



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

## NOTICE OF DECISION

The City of Bend Planning Division approved a Type II Site Plan and Design Review for a 15,060 square foot building for Nelson Tile, including retail, warehouse, manufacturing and office elements. The proposal also includes a Waiver to Public Improvement Standards for the right-of-way width and the special setback standard. You are receiving this notice because you submitted comments to the City regarding this project. If you have questions, please contact the staff reviewer.

**PROJECT:** PLSR20211109 (Site Plan Review)  
PLMISC20211110 (Waiver)

**OWNER/  
APPLICANT:** Christopher and Jennifer Nelson  
1875 NE Division Street  
Bend, OR 97701

**APPLICANT'S  
AGENT:** Greg Blackmore  
Blackmore Planning  
19454 Sunshine Way  
Bend, OR 97702

**LOCATION:** 2022 NE Division Street; southeast corner of NE Division Street and NE Underwood Avenue; Tax Lot 5400 on Deschutes County Assessor's Map 17-12-29DA.

**COMP PLAN:** Limited Commercial (CL)

**ZONING:** CL

**REQUEST:** Type II Site Plan and Design Review for a 15,060 square foot building for Nelson Tile, including retail, warehouse, manufacturing and office elements. The proposal also includes a Waiver to Public Improvement Standards for the right-of-way width and the special setback standard.

**STAFF  
REVIEWERS:** Karen Swenson, AICP, Senior Planner  
(541) 388-5567, [kswenson@bendoregon.gov](mailto:kswenson@bendoregon.gov)

Rio Johnson, Engineering Associate  
(541) 693-2188, [rjohnson@bendoregon.gov](mailto:rjohnson@bendoregon.gov)

This application and decision can be viewed using the following links to access the project directly: <https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=1405> or <https://cityview.ci.bend.or.us/Portal/Planning/Status?planningId=1406>

### 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.


Alternatively, the application can be accessed through the [Online Permit Center Portal](#) on the City of Bend website at [www.bendoregon.gov/permitcenter](http://www.bendoregon.gov/permitcenter). Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number in the search bar to find the project. The decision can be found at the bottom of the project page under Documents and Images.

A copy can also be obtained by contacting the staff reviewer listed above, or 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 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 under **Submittal Items** on the [Planning Division](#) page of City of Bend website.

If you have questions or need help to access the project in the Online Permit Center Portal, please contact the Staff Reviewer listed above, or call (541) 388-5580 and choose Option 3 for the planner on duty.

I, Rebecca Batzel, certify that a copy of this notice was mailed to each of the parties to the record, as well as the representative for the Orchard District Neighborhood Association(s). A copy of the mailing list is attached to this notice under Documents and Images for the project in the [Online Permit Center Portal](#).

Rebecca Batzel Signature: 

CC:

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