



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

NOTICE OF NEW APPLICATION

The City of Bend received the following **Declaratory Ruling** application for an interpretation concerning if a use has been initiated. 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 December 26, 2024.** Comments should be directed to the staff reviewer identified below and must include the project number.

PROJECT NUMBER: PLDRL20240643

APPLICANT: April Pust

LOCATION: 725 NE VAIL LN, BEND, OR 97701; 2141 NE 8TH ST, BEND, OR 97701;
171228CA00900; LOT: PT.6.&.7, BLOCK: 3, ELLIS SUBDIVISION
171228CA00901; LOT: PT.6,7, ELLIS, BLOCK: 3, ELLIS SUBDIVISION

REQUEST: Declaratory ruling for a determination on the work completed to date related to the Sunshine Meadows subdivision approved under PLLD20210283, PLMISC20210757, constitutes substantial construction toward completion of the development prior to final plat submittal deadline (Type II Administrative Review with notice)

STAFF REVIEWER: Nicolas Lennartz, Associate Planner
nlennartz@bendoregon.gov; (541) 330-4020

Comments must be directed toward the criteria that apply to this request and must reference the project number. Failure to raise an issue within this comment period and with sufficient specificity to afford the decision maker an opportunity to respond to the issue, may preclude 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 **11:59 PM December 26, 2024.**

The application, plans, documents, and other evidence submitted by or on behalf of the applicant can be viewed using the following link to access the project directly:
<https://cityview.ci.bend.or.us/Portal/Planning/StatusReference?referenceNumber=PLDRL20240643>
Alternatively, the application can be accessed through the Online Permit Center Portal on the City of Bend website at 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.

Copies of the application materials and applicable criteria 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.

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.

The applicable criteria are listed below and are available for review using the following link:
<https://bend.municipal.codes/BDC> .

APPLICABLE CRITERIA, STANDARDS, AND PROCEDURES:

Bend Development Code (BDC)

BDC Criteria

4.1.1400 Declaratory Ruling.

BDC Standards

4.1.1400 Declaratory Ruling

4.1.1315 Initiation of Use.

BDC 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 and to the addresses based on the City's current addressing record, for properties within 250 feet of the subject site, as well as the representative for the Orchard District Neighborhood District. A copy of the mailing list is attached to this notice under Documents and Images for the project in the **Online Permit Center Portal** [<https://cityview.ci.bend.or.us/portal/>]

Cathleen Carr, Planning Technician, Lead



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.