



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

056927000024



## NOTICE OF PERMIT DECISION

The City of Bend Planning Division has issued a decision for the project referenced below. You are receiving this notice because you own property within 100 feet of the site.

The request is approved subject to the conditions of approval and duration of approval contained in the decision.

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

**PROJECT NUMBER:** PZ-19-0895 (Site Plan Review)  
PZ-19-0896 (Conditional Use Permit)  
PZ-19-0899 (Class C Variance)

**APPLICANT:** Nathanael Werner - BBT Architects  
1140 SW Simpson Avenue, Suite 200  
Bend OR 97702

**OWNER:** Bend La Pine Schools  
c/o Sharon Smith  
520 NW Wall Street  
Bend OR 97703

**LOCATION:** 1300 NE Norton; 17-12-33A0 Tax Lot 00104.

**REQUEST:** Type II application for a modification to the existing Site Plan for Juniper Elementary School in order to add a 7,243 square foot gym to the property. This application also includes a Conditional Use Permit request as the proposed building exceeds 80 feet in length and a Class C Variance to minimum transportation improvement requirements for the property frontage abutting 12 Street.

**STAFF REVIEWERS:** Heidi Kennedy, AICP, Senior Planner  
(541) 617-4524, hkennedy@bendoregon.gov

Austin K. Somhegyi, EIT, Engineering Associate  
(541) 388-5571, chenningsen@bendoregon.gov

The decision and all application materials, documents and evidence submitted by or on behalf of the applicant and applicable criteria may be viewed in ePlans from the Planning Division page on the City of Bend website at [www.bendoregon.gov](http://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. The decision can be found in the project's **Review & Decision** folder in ePlans. You may need to disable your pop-up blocker for this site as it can prevent ePlans from opening. A copy of these materials may also be obtained at a reasonable cost from the City of Bend Permit Center, City Hall, 710 NW Wall Street, Bend, Oregon.

This decision may be appealed by any person who receives this notice, or who is adversely affected or aggrieved, by filing a notice of appeal with the Planning Division within 12 days of

the date this notice was mailed. An appeal application must be submitted to the City of Bend Permit Center along with the appeal fee in accordance with BDC 4.1.1115. The appeal application can be found using the **Application Forms & Informational Documents** link on the **Planning Division** page of City of Bend website. 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. This decision will not be effective until the appeal period has expired. The decision cannot be appealed directly to the Land Use Board of Appeals.

#### **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.

I, Sheila Pyott, certify that a copy of this notice was mailed to all property owners of record within 100 feet of the subject site, as well as the representative for the Orchard District and 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