



## **NOTICE OF PENDING ADMINISTRATIVE LAND USE DECISION**

The City of La Pine has received the following land use application:

**DATE MAILED:** August 3, 2023

**FILE NUMBER:** 04SPR-23

**APPLICANT/  
OWNER:** Valentine Investments LLC  
53170 Riverview Drive  
La Pine, OR 97739

**LOCATION:** The subject property is located at 51455 Huntington Rd. The lot is identified as Tax Lot 700 on Deschutes County Assessor's Map 22-10-15AD.

**REQUEST:** The applicant is requesting Site Plan Review approval to locate a 2,250 SF stick built commercial office building to be utilized as a real estate agency.

### **APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA:**

#### *City of La Pine Development Code*

##### ARTICLE 3 – ZONING DISTRICTS

Chapter 15.22 - Commercial and Mixed-Use Zones

Chapter 15.40 – Downtown Overlay Zone

##### ARTICLE 5 – DEVELOPMENT STANDARDS

Chapter 15.80 - Development Standards, Generally

Chapter 15.82 - Landscaping, Buffering and Fences

Chapter 15.86 - Parking and Loading

Chapter 15.88 - Access and Circulation

Chapter 15.90 - Public Facilities

Chapter 15.94 - Improvement Procedures and Guarantees

##### ARTICLE 6 – SPECIAL USE STANDARDS

Chapter 15.104 - Special Use Standards – Residential Uses and Accessory Uses

##### ARTICLE 7 - PROCEDURES

##### ARTICLE 8 – APPLICATIONS AND REVIEWS

Chapter 15.312 - Site Plan Review

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 City Hall at 16345 Sixth Street, La Pine. Copies of these documents can also be provided at a reasonable cost from the City of La Pine.

Any comments must be raised in writing and directed toward the criteria that apply to this request. Please refer to the project number in your written comments. Written comments may be hand delivered or mailed to City Hall or

may be emailed to [bbybee@lapineoregon.gov](mailto:bbybee@lapineoregon.gov). Only comments on relevant approval criteria are considered relevant evidence and failure to address approval criteria with enough detail may hinder any appeal on that issue to the Land Use Board of Appeals or Circuit Court. **All comments must be received within 14 days of the date mailed.**

Notice of the Decision will be mailed to the Applicant and all those who submitted written comments or who is otherwise legally entitled to notice.

cc: Property owners within 100'  
Planning Commission; Standard Agency Notice List (emailed)

