



October, 17th 2024
Permit# 20 105804 01 BP
2410 Mission Street
Salem OR, 97302

Modification to Previously approved application: (REV-2)

To whom it may concern,

The owner is looking to modify the previously approved adjustment (SPR-ADJ21-14 (21-108328) by reshaping some of the landscape areas to better serve and access the building better if needed. All affected/changed areas are clouded and labeled as Delta 7. The total landscape areas have been slightly modified and PU's have not changed, The small landscape area near the SW corner of the building was removed and is now a space for the trash dumpster. The landscaped area to the east with a large ground cover area been redistributed and now runs along the entire east side of the site and has both shrubs, trees and additional ground cover to offset the area that had been previously counted along the median on Mission Street. Bollards have been added at the front of the stalls on the East side to keep vehicles from driving through the property. Per phone conversations with the planner, additional measures have been added to better conform with current city standards, including removing one parking stall and adding more landscaping to meet the minimum 15% requirement.

Items that are related to primary use of the building:
Ref#: 21-108328-RP, 21-108332-ZO

Per Section 220.010- Modification of site plan review approval

- a) applicability
- b) procedure type
 - (2) Class 3 review (per SRC Chapter 300)
- c) Submittal requirements
 - (2) under SRC 300 and SRC 220.005(e)(2)
- d) Criteria
 - (2) Class 3 criteria met
 - (A) modification does NOT substantially change the original approval &
 - (B) modification will NOT result in significant changes, if anything helps the surrounding properties by giving additional buffer and allowing potential Emergency access around the building.
- (e) Expiration, (fees were paid to continue any open permits)

Per Section 220.05- Site plan review

- (e) submittal requirements
 - (2) Class 3 Plan review.
 - (A)- (I) All items for this section can be found on the attached drawings or from the original approved submission.

Per Section 300.600 Type 3 procedures

(follow Section 300.210 for application submittal)



For section 1-14 that are applicable see attached documents and Revised review comments for previously missing information needed for completeness

See the attached site plans to see the revisions made to the site to the landscaped areas.

Sincerely,

Christina M. Larson, Principal
AIA, NCIDQ, LEED AP
Varitone Architecture, LLC.
231 SW 2nd Ave. | PO Box 3420 | Albany, OR 97321
p. 541.497.2954 Ext. 104 |
www.varitonearchitecture.com

Rodney L. Alderich, Director
Copperstone INC.
P.O Box 12865, Salem 97309