

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

We are applying to consolidate two parcels of land, both located at 2710 Broadway St, through a replat. The proposed consolidation will remove the lot line and allow for development of the lot.

Replat Tentative Plan

Work site location and information

Street address of or location of subject property	2710 BROADWAY ST NE SALEM OR 97301
Size of property (acres)	0.43
Tax Lot Number	073W14BB04901
Neighborhood Association	Highland Neighborhood Association

People information

Applicant	BARKER SURVEYING	3657 KASHMIR WY SE SALEM OR 97317-9315	503-588-8800 carol@barkerwilson.com
Owner	HARNEK DHOTE	1057 NONA AV NW SALEM OR 97304	503-580-8263 nickdhote@ymail.com
Contact	Donny Reitan	donny@cgre.co	
Contact	Dylan Chavez	Dylan@cbtwoarchitects.com	
Contact	Gretchen Stone	Gretchen@cbtwoarchitects.com	
Contact	Zackary Reitan	zack@cgre.co	

Project information

Site Area (Acreage)

.43

Comprehensive Plan

A replat to consolidate two existing lots, (lots 14 and 15 of block 8 of the Mapleton Addition) into one lot approximately 18,624 square feet (0.43 acres) in size by dissolving the lot line between them. Both lots are located at 2710 Broadway St NE, and both comprise tax lot 073W14BB04901. Site is zoned RC (retail commercial).

Zoning

RC (Retail Commercial)

Number of Lots

2

MS4 Reporting

No

**Existing use structures and/or other
improvements on site**

Site contains defunct building, chain link fences, and a parking lot. The building is to be removed.

Neighborhood Association Contact

The property is within the Highland Neighborhood Association. The following email was sent to Leigha Gaynair, the Neighborhood chair, at highland@salemneighbors.org, and Merideth Patterson, the land use co-chair, at meripatterson@gmail.com, at 8:44 AM on 11/7/24.

Dear Highland Neighborhood Association Chairpersons,

We are preparing to apply to consolidate two parcels of land within the Highland neighborhood through a replat.

They are located at 2710 Broadway St.

Per SRC 300.310, I am formally notifying the Highland Neighborhood Association of the intent.

The applicants contact information is as follows:

Reitan RE Holdings, LLC

PO Box 155

Independence, OR 97351

(503) 779-5724

The proposed consolidation will remove the lot line and allow for better development of the lot, as shown on the attached map. (A copy of the proposed replat survey was attached to the email)

Feel free to contact me if you have any questions.

Thank you,

Sam Peltier - Field Technician

503-588-8800

Sam@Barkerwilson.com

Salem-Keizer Transit Contact

No contact has been made with Salem-Keizer Transit.

Homeowners Association

The property is not subject to an HOA

Land Use fees

Description	Amount
Replat	\$6,402.00
Automation Surcharge	\$5.00
Total Fees	\$6,407.00

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 **BARKER SURVEYING** (PersonID: 312977) on **November 7, 2024 at 12:40 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: _____ **Date:** _____

Address (include ZIP): _____

Authorized Signature: _____

Printed Name: _____ **Date:** _____

Address (include ZIP): _____

Authorized Signature: _____

Printed Name: _____ **Date:** _____

Address (include ZIP): _____

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