



AFFIDAVIT OF MAILING

STATE OF OREGON)

) ss

COUNTY OF WASHINGTON)

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

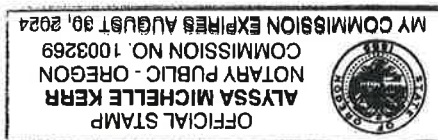
That on the 16 day of March, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy 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 16 of, March 2023


Signature

SUBSCRIBED AND SWORN to before me this 16th of March, 2023


Notary Public for Oregon



My commission expires: 8/30/24

RE: AR23-0001 COMPLETE APPLICATION

TLID	OWNER1
2S122B001200	12345 SW LEVETON LLC
2S121A003800	18420 SW PLACE LLC
2S121A004400	ANODIZE SOLUTIONS LLC
2S121A004500	ANODIZE SOLUTIONS LLC
2S121A003200	AU FAMILY LLC
2S122BB00200	BLAKESLEE PROPERTIES LLC
2S122B000900	BNL OR 12360 SW LEVETON DRIVE LLC
2S116D000200	CAP COMMUNITIES-ELDORADO ROYAL LLC
2S121A003100	CHP TUALATIN-RIVERWOOD OR OWNER LLC
2S121A001700	FOURIER GEORGE PER & FOURIER ERIN L & RUFFO JOSI M ET AL
2S121A004200	GRAY ALFA LLC
2S121A002100	GRIMM'S FUEL CO
2S121A002202	GRIMM RODNEY D
2S121A003700	HAN ZIYE & XU YU
2S121A003300	HENDERSON PROPERTIES LLC
2S121A000101	KENNEDY JONATHAN
2S121A000200	KENNEDY JONATHAN & KENNEDY CARMEN
2S121A004000	LEVETON LLC
2S121A003900	LPKF DISTRIBUTION INC
2S121A002400	MCCULLOCH GRANT H & SHIRLEY A REV LIV TRUST
2S122B001100	MITTLEMAN PROPERTIES
2S121A000300	NGUYEN HENRY T & NGUYEN VAN T
2S121A002600	NSA PROPERTY HOLDINGS LLC
2S116D001400	OSBORNE ROBERT
2S122BB00100	PACIFIC FINANCIAL CENTER LLC
2S121A003600	PAZODA HOLDINGS LLC
2S121A002201	PNWP LLC #5
2S115C002300	RIVER RIDGE APARTMENTS OWNER LLC
2S121A003000	SH1 CEDAR CREST LLC
2S121A000400	SHEKARRIZ LIV TRUST
2S121A000401	SHEKARRIZ LIV TRUST
2S116D001300	STELLAR ROBERT DALE & STELLAR SHERYL A
2S121A002200	TIGARD-TUALATIN SCHOOL DISTRICT #23J
2S115C002202	TUALATIN CITY OF
2S121A000501	TUALATIN CITY OF
2S121A003500	TUALATIN CITY OF
2S121A004300	TUALATIN CITY OF
2S121A003400	TWO IN THE KEY LLC
2S121A002300	VOSS ANDREW J & ERICA BRO FAM TRUST
2S121A000102	WATSON JD & MJ LIV TRUST

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
1730 SW SKYLINE BLVD STE #121	PORTLAND	OR	97221
11292 WESTERN AVE	STANTON	CA	90680
14400 NW GREENBRIER PKWY	BEAVERTON	OR	97006
14400 NW GREENBRIER PKWY	BEAVERTON	OR	97006
809 N RUSSELL ST STE 201	PORTLAND	OR	97227
PO BOX 1450	SHERWOOD	OR	97140
601 S ROCKEFELLER AVE	ONTARIO	CA	91761
16255 VENTURA BLVD #1200	ENCINO	CA	91436
450 S ORANGE AVE STE 1200	ORLANDO	FL	32801
PO BOX 2033	SISTERS	OR	97759
18525 SW 126TH PL	TUALATIN	OR	97062
18850 SW CIPOLE RD	TUALATIN	OR	97062
18850 SW CIPOLE RD	TUALATIN	OR	97062
10755 SW NAEVE ST	TIGARD	OR	97224
12451 SW LEVETON DR	TUALATIN	OR	97062
12310 SW NORTH DAKOTA ST	TIGARD	OR	97223
12310 SW NORTH DAKOTA ST	TIGARD	OR	97223
11401 SW AMU AVE	TUALATIN	OR	97062
12555 SW LEVETON DR	TUALATIN	OR	97062
12905 SW WATKINS AVE	TIGARD	OR	97223
1 SW COLUMBIA ST STE 950	PORTLAND	OR	97258
3515 NW BANFF DR	PORTLAND	OR	97229
5005 MEADOWS RD STE 420	LAKE OSWEGO	OR	97035
PO BOX 687	NEWBERG	OR	97132
4200 S HULEN ST STE 410	FORT WORTH	TX	76109
18348 SW 126TH PL	TUALATIN	OR	97062
6600 SW 105TH AVE STE 175	BEAVERTON	OR	97008
701 FIFTH AVE STE 5700	SEATTLE	WA	98104
40 W 57 STREET 28TH FLOOR	NEW YORK	NY	10019
1930 S RIVER DR #401	PORTLAND	OR	97201
1930 S RIVER DR #401	PORTLAND	OR	97201
17755 SW 131ST AVE	TIGARD	OR	97224
6960 SW SANDBURG ST	TIGARD	OR	97223
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
PO BOX 1299	TUALATIN	OR	97062
18230 SW PACIFIC HWY	TUALATIN	OR	97062
18081 SW PACIFIC HWY	TUALATIN	OR	97062

RA GRAY CONSTRUCTION LLC
ATTN: AJ Michaud
PO BOX 1000
Sherwood, OR 97140

HAN ZIYE & XU YU
10755 SW NAEVE ST
TIGARD, OR 97224

KM Consulting Engineers
8655 SW Wolds Dr.
Beaverton, OR 97007



NOTICE IS HEREBY GIVEN that on January 10, 2023 the City of Tualatin Planning Division received a Type II Architectural Review application, which was deemed complete on March 16, 2023 to be known as:

AR 23-0001
Pacific Cross Building

RA Gray Construction, on behalf of Ziye Han and Yu Xu, is requesting approval to construct an 18,000 square foot pre-engineered metal building, loading docks and overhead doors on a 1.8 acre site that is zoned Light Manufacturing (ML).

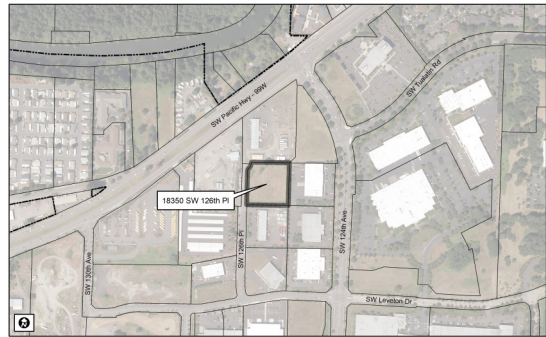
To view the application materials, visit:
www.tualatinoregon.gov/projects

Individuals wishing to comment on the application, must do so in writing by 5pm on March 31, 2023 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: 18350 SW 126th Pl. Tax Lot: 2S121A003700



- **Criteria:** Development Code Chapters: 32, 33, 60, 63, 73A-D, 74 and 75.
- **Decision making process:** Architectural Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other sections. The Community Development Director and City Engineer shall issue final decisions on the Architectural Features and Utility Facilities of the proposed Architectural Review Plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is submitted on a form provided by the City for that purpose.
- **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.



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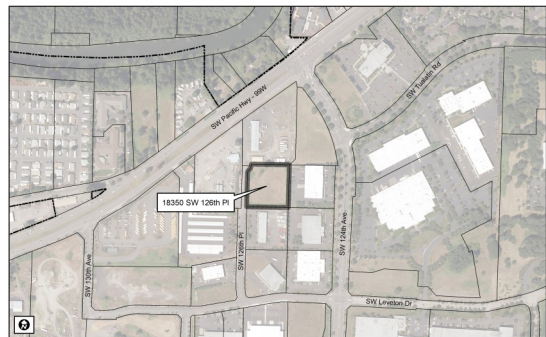
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- **Individuals wishing to comment** must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the Architectural Review Board, City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.
- **Notice of the Architectural Review 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

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