

WRITTEN STATEMENT  
Application for Partition Plat  
For: JARYN MONTGOMERY  
3200 PHEASANT AVE SE  
SALEM, OR 97302

January, 31 2024

City of Salem Permit Application Center  
555 Liberty St SE  
Salem, OR 97301

Re: Written narrative for the Partition Plat of Tax Lot 083W03AA03100

To whom it may concern:

The reason for the proposed Partition Plat is to create two parcels for future development.

We state that:

- There are no proposed changes to street right of ways, or street vacations, or any recorded covenants or restrictions on the property.
- The proposed partition will conform development standards.
- The proposed partition complies with all applicable provisions of ORS Chapter 92.
- We are not aware of any previous land use conditions affecting the subject property.
- The proposed partition does not affect City infrastructure, public utilities, or private utilities.

The proposed partition complies with the standards of the Salem RS Zoning Code in the following ways:

- Min Lot Area for Three Family=5,000 Square feet / Proposed 5,898+/- & 5,891+/- SF
- Min Lot Width=40' / Provided 40.42'. Min Lot Depth=80' / Provided 145'+
- Min Street Frontage=40' / Provided 40.42'
- The property fronts Pheasant Ave with access to public utilities.

Respectfully Submitted,

on behalf of JARYN MONTGOMERY