

WRITTEN STATEMENT
Application for Replat
For: DISTRICT 10 LLC
PO BOX 155
Independence, OR 97351

November 07, 2024

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

Re: Written statement for the proposed replat of Lots 14 & 15, Block 8, Mapleton Addition (Tax Lot 073W14BB04901)

To whom it may concern:

The reason for the proposed Replat is to consolidate the existing lots into one parcel for redevelopment of the property.

We state that:

- The proposed replat does not proposed any vacation of public streets/roads or any records of covenants or restrictions.
- The proposed replat does not create nonconforming units of land.
- Per the applicable provisions provided in ORS Chapter 92, the applicant is required to provide an application and a tentative plan depicting the proposed design, in which both are required in City of Salem's application materials.
- We are not aware of any existing City land use approvals or previous conditions of approval prohibiting this application to be approved.
- The property has access to Tryon Avenue, and is serviced by City Infrastructure. The proposed replat does not change these factors.

The property is zoned CR-retail commercial, and meets the standards of the UDC as outlined below:

- Lot Standards
 - Lot Area/Width/Depth; all uses=none
 - Street Frontage; 40' min – subject property abuts 3 streets with widths of 56+/-, 60' and 253' +/-
- DISTRICT 10, LLC is proposed to redevelop the property, demolishing the existing buildings. Please contact CB Two Architects to discuss how building setbacks, lot coverage, and other design requirements are met.

Per previous discussions with the City about this project, they made us aware that "ODOT conveyed fractional lots 14 and 15, outside of a land use action in 1988". They gave us two options to remedy this and the one we chose is go through a replat the fractional lots into one.

Respectfully Submitted,

Sam Peltier at Barker Surveying