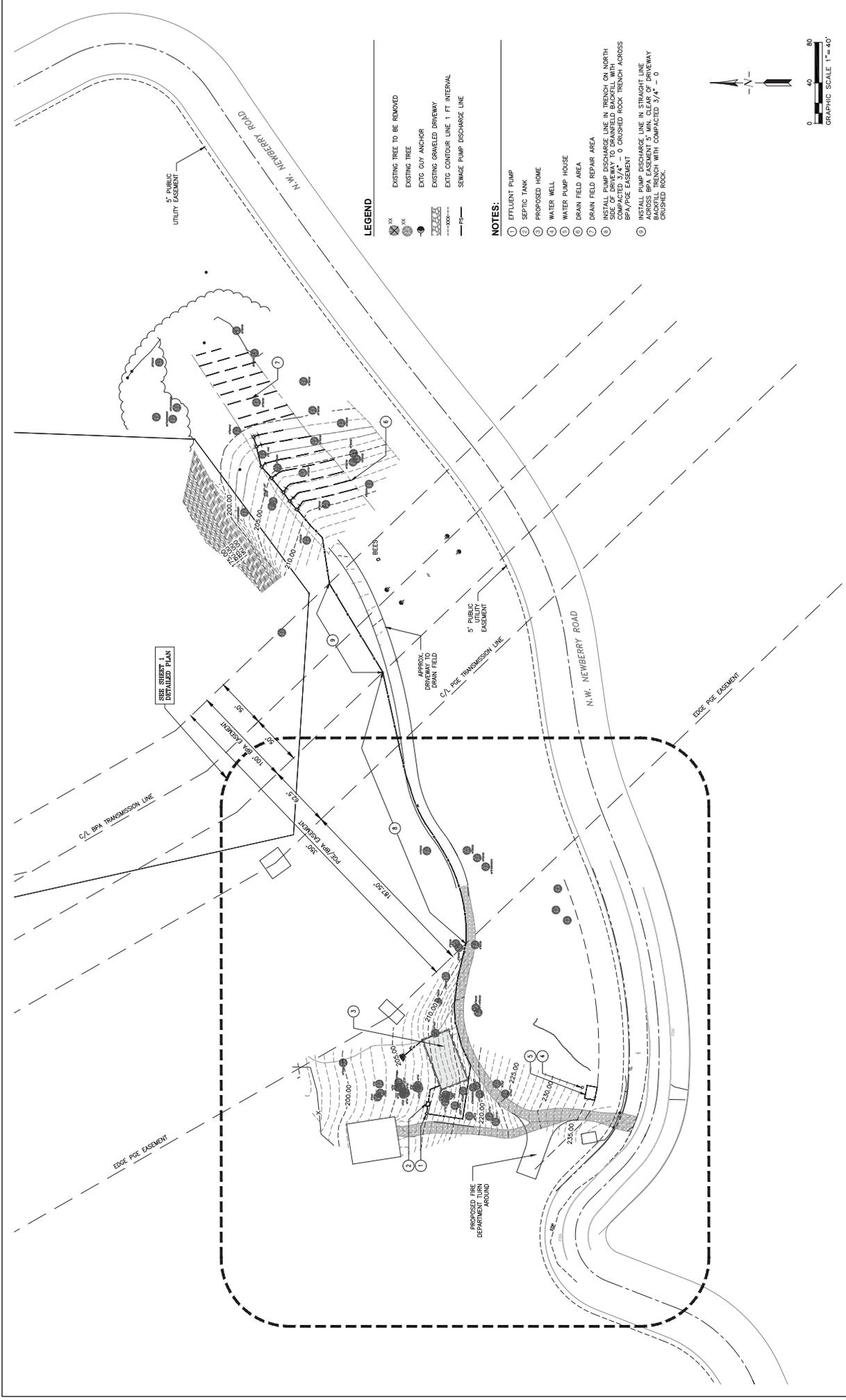
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DATE:	21-4536-1
SCALE:	1"=20'
SHEET:	1

ZTEC ENGINEERS INC.

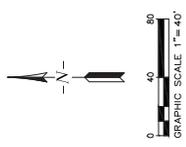
3880 S.E. 8TH AVE. SUITE 200, ASTORIA, OR. 97102
 PHONE: (503) 233-9735
 FAX: (503) 233-7889
 EMAIL: ztec@ztecengineers.com

DESIGNED BY	SM	DATE	06-21
CHECKED BY	XXX	DATE	XXX
DRAWN BY	XXX	DATE	XXX
INCHES	XXX	DATE	XXX
FEET	XXX	DATE	XXX

DATE	APPROVED	DATE	
BY			
REVISION			



- LEGEND**
- ⊗ EXISTING TREE TO BE REMOVED
 - ⊗ EXISTING TREE
 - ⊗ EXISTING GUY ANCHOR
 - ⊗ EXISTING GRAVELED DRIVEWAY
 - XXX--- EXISTING CONTOUR LINE 1 FT INTERVAL
 - PS--- SEWAGE PUMP DISCHARGE LINE
- NOTES:**
- 1 EFFLUENT PUMP
 - 2 SEPTIC TANK
 - 3 PROPOSED HOME
 - 4 WATER WELL
 - 5 WATER PUMP HOUSE
 - 6 DRAIN FIELD AREA
 - 7 DRAIN FIELD REPAIR AREA
 - 8 INSTALL PUMP DISCHARGE LINE IN TRENCH ON NORTH SIDE OF DRIVEWAY WITH 18" DIA. CRUSHED ROCK TRENCH ACROSS BPA/PSE EASEMENT
 - 9 INSTALL PUMP DISCHARGE LINE IN STRAIGHT LINE ACROSS BPA EASEMENT 5' MIN. CLEAR OF DRIVEWAY WITH 18" DIA. CRUSHED ROCK TRENCH ACROSS BPA/PSE EASEMENT

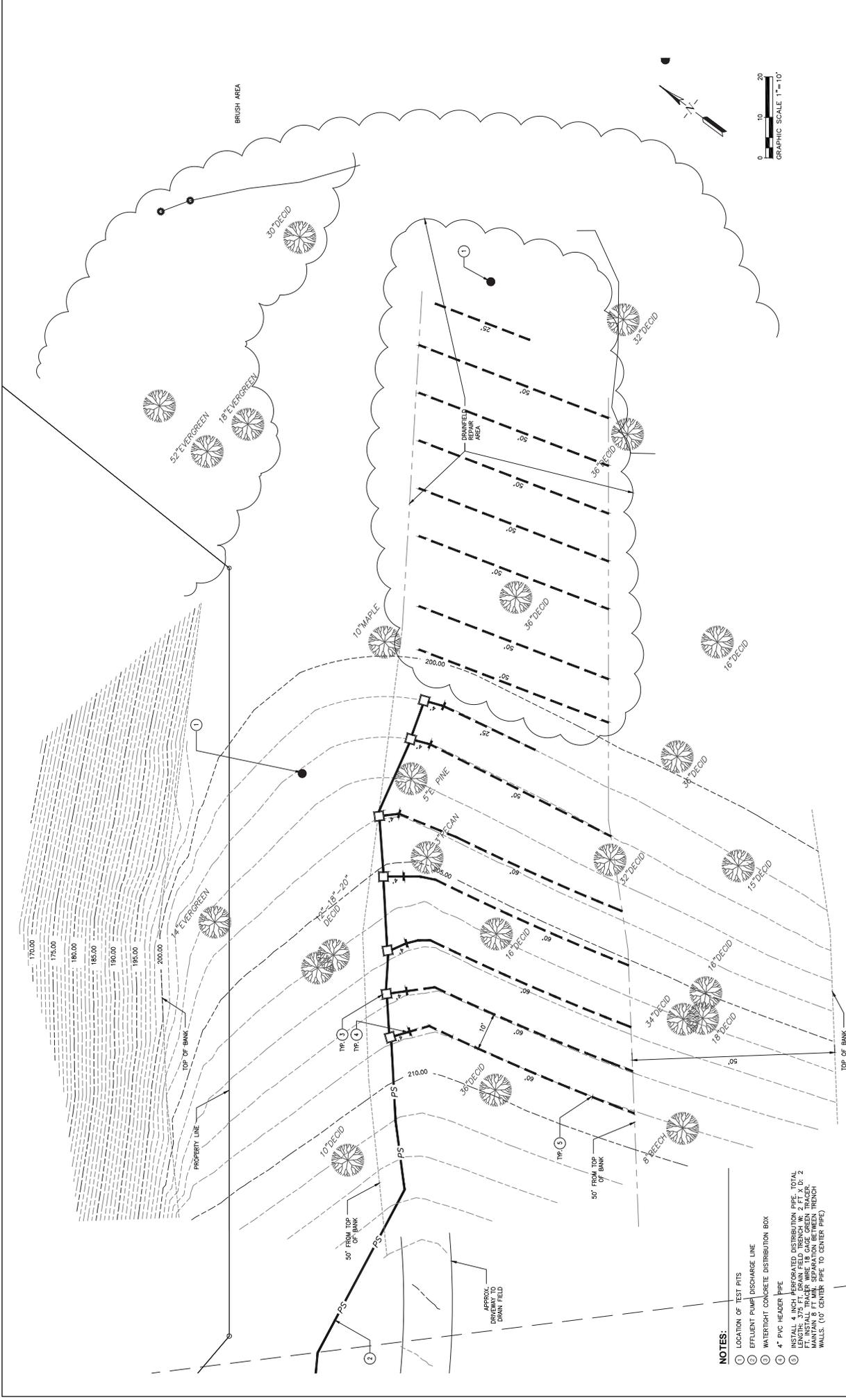


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				XXX		99	XXX
				XXX		100	XXX

ZTEC ENGINEERS INC.
 3880 S.E. 8TH AVE. SUITE 200, PORTLAND, OR. 97202
 PHONE: (503) 233-8735
 FAX: (503) 233-7889
 EMAIL: ztec@ztecengineers.com

PROJECT: SEWAGE DISCHARGE LINE
 CLIENT: ANDREW LIGHTCAP
 ADDRESS: N.W. NEWBERRY RD.
 MULT. CO. OREGON
 XY/XY/XX

JOB NO.: 21-4536-1
 DRAWING NO.: 21-4536-1
 SCALE: 1"=40'
 SHEET: 2
 ZTEC CAD FILE: 214536-1.DWG



- NOTES:**
- 1 LOCATION OF TEST FITS
 - 2 EFFLUENT PUMP/ DISCHARGE LINE
 - 3 WATER TIGHT CONCRETE DISTRIBUTION BOX
 - 4 4" PVC HEADER PIPE
 - 5 INSTALL 4 INCH PERFORATED DISTRIBUTION PIPE - TOTAL LENGTH 100 FT. INSTALL TRACER WIRE 18 GAGE GREEN TRACER. MAINTAIN 5 FT MIN. SEPARATION BETWEEN TRENCH WALLS. (1" CENTER PIPE TO CENTER PIPE)

DATE	BY	APPROVED	DATE	ISSUED BY	SCALE	PROJECT
				SMW	1" = 10'	SEPTIC DRAINFIELD SYSTEM DETAIL
				JM		ANDREW LIGHTCAP
						N.W. NEWBERRY RD.
						MULT. CO. OREGON
						3
						XX/XX/XX
						ZTEC CAD FILE: 0777777.DWG

ZTEC ENGINEERS INC.
 3880 S.E. 8TH AVE. SUITE 200 PORTLAND, OR. 97202
 PHONE: (503) 233-9735
 FAX: (503) 233-7889
 EMAIL: ztec@ztecengineers.com

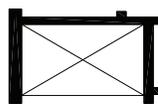
Halsey

West Ridge Doublewide Series

1,354 SQ. FT. (Approximate) 2 Bedroom, 2 Bath



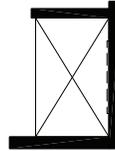
Last Updated: 11-10-20



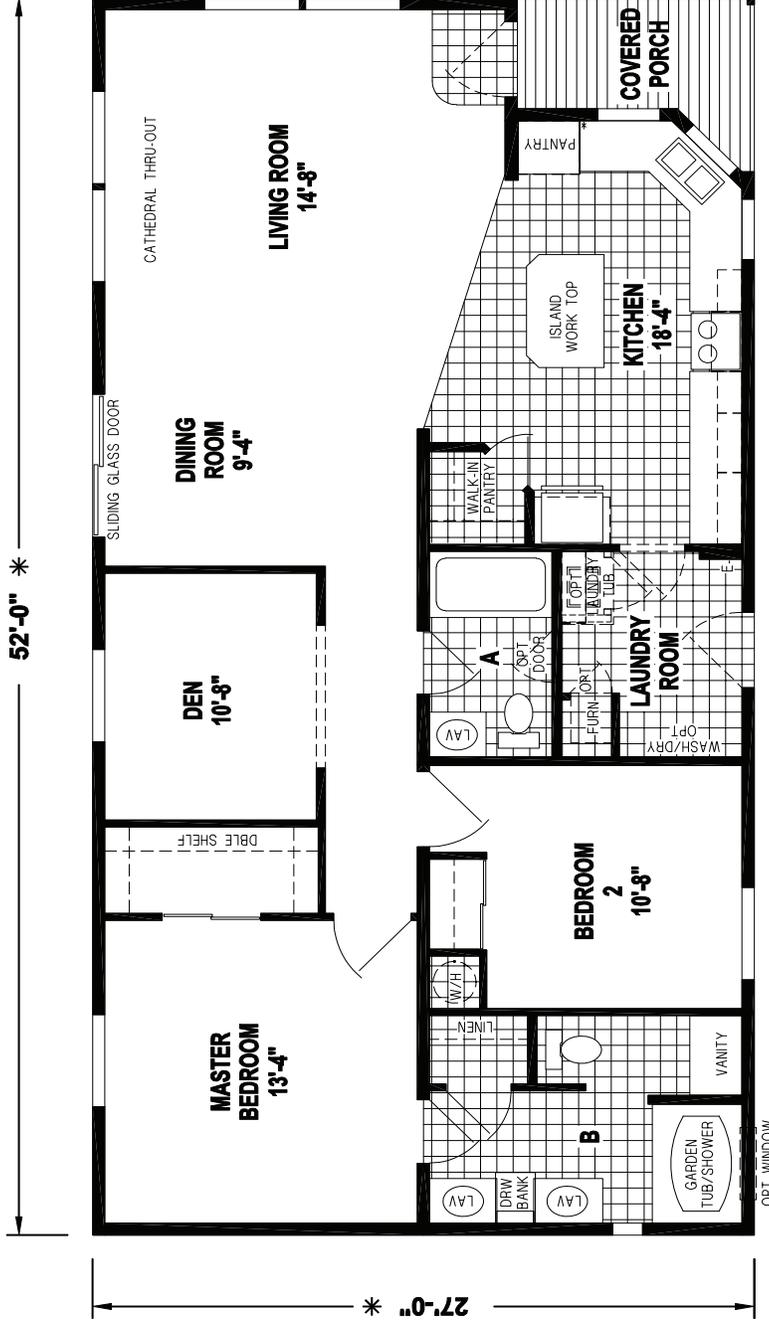
OPTION
60" SHOWER
@HALL BATH



OPTION
LINEN
@STD. MASTER BATH



OPTION
60" SHOWER
@MASTER BATH



FACTORY EXPO HOME CENTERS
550 Booth Bend Rd.
McMinnville, OR 97128

NorthWestFactoryDirectHomes.com | 1-800-645-4943

IMPORTANT: Alta Cima Corp reserves the right to modify, cancel or substitute products or features of this event at any time without prior notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, extra design features, decorations, floor coverings, specialty light fixtures, custom paint and wall coverings, window treatments, landscaping, sound and alarm systems, furnishings, appliances, and other designer/decorator features and amenities that are not included as part of the home and/or may not be available at all locations. Home, pricing and community information is subject to change, and homes to prior sale, at any time without notice or obligation. ©2020 Alta Cima Corp. All rights reserved.

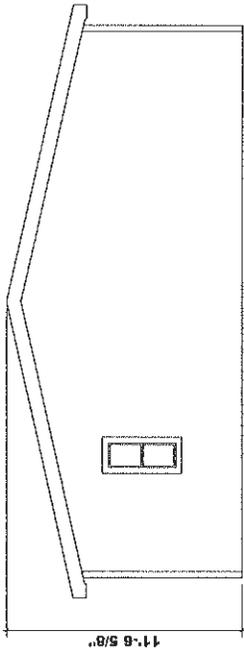
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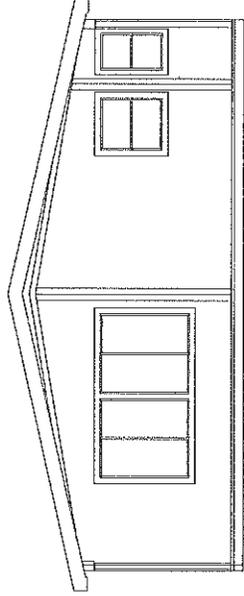
I authorize Factory Expo Home Centers to build my house, per this plan.

X

Customer Signature/Date

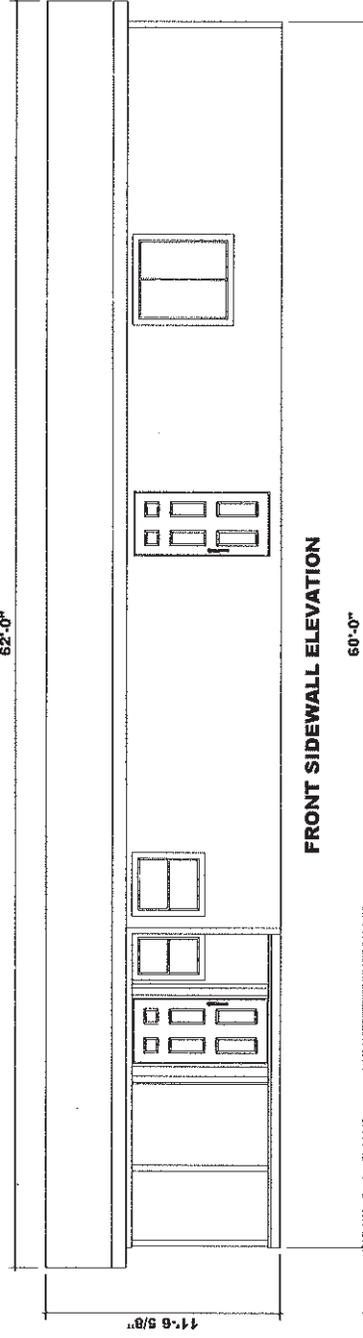


FRONT ENDWALL ELEVATION



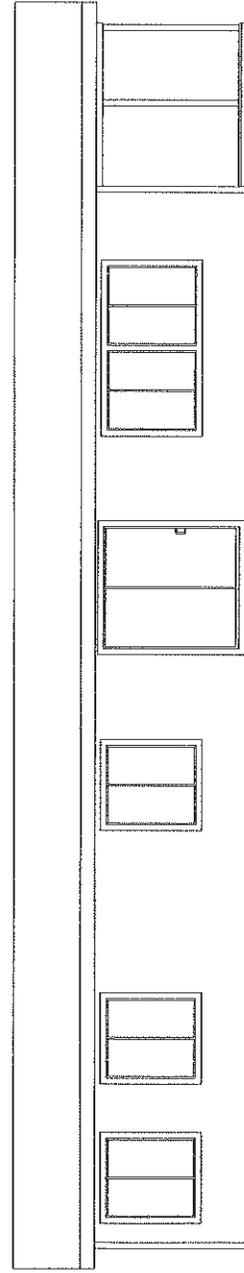
REAR ENDWALL ELEVATION

62'-0"



FRONT SIDEWALL ELEVATION

60'-0"



REAR SIDEWALL ELEVATION

SKYLINE
 HOMETTE CORPORATION(503) 472-3181, FAX (503) 472-6463
 Division 591, 550 S. Booth Bend Rd.
 McMinnville, OR 97128-9314

DRAWING TITLE
 ORIGINAL DRAWING BY :
 EXTERIOR ELEVATION
 E. COLVIN

SIDEWALL 4" OR 6"
 PRODUCT
 6" WALLS
 WEST RIDGE

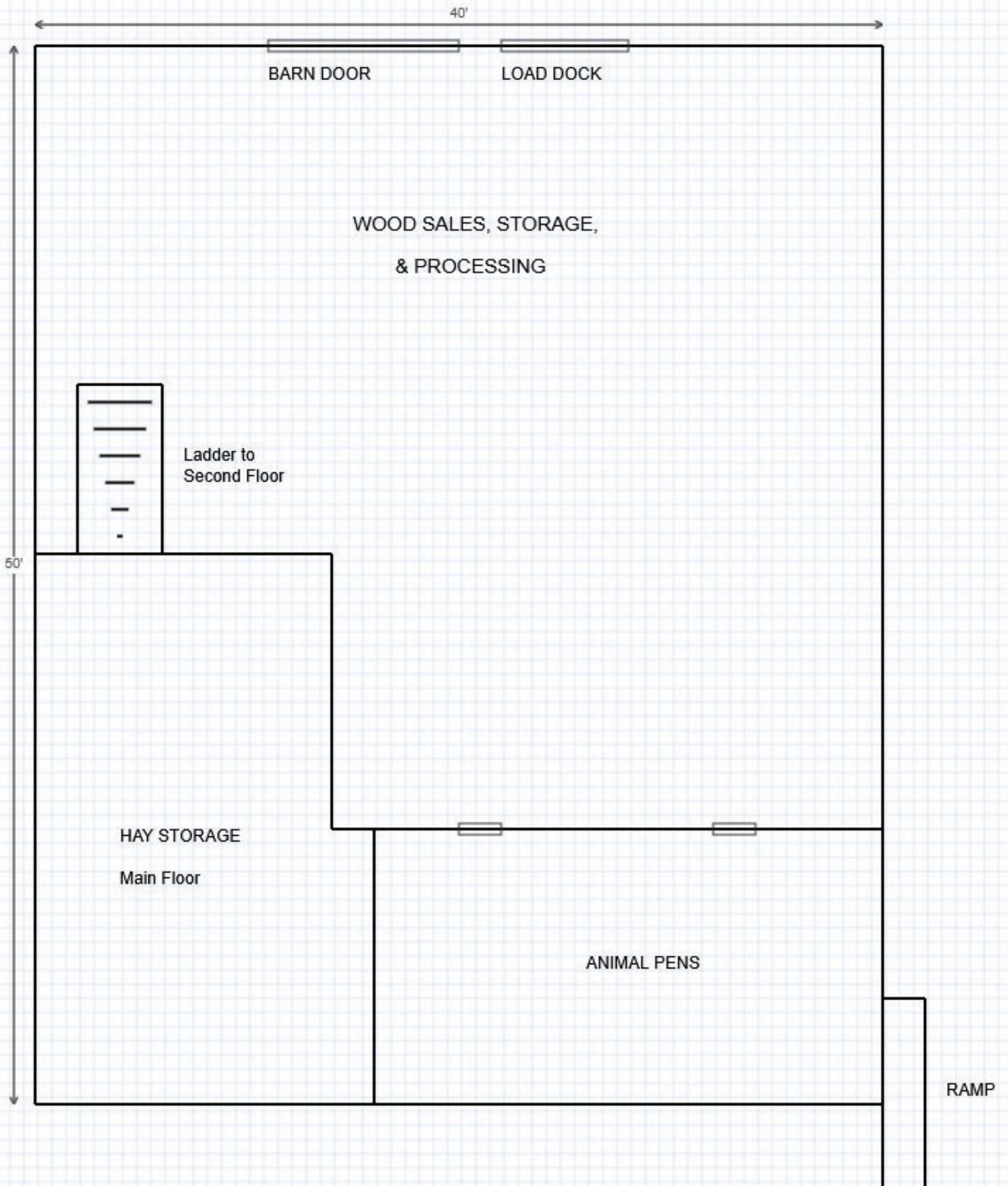
SO. FT. 1,355 SQ. FT.

DATE 03-11-2011
 SHEET 2-A

REVISED -
 MODEL NO. 1218-CT

2109

GROUND FLOOR BARN

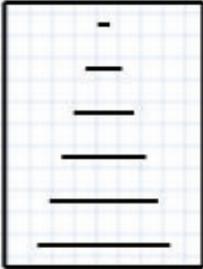


SECOND FLOOR

40'

OPEN TO
BELOW

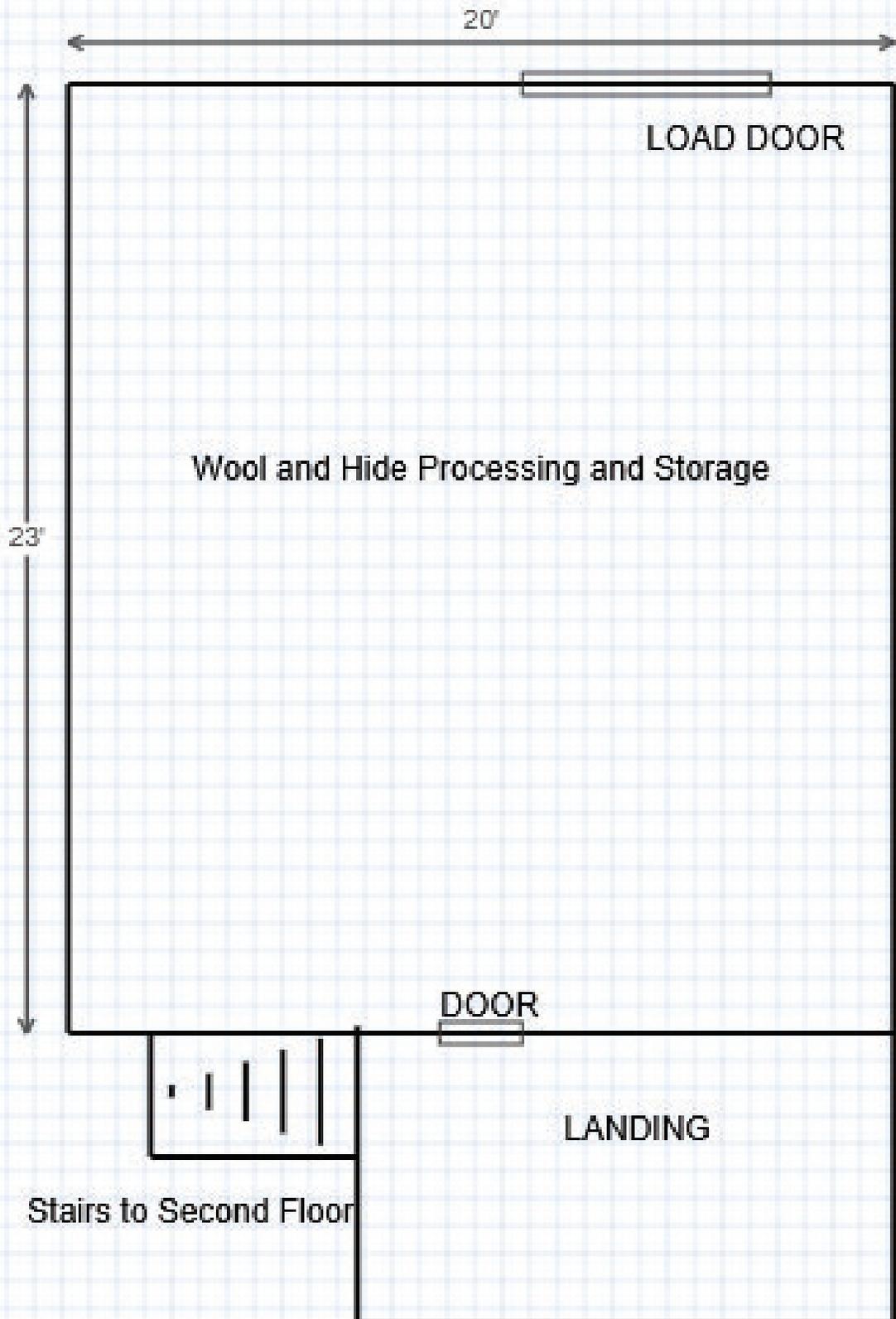
Ladder to Main Floor



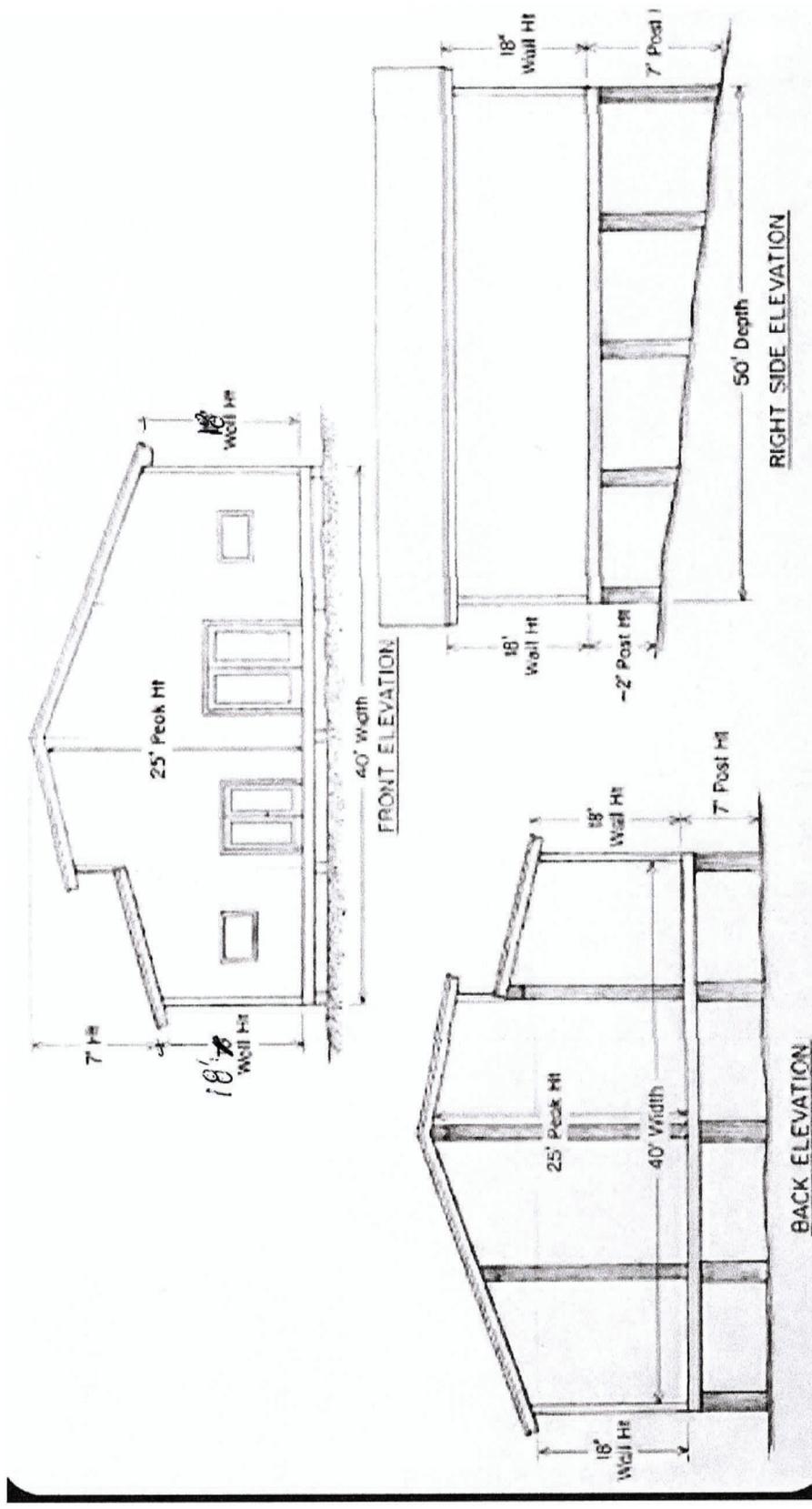
Stairs to Third Level

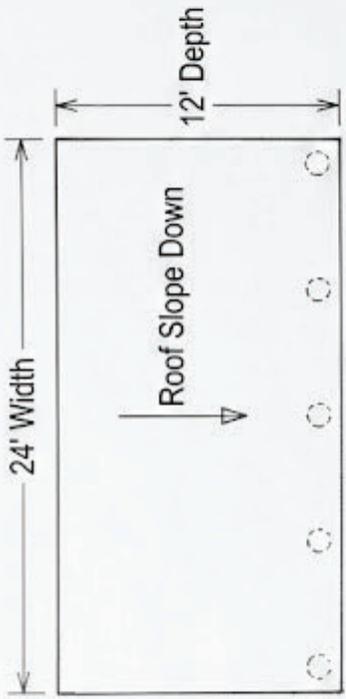
50'

THIRD FLOOR

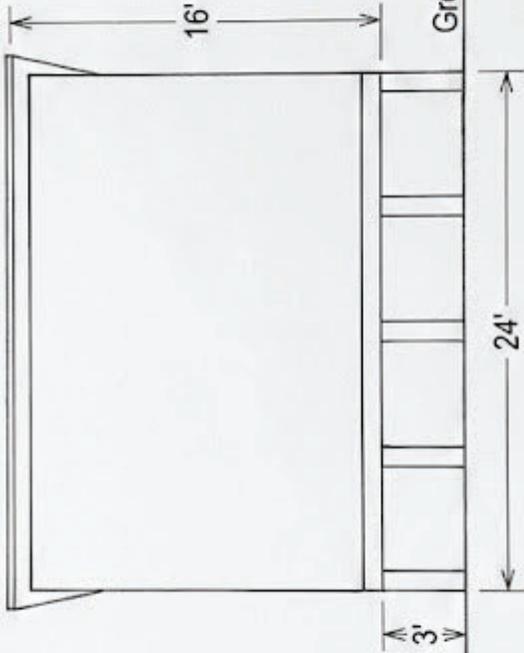


Barn Elevations

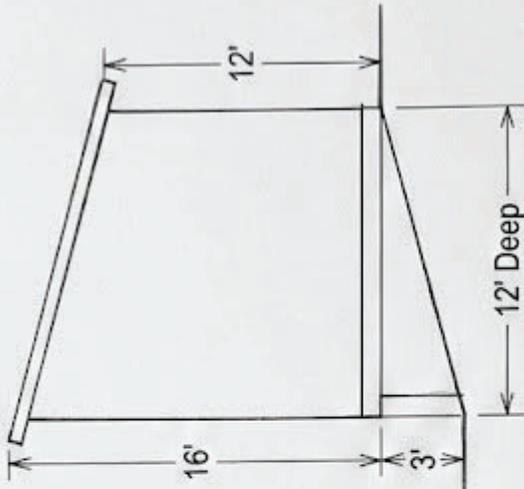




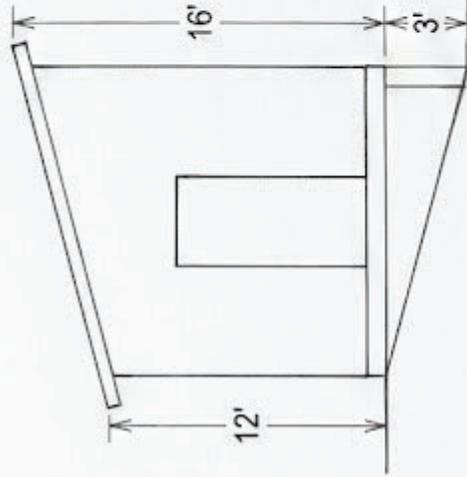
TOP PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION