



Planning Division
 City of Bend
 P.O. Box 431
 Bend, OR 97709

044857000047



Mailed by MBPO on Thursday, December 20, 2018

8631710

NOTICE OF PENDING ADMINISTRATIVE REVIEW

The City of Bend received the following application for a limited land use decision. This application will be processed in accordance with BDC 4.1.400, Type II Applications. Any person may comment in writing.

MOUNTAIN VIEW NEIGHBORHOOD ASSOCIATION
 CAROL ELWOOD
 1917 NE HIGHER GROUND AVE
 BEND, OR 97701-6487

APPLICATION: PZ 18-0944

APPLICANT: Pahlisch Commercial
 210 SW Wilson Avenue, Suite 100
 Bend, OR 97702

OWNER: Clyde W Purcell Trust, et al
 465 NE Revere Avenue
 Bend, OR 97701

CONTACT: Haleigh King
 AKS Engineering and Forestry LLC
 3052 NW Merchant Way, Suite 100
 Bend, OR 97703

LOCATION: 2304, 2310, 2316 NE Holiday Avenue; further identified as Tax Lots 3100, 3200, 3300 on Deschutes County Assessor's Tax Map 17-12-27AC, Lots 2,3 & 4, Holliday Park Subdivision.

REQUEST: Type II Site Plan/Design Review application to construct 3 -7,300 square foot (4 unit) multi-family residential buildings located on individual lots in the Residential Medium Density (RM) zone.

STAFF REVIEWER: Brian Harrington, AICP, Senior Planner
 (541) 388-5543; bharrington@bendoregon.gov

Comments must be directed toward the criteria that apply to this request, and must **reference the project number**. Failure to raise an issue with sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes appeal based on that issue. Written comments may be emailed to the Staff Reviewer listed above, or by mail to the City of Bend Planning Division, 710 NW Wall St., Bend, Oregon 97703. Written comments must be received or postmarked by **January 3, 2019**.

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed in ePlans from the Planning Division page on the City of Bend website at www.bendoregon.gov. Select the **Public Viewer for Planning Permits** link from the ePlans page and enter the project number in the ePlans search bar to find the project. You may need to disable your pop-up blocker for this site as it can prevent ePlans from

opening. Copies can also be obtained at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon. If you have questions or need help to access the project in ePlans, please contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the planner on duty.

The applicable criteria are listed below and are available for review using the following link: <http://www.codepublishing.com/OR/bend/>. Copies of the criteria can also be obtained for a reasonable cost from the City of Bend Permit Center, 710 NW Wall Street, Bend, Oregon.

MATERIALS IN ALTERNATE FORMAT REQUEST



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Staff Reviewer listed above. Relay Users Dial 7-1-1.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code

Criteria

Chapter 4.2, MDS Review, Site Plan Review and Design Review

Standards

Chapter 2.1, Residential Districts

Chapter 3.1, Lot, Parcel and Block Design, Access and Circulation

Chapter 3.2, Landscaping, Street Trees, Fences and Walls

Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking

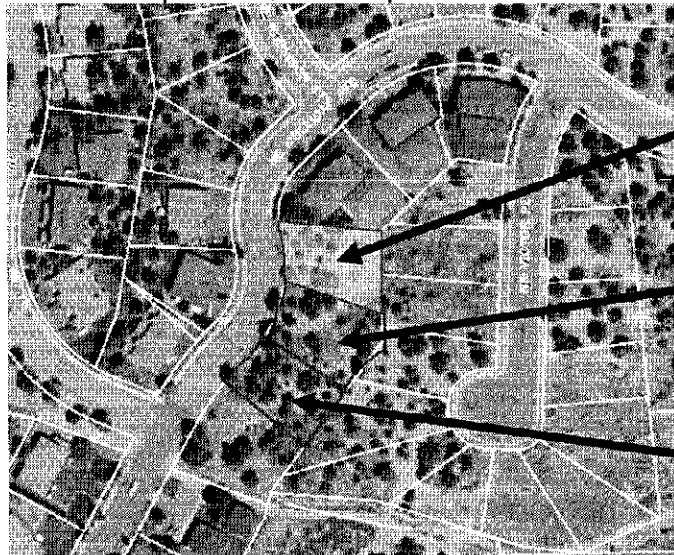
Chapter 3.4, Public Improvement Standards

Chapter 3.5, Other Design Standards

Chapter 4.7, Transportation Analysis

Procedures

Chapter 4.1, Development Review and Procedures



17-12-27-AC-03300

17-12-27AC-03200

17-12-27AC-03100

I, Sheila Pyott certify that a copy of this notice was mailed to all property owners of record within 500 feet of the subject site, as well as the representative for the Mountain View Neighborhood Association(s). A copy of the mailing list is attached to this notice in the **Outgoing Notice Records** folder in ePlans.

Sheila Pyott Signature: Sheila Pyott