

Land Use Application
Permit #: 24 119639 00 PLN

**Planning/Permit Application Center** 

City Hall
555 Liberty St. SE, Room 320
Salem OR 97301-3513
503-588-6213 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**

Refinement Plan and associated Phased Subdivision Tentative Plan, Class 2 Site Plan Review, Tree Conservation Plan, and Airport Overlay Zone Variance application for 552 new single-family home lots.

Airport Overlay Zone Height Variance

Class 2 Site Plan Review

Fairview Refinement Plan

Phased Subdivision Tentative Plan

Tree Conservation Plan

## Work site location and information

Street address of or location of subject **0 STRONG RD SE** property **SALEM OR 97302** Size of property (acrest address of or location of subject property: 4300 to 4600 Blocks of Tax Lot Number Battle Creek Road SE and 4100 to 4500 Blocks of Reed Road SE (northwest corner of the Battle Creek Road SE and Reed Road SE intersection) Neighborhood Associ Size of Property (acres): ±102.4 Street address of or lo property Tax Lot Number(s): 083W110000300, 083W110000400 Size of property (acre Neighborhood Association: Morningside Tax Lot Number Neighborhood Association

## People information

**Applicant's** AKS ENGINEERING AND 3700 RIVER RD N STE 1

503-400-6028

Consultant

KEIZER OR 97303

salemadmin@aks-eng.com

Owner

SIMPSON HILLS LLC

3950 FAIRVIEW INDUSTRIAL DR SE 503-586-7401

**SALEM OR 97302** 

Contact

Grace Wollf

wolffg@aks-eng.com

Contact

**Holt Homes** 

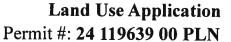
Josh Lang <joshua@holthomes.com>

**Applicant** 

Holt Homes

1301 SE Tech Center Drive, Suite 150

Vancouver, WA 98683





# **Project information**

 Total Project Valuation
 \$ 1,600,000.00

 Site Area (Acreage)
 \$ 102.62
 \$ 102.4

Comprehensive Plan552 new single-family homesZoningFairview Mixed-Use (FMU)

# of lots proposed 552
Is this expedited? No

Type of Plan Check Multi Family

MS4 Reporting No

 Neighborhood Association Contact
 Pamela Schmidling <sidrakdragon@live.com>

 Salem-Keizer Transit Contact
 Jolynn Franke <jolynn.franke@cherriots.org>

#### Land Use fees

Description		Amount
Site Plan Review		\$5,149.00
FMU: Refinement Plan		\$6,911.00
Automation Surcharge		\$5.00
Variance - Airport Overlay Zone Height		\$394.00
Subdivision - Phased		\$26,589.00
	Total Fees	\$39,048.00

#### **Terms and Conditions**

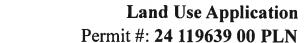
Correct information: I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

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 AKS ENGINEERING AND FORESTRY (PersonID: 330590) on September 19, 2024 at 6:28 AM.



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I (we) hereby give notic	e of the following concea	iled or unconcealed danger	ous conditions on the property:	
I (we) certify that I (we) throughout the applicat Authorized Signature:		and confirm all the statem	ents listed above and	
Printed Name: Address (include ZIP):	Simpson Hills, LLC BY: Premier Management Servic BY: Susan Haider, Treasure	ces Corp. its Manager  3950 FARTIEW INDI	Date: 9 19	2024 R 97302
Authorized Signature: Printed Name: Address (include ZIP):			Date:	
Authorized Signature: Printed Name: Address (include ZIP):			Date:	
Adultess (include 211 ).				
Received by:		(For office use only)  Date:	Receipt Number:	
Received by:		Paic.	Receipt Number.	