



**DESCHUTES COUNTY
PLANNING DIVISION**
117 NW Lafayette Avenue, Bend, OR 97701
(541) 388-6575
FAX 385-1764

CERTIFICATE OF MAILING

FILE NUMBER: CU-02-1

DOCUMENT MAILED: Corrected NOD

LOOKUP AREA (circle one): 750'

Subject property tax lot number: 18-13-04-110

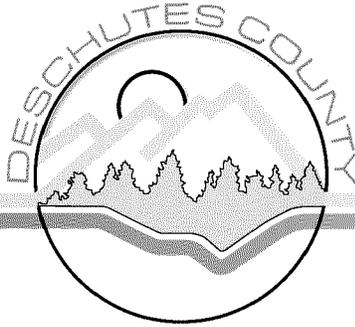
I certify that on 4th day of March, 2002, the attached notice/report, dated March 4, 2002, was mailed by first class mail, postage prepaid, to the person(s) and address(es) set forth on the attached list.

DATED this 4th day of March, 2002.

COMMUNITY DEVELOPMENT DEPARTMENT

By: Bend Mailing Services

<u>Applicant:</u> Louie Hoffman 685 S.E. Third Street Bend, Oregon 97702	14 Look-ups
<u>Owner:</u> Delmer and Patricia Davis 2537 Shoreland Drive. S Seattle, Washington 98144	Environmental Health: Roger Everett
Heidi Kennedy 64180 Old Bend Redmond Highway Bend, Oregon 97701	Property Address Coord.
	Bend Fire Dept.: Michael Skeels 1212 SW Simpson, Suite B Bend, Oregon 97702



Community Development Department

Planning Division Building Safety Division Environmental Health Division

117 NW Lafayette Avenue Bend Oregon 97701-1925
(541)388-6575 FAX (541)385-1764
<http://www.co.deschutes.or.us/cdd/>

CORRECTED NOTICE OF DECISION

As an owner within the notification area or interested party, this is to inform you that the Deschutes County Planning Division has approved the land use application described below:

- FILE NUMBER:** CU-02-1
- LOCATION:** The subject property is located at 23145 Bear Creek Road, Bend, and identified on the Deschutes County Assessor's maps as #18-13-04-110.
- APPLICANT:** Louie Hoffman - Steve Scott & Co., Realtors
685 SE Third Street
Bend, Oregon 97702
- OWNER:** Delmer Davis
Patricia Davis
2537 Shoreland Drive S.
Seattle, Washington 98144
- AGENT:** Heidi Kennedy
64180 Old Bend-Redmond Hwy
Bend, OR 97701
- SUBJECT:** The Deschutes County Planning Division has approved a Conditional Use Permit to establish a nonfarm dwelling in conjunction with a wildlife habitat conservation and management plan to be located on an approximate 20-acre parcel in the Exclusive Farm Use Zone – Tumalo/Redmond/Bend Subzone (EFU-TRB) and Conventional Housing Combining (CHC) Zones.
- STAFF CONTACT:** Catharine Tilton, Associate Planner, (541) 383-6719
- APPLICABLE CRITERIA:** The application was reviewed for compliance against the following criteria contained in Title 18, the Deschutes County Zoning Ordinance:
- Chapter 18.16, Exclusive Farm Use Zones
 - Chapter 18.92, Conventional Housing Combining Zone, Section 18.92.020
 - Oregon Administrative Rules Chapter 660

This application was processed in accordance with the procedural requirements of Title 22 of the Deschutes County Code (DCC).

DECISION: Staff finds that the application satisfies all applicable criteria, and approval is being granted subject to the following conditions:

1. Approval of the conditional use permit for a nonfarm and wildlife habitat conservation plan dwelling is based on the site plan as submitted. Any substantial change to the site plan will require a new application.
2. The applicant shall submit, prior to issuance of the building permit for the dwelling, either certification to the County Assessor from the Oregon Department of Fish and Wildlife for approval and implementation of the wildlife conservation and management plan qualifying under ORS 215.808, or pay the tax penalties and submit certification from the Assessor that the tax penalty has been paid.
3. The applicant shall comply with the Bend Fire Department requirements.
4. In compliance with the Conventional Housing Combining zone, the dwelling shall be a conventional or modular house permanently attached to the subject property. Manufactured homes shall not be permitted.

This land use permit shall be void four years from the date this decision becomes final unless the permit is initiated or extended pursuant to Chapter 22.36 of the DCC.

This decision becomes final twelve (12) days after the date mailed, unless appealed by a party of interest. To appeal, it is necessary to submit a Notice of Appeal, the appeal fee of \$250.00 and a statement raising any issue relied upon for appeal with sufficient specificity to afford the Hearings Body an adequate opportunity to respond to and resolve each issue.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost. Copies can be purchased for 25 cents per page.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

Dated this 1st day of March, 2002.

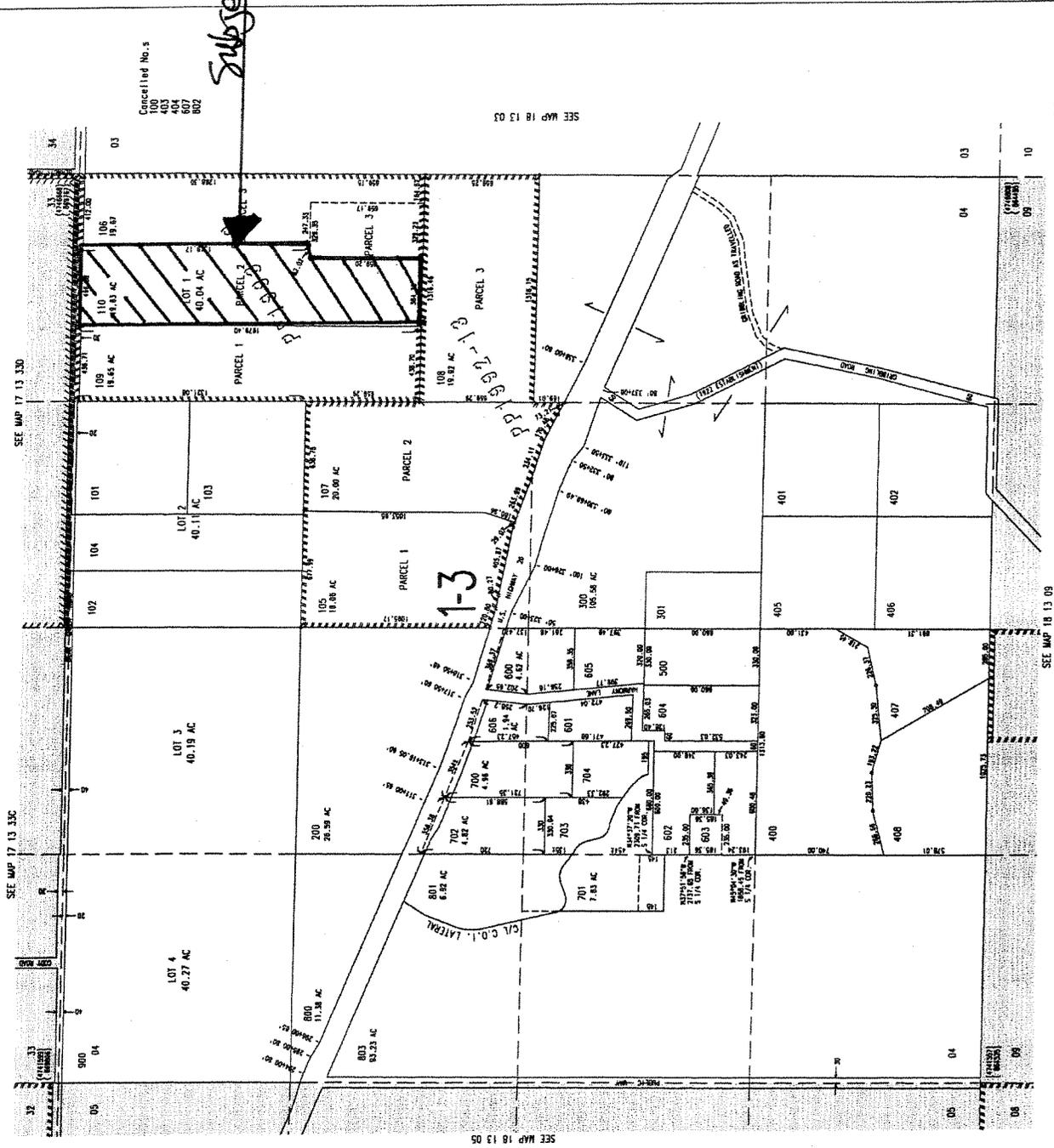
Mailed this 4th day of March, 2002

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.
COORDINATES SHOWN IN PARENTHESES ARE
FOR MAP PREPARATION PURPOSE ONLY.
REVISED: 12/13/2000

SECTION 04 T.18S. R.13E. W.M.
DESCHUTES COUNTY

1" = 400'

18 13 04



18 13 04

Deschutes County Development Department

file # CU 02-1

3/4/2002

TAX LOT	PRIMARY NAME	Secondary NAME	COMPANY	ADDR1	CITY/State/ZIP
1813030001701	FRICK, CHARLES J	FRICK, LINDA B		625 HILLENDALE RD BOX	MENDENHALL PA 19357
1813040000300	KIM D WARD LLC			60801 BROSTERHOUS RD	BEND OR 97702
1813040000103	LEE, KEITH	LEE, DIANA L		23085 BEAR CREEK RD	BEND OR 97701-9304
1813040000110	MICHELUCCI, STEVEN J	MICHELUCCI, PATRICIA A		35132 KING COURT	FREMONT CA 94536
1813040000106	MICHELUCCI, STEVEN J	MICHELUCCI, PATRICIA A		755 OLD COUNTY RD	SAN CARLOS CA 94070
171333D000600	PURCELL, CLYDE W			465 NE REVERE	BEND OR 97701
171333D000700	PURCELL, CLYDE W			465 NE REVERE	BEND OR 97701
171333D000800	PURCELL, CLYDE W			465 NE REVERE	BEND OR 97701
1713340000700	SAVIN, MICHAEL A	WAIT, JULIETTE		7826 MASON DELLS DR	DALLAS TX 75230
1813040000109	STEBEN, STANLEY R	STEBEN, PATRICIA L		23125 BEAR CREEK RD	BEND OR 97701
1813030001700	TARABOCHIA, BURTON D	TARABOCHIA, LISA M		23255 BEAR CREEK RD	BEND OR 97701
1813040000101	TURNER, TED R			23075 BEAR CREEK RD	BEND OR 97701
1813040000107	WARD, KIM D LLC			60801 BROSTERHOUS RD	BEND OR 97702
1813040000108	WARD, KIM D LLC			60801 BROSTERHOUS RD	BEND OR 97702

Total records 14