



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

NOTICE OF NEW APPLICATION Simple Description

The City of Bend recently received an application for a 28-unit apartment complex (2 buildings) on 0.9 acres in the High Density Residential zone.

The purpose of this letter is to inform you that you or anyone else may give comments in writing to the city regarding this application. **The last day to mail or email comments is September 15, 2020.** Comments should be directed to the staff reviewer identified below and should include the project number.

MOUNTAIN VIEW NA
CAROL ELWOOD
1917 NE HIGHER GROUND AVE.
BEND OR 97701

PROJECT NUMBER: PZ-20-0245

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

OWNER: Pahlisch Purcell Holdings, LLC
210 SW Wilson Avenue, Suite 100
Bend, OR 97702

**DESIGNER/
EPLANS SUBMITTER:** AKS Engineering & Forestry, LLC
2777 NW Lolo Drive, Suite 150
Bend, OR 97703

LOCATION: 2031 NE Holliday Avenue; Lot 24, Block 1 in Holliday Park First Addition Subdivision; also known as Tax Lot 01500 on Deschutes County Assessor's Map #17-12-27DB

REQUEST: A Type II Site Plan Review application for 2 multi-family buildings totaling 28 units with common open space and surface parking.

STAFF REVIEWER: Karen Swenson, AICP, Senior Planner
(541)388-5567; kswenson@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 **September 15, 2020**.

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.

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.

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

CRITERIA

Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review
Section 4.2.400, Minimum Development Standards Review

APPLICABLE STANDARDS:

Chapter 2.1, Residential Districts
Chapter 2.7, Special Planned 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

APPLICABLE PROCEDURES:

Chapter 4.1, Development Review and Procedures



I, Sheila Pyott, certify that a copy of this notice was mailed to all property owners of record within 250 feet of the subject site, as well as the representative for the Mountain View Neighborhood Association. A copy of the mailing list is attached to this notice in the **Outgoing Notice Records** folder in ePlans.

Sheila Pyott Signature: Sheila Pyott