



**Land Use Application**  
**Permit #: 24 105129 00 PLN**

**Planning/Permit Application Center**  
City Hall  
555 Liberty St. SE, Room 320  
Salem OR 97301-3513  
503-588-6213 [planning@cityofsalem.net](mailto:planning@cityofsalem.net)

If you need the following translated in Spanish, please call 503-588-6256.  
Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

### Project Description

Class 2 Site Plan Review for Exterior Modifications. On the storefront, old glazing will be replaced with new. New faux window will be added on the right side of the storefront. New build-outs placed on the left and right side of the storefront to align with existing wall above. Signage will be under separate permit. For the back of the store, new ramp and platform will be added.

### Class 2 Site Plan Review

### Work site location and information

Street address of or location of subject property	4450 COMMERCIAL ST SE Suite 130 SALEM OR 97302
Size of property (acres)	0.00
Tax Lot Number	083W10DA01302
Neighborhood Association	Morningside Neighborhood Association

### People information

Applicant	JONATHAN SOEDHIJANT 5100 RIVER RD SCHILLER PARK IL 60176	847-916-2756 <a href="mailto:jsoedhijanto@rgla.com">jsoedhijanto@rgla.com</a>
Owner	HILFIKER STATION LLC, c/o Phillips Edison & Company Ltd. 11501 Northlake Drive, Cincinnati, OH 45249	
Contact	JONATHAN SOEDHIJANT 5100 RIVER RD SCHILLER PARK IL 60176	847-916-2756 <a href="mailto:jsoedhijanto@rgla.com">jsoedhijanto@rgla.com</a>

### Project information

Total Project Valuation	\$ 1,400,000.00
Site Area (Acreage)	0
Type of Plan Check	Commercial/Industrial
MS4 Reporting	No

### Land Use fees

Description	Amount
Site Plan Review	\$4,319.00
Automation Surcharge	\$5.00
<b>Total Fees</b>	<b>\$4,324.00</b>

## Terms and Conditions

**Correct information:** I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

**Copyright release for government entities:** I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

**Indemnity:** I, the permit applicant, shall indemnify, defend and hold harmless the City of Salem, its officers, employees and agents from any and all claims arising out of or in connection with work done under this permit.

## Authorizations


- ~~Property owners and contract purchasers are required to authorize the filing of this application and must~~ sign below. This signed form must be uploaded with other review documents.
- If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.
- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.

This application was electronically submitted to the City of Salem Permit Application Center by **JONATHAN SOEDHIJANTO** (PersonID: 390466) on **February 28, 2024 at 2:08 PM.**

I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

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I (we) certify that I (we) have read, understood, and confirm all the statements listed above and throughout the application form.

Authorized Signature:   
Printed Name: JONATHAN SOEDHIANTO Date: 02/28/2024  
Address (include ZIP): 5100 RIVER RD SUITE 125, SCHILLER PARK, IL 60176

OWNER:  
HILFIKER STATION LLC,  
a Delaware limited liability company

By: Phillips Edison Grocery Center Operating Partnership I L.P.,  
a Delaware limited partnership, its sole member

By: Phillips Edison Grocery Center OP GP I LLC,  
a Delaware limited liability company, its General Partner

By:   
Joe Schlosser, Executive Vice President

c/o Phillips Edison & Company, Ltd.  
11501 Northlake Drive, Cincinnati, OH 45249

April 8, 2024

(For office use only)		
Received by:	Date:	Receipt Number: