



February 14, 2024

Property Owners


Re: Notice of Early Neighborhood Meeting on Proposed Land Division, Type II Variance, and a Type II Tree Removal

Dear Property Owner,

You are invited to attend a remote Zoom meeting to discuss a proposed project located at {address of property/cross streets}. The property can be legally identified as Tax ID R339764, Section 13 IS 3E, TL 1300 0.77 ACRES (Parcel # 1S3E 13CD TL 1300) This is in the Kelly Creek Neighborhood Association. The proposal is to divide lot into a 4-parcel land division for Multi-Family use. The project is pre-application PRE-23-00536. You can see the pre-application summary for this proposal online:

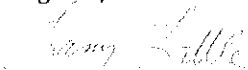
<https://greshamor-energovweb.tylerhost.net/apps/SelfService#/home>. To access the pre-application summary, search for PRE-23-00536 using the Search icon and typing in the pre-application case number into the search field. In the result that appears, click on the pre-application case number link to access the case, and then click on the Attachments tab to view the summary. The purpose of this meeting is to provide an opportunity for the applicant and surrounding property owners to meet and discuss this proposal and identify any perceived issues and allow for the opportunity to modify the proposal where reasonable.

The remote Zoom meeting is scheduled for:
Feb 29, 2024 06:30 PM Pacific Time

City staff have set up a remote meeting through Zoom Video Communications, which is a remote conferencing system to allow for the ENN meeting while also maintaining the social distancing protocol. The Zoom meeting can be accessed by video or phone conference. To access the meeting, please go to <https://greshamoregon.gov/Neighborhood-Associations/>. Then, under the section of the page labeled "Association resources" locate the section labeled "Early Neighborhood Notification Meetings." Click on the  symbol to locate the Meeting Date or Project Name for the project you are interested in. Once you have located the project meeting, you will find a link with instructions on how to access the remote Zoom meeting and a link to register for the Early Neighborhood Notice meeting. You will also find the password needed to access the meeting.

Please note this is an informational meeting on preliminary plans. These plans may change slightly before the application is submitted to the City. I look forward to discussing this proposal with you. Please feel free to contact me at 971-274-2906 or Larry.QCC@gmail.com if you have questions. For questions about Energov, please contact City staff at 503-618-2831 or PlanningTech@GreshamOregon.gov.

Regards,



Larry Little, Partner- Quality Calvary Construction, LLC



To maintain an orderly meeting, the following sequence will occur:

Attendance: Contact Planning Tech at Planning.Tech@cedashant.org for complete attendance list.

This is for our ENN record that is required for development permit submittal.

Project presentation: at the time indicated in this letter, the project team will present the project.

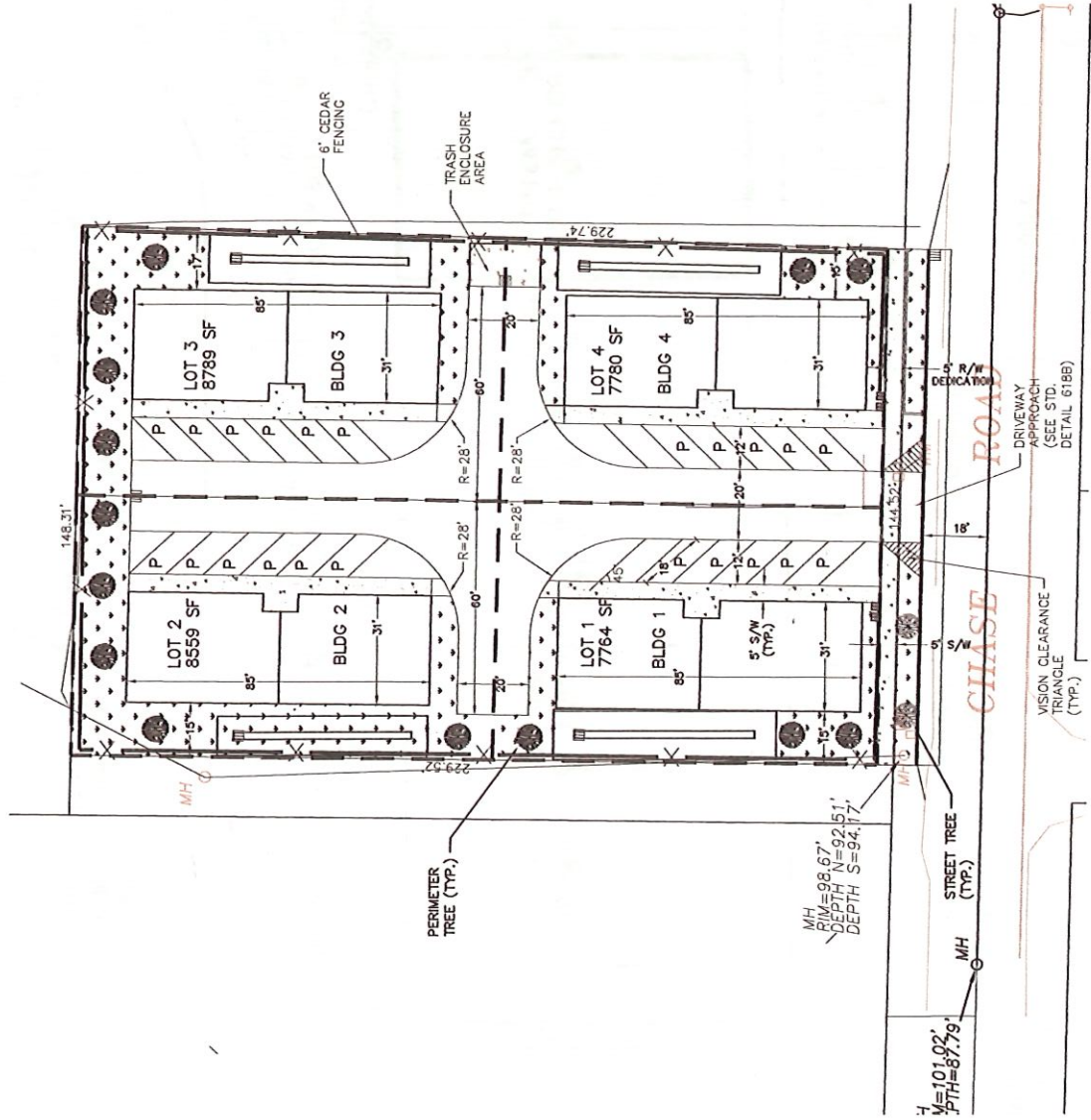
Question and answer: at the conclusion of the presentation, we will ask that any person with a question to state their name.

After all names of those who wish to speak have been identified, we will go down the list of names and answer questions.

Conclusion: at the conclusion of the question-and-answer segment, we will confirm all meeting attendees and then conclude the meeting.

For more information about Zoom, you can visit [Frequently Asked Questions](#) page, <https://support.zoom.us>, where you can learn more about the system.

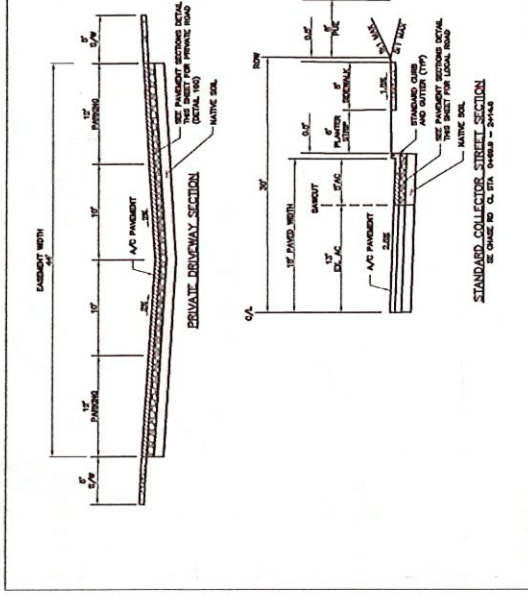
TAX LOT 1S3E13CD-01300 4431 SE CHASE RD



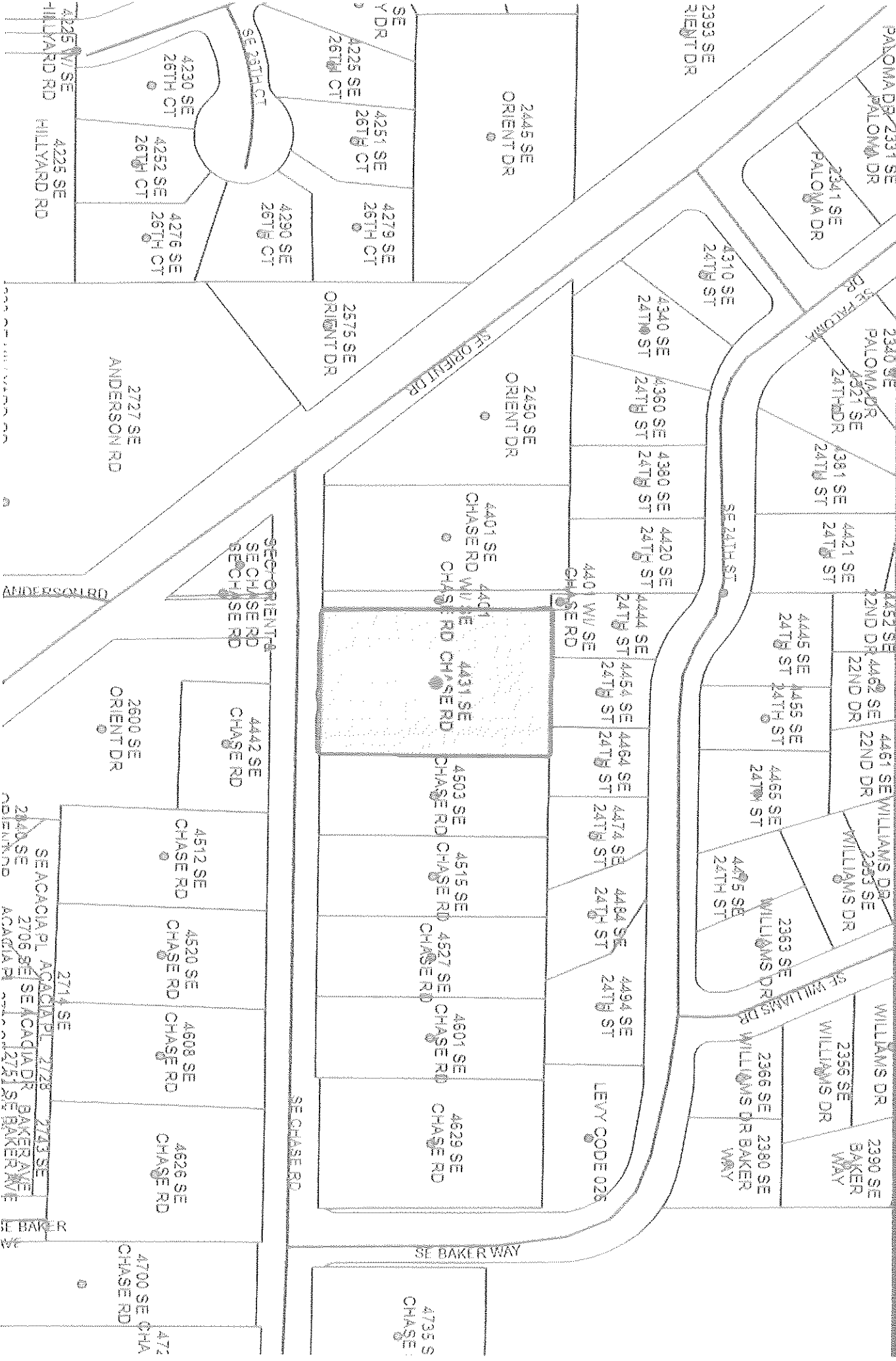
LOT DIMENSIONS

LOT#	WIDTH	DEPTH	AREA
1	72.6'	107.5'	7784 SF
2	73.0'	117.8'	8559 SF
3	75.5'	118.2'	8789 SF
4	73.7'	108.8'	7780 SF

PERIMETER TREE	STREET TREE
14 TREES TRICOLOR BEECH 1.5" MIN CALIPER 1 TREE/ 3,000 SF MIN.	2 TREES PAPER BARK MAPLE 1.5" MIN CALIPER 25' SPACING



REVISIONS
DATE: 06/30/20
SIGNATURE: [Signature]
PROJECT: 4431 SE CHASE RD
SHEET: 1 OF 1





Larry Little
2402 SW 3rd St.
Gresham, OR 97080

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, SOLID DOTTED LINE

CERTIFIED MAIL PORTLAND OR 972



FEB 14 2024 PM 4 1

Retail



RDC 99



U.S. POSTAGE PAID
FCM LETTER
GRESHAM, OR 97030
FEB 14, 2024
R2305K133312-07

9589 0710 5270 0612 9314 30
MULTNOMAH COUNTY TAX TITLE
or CURRENT OWNERS
PO BOX 2716
PORTLAND OR 97208-2716

97208-271616



