



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 30 lot subdivision on a 4.93 acre property in the Residential Standard Density (RS) 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 October 8, 2020.** Comments should be directed to the staff reviewer identified below and should include the project number.

PROJECT NUMBER: PZ-20-0612

APPLICANT: Artisan Homes & Design, Inc.

LOCATION: 2989 NE Wells Acres Road; Tax Lots 2600 and 2700 on Assessor's Map 17-12-26BB.

REQUEST: Type II Land Division application for a 30-lot residential subdivision in the Residential Standard Density (RS) Zone. The property is 4.93 acres in size.

STAFF REVIEWER: Heidi Kennedy, AICP, Senior Planner
(541) 617-4524, hkennedy@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 **October 8, 2020.**

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:

APPLICABLE CRITERIA:

City of Bend Development Code

Chapter 4.3; Subdivisions, Partitions, Replats and Property Line Adjustments

APPLICABLE STANDARDS:

Chapter 2.1, Residential Districts (RS)

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

Chapter 3.2, Landscaping, Street Trees, Fences and Walls

Chapter 3.4, Public Improvement Standards

Chapter 4.7, Transportation Analysis

APPLICABLE PROCEDURES:

Chapter 4.1, Development Review and Procedures



I, Cathleen Carr, 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(s). A copy of the mailing list is attached to this notice in the **Outgoing Notice Records** folder in ePlans.

A handwritten signature in black ink that reads "Cathleen Carr". The signature is written in a cursive, flowing style.

Cathleen Carr, Lead Planning Technician