



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

I, Lindsey Hagerman being first duly sworn, depose and say:

That on the 9 day of December, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this 9 of, December 2024

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this December 9, 2024



Agatha Leigh Burke
Notary Public for Oregon

My commission expires: Oct. 2, 2027

RE:AR24-0001 NOTICE OF APPLICATION- MARVELOUS MOTOR ISLAND AUTO REPAIR

TLID	OWNER1
2S115CC00100	WOODRIDGE LP
2S115CC00200	WOODRIDGE LP
2S115CB06300	WHITE TERENCE E
2S121A000102	WATSON JD & MJ LIV TRUST
2S115CB06500	VILLANUEVA SARAH
2S115CB06100	UNDERWOOD CHARLES L & UNDERWOOD NANTHAPOHN B
2S115C002202	TUALATIN CITY OF DEVELOPMENT COMMISSION
2S115CB00300	TANNER FAMILY LLC
2S115CB07000	SNYDER NATALIE
2S115C002190	SABETI RAMIN
2S115C002192	SABETI RAMIN
2S115C001800	ROAMER'S REST R V PARK LLC
2S115C002200	RIVER RIDGE APARTMENTS OWNER LLC
2S115C002300	RIVER RIDGE APARTMENTS OWNER LLC
2S115CB06700	RAMBIN DAVID & RAMBIN RACHEL
2S115CB07300	PURDY EVAN A
2S115CB07400	PHILLIPS ROBERT L JR & PHILLIPS CHRISTINE M
2S122BB00100	PACIFIC FINANCIAL CENTER LLC
2S116D001400	OSBORNE FAMILY REV TRUST
2S115CB07200	OMIDVAR MINOO
2S122B001100	MITTLEMAN PROPERTIES
2S121A002400	MCCULLOCH SHIRLEY A TRUST
2S122BA00100	LAM RESEARCH CORP
2S115CB06000	KERRIGAN KATHRYN ANN
2S115CB07100	JANTJIE KEITUMETSE G
2S115C002001	JAMES FAMILY INVESTMENT LLC
2S115CB06600	HERRON REBECCA LYNN
2S115CB06400	HALL NATHAN T & HALL STACY N
2S115CB06900	GRAFTON TIMOTHY & GRAFTON ELIZABETH
2S115CB06200	GLASER ANNETTE
2S115C002000	DUE NORTH PROPERTIES LLC
2S115CB06800	DANIELS ADRIAN & DANIELS JILLIAN
2S115C001600	CR RIVERCREST MEADOWS COMMUNITIES LLC
2S115C001700	CR RIVERCREST MEADOWS COMMUNITIES LLC
2S115C002203	CASA COLIMA INC
2S116D000200	CAP COMMUNITIES-ELDORADO ROYAL LLC
2S115CB07500	BROOKS RENTALS LLC
2S115C000901	BRAND-BROADWAY ASSOCIATES
2S115CB00400	BRAND-BROADWAY ASSOCIATES
2S122BB00200	BLAKESLEE PROPERTIES LLC
2S115CB12500	ASSOC OF UNIT OWNERS AT RIVERS EDGE
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OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
THREE CENTERPOINTE DR #130	LAKE OSWEGO	OR	97035
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14291 SW KOVEN CT	TIGARD	OR	97224
18081 SW PACIFIC HWY	TUALATIN	OR	97062
12220 SW POND LN	KING CITY	OR	97224
12246 SW POND LN	PORTLAND	OR	97224
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
13500 SW PACIFIC HWY #499	TIGARD	OR	97223
17313 SW 122ND AVE	KING CITY	OR	97224
17835 SW PACIFIC HWY	TUALATIN	OR	97062
17835 SW PACIFIC HWY	TUALATIN	OR	97062
19541 SW ALDERWOOD CT	ALOHA	OR	97003
701 FIFTH AVE STE 5700	SEATTLE	WA	98104
701 FIFTH AVE STE 5700	SEATTLE	WA	98104
12210 SW POND LN	KING CITY	OR	97224
12186 SW POND LN	TIGARD	OR	97224
14818 SW 122ND PL	TIGARD	OR	97224
4200 S HULEN ST STE 410	FORT WORTH	TX	76109
PO BOX 687	NEWBERG	OR	97132
12194 SW POND LN	PORTLAND	OR	97224
1 SW COLUMBIA ST STE 950	PORTLAND	OR	97258
12905 SW WATKINS AVE	TIGARD	OR	97223
4650 CUSHING PKWY	FREMONT	CA	94538
12252 SW POND LN	KING CITY	OR	97224
17309 SW 122ND AVE	KING CITY	OR	97224
20675 SW LEBEAU RD	SHERWOOD	OR	97140
12216 SW POND LN	KING CITY	OR	97224
12228 SW POND LN	PORTLAND	OR	97224
17317 SW 122ND AVE	PORTLAND	OR	97224
12240 SW POND LN	KING CITY	OR	97224
401 E FIRST ST #1062	NEWBERG	OR	97132
17321 SW 122ND AVE	KING CITY	OR	97224
444 W BEECH ST #300	SAN DIEGO	CA	92101
444 W BEECH ST #300	SAN DIEGO	CA	92101
6319 SW CAPITAL HWY	PORTLAND	OR	97239
16255 VENTURA BLVD #1200	ENCINO	CA	91436
15611 PARTRIDGE DR	LAKE OSWEGO	OR	97035
16255 VENTURA BLVD #1200	ENCINO	CA	91436
16255 VENTURA BLVD SUITE 1200	ENCINO	CA	91436
PO BOX 1450	SHERWOOD	OR	97140
		OR	00000
		OR	00000
		OR	00000



NOTICE OF APPLICATION SUBMITTAL AND OPPORTUNITY TO COMMENT
CASE FILE: AR 24-0001 — Marvelous Motors Island Auto Repair

Exhibit B.

NOTICE IS HEREBY GIVEN that on May 20, 2024 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on November 11, 2024 to be known as:

AR 24-0001

Marvelous Motors Island Auto Repair

The property owner, Marvelous Motors LLC, is requesting approval to construct a 1,050 square foot accessory building with landscaping for a vehicle service and repair facility on 1.68 acre lots that are zoned General Commercial (CG).

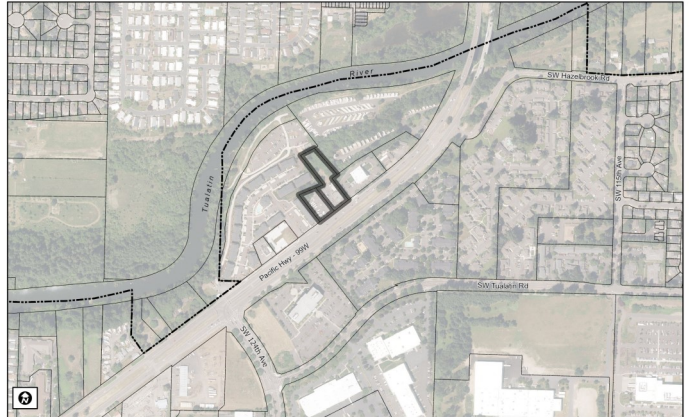
To view the application materials, visit:
www.tualatinoregon.gov/projects

Individuals wishing to comment on the application, must do so in writing or email by 5pm on December 23, 2024 to:

kleonard@tualatin.gov or 503-691-3029

Planning Division
 Attn: Keith Leonard
 City of Tualatin
 10699 SW Herman Road
 Tualatin, OR 97062

The property is located at: 17835 SW Pacific Hwy. Tax Lots: 2S115C002192 & 2S115C002190



- **Criteria:** Development Code Chapters: 32, 33, 54, 73A-D, 74 and 75
- **Type II Decision making process:** Type II Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other applicable sections. The City Manager or designee shall issue final decisions on Type II applications. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). Type II decisions shall become final 14 calendar days after the date the notice of the



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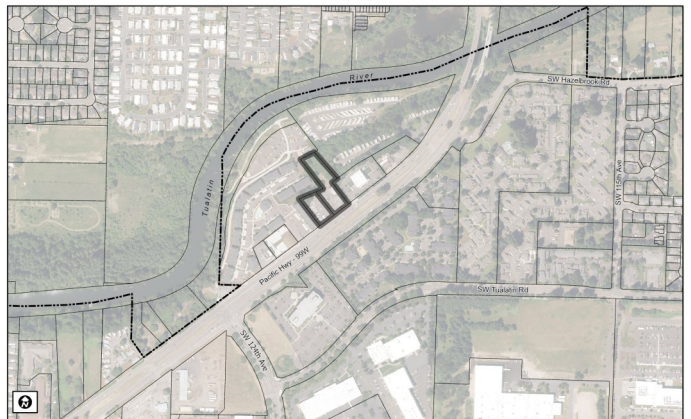
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decision is mailed unless written request for review of the decision is submitted on a form provided by the City.

- **Inspection of print copies of the application materials** and applicable criteria are available at no cost, and copies are available at a reasonable cost at the Planning Division Office.
- **Individuals wishing to comment** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period.
- **Notice of the Decision** will only be provided to those who submit written comments regarding that application.

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

For additional information contact:

Keith Leonard, Associate Planner, kleonard@tualatin.gov and 503-691-3029

«OWNER1»
«OWNERADDR»
«OWNERCITY», «OWNERSTATE»
«OWNERZIP»

10699 SW Herman Rd, Tualatin, Oregon 97062 TualatinOregon.gov



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