



Land Use Application
Permit #: 24 124647 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

A consolidated land use review for a Class 3 Site Plan Review and three Class 2 Adjustments. Which will allow the property owner to reconfigure existing parking areas and permit their existing tenants to obtain required occupancy permits.

Class 2 Adjustment

Class 3 Site Plan Review

Work site location and information

Street address of or location of subject property	1793 SILVERTON RD NE SALEM OR 97301
Size of property (acres)	0.61
Tax Lot Number	073W14AD04500
Neighborhood Association	Northgate Neighborhood Association
Street address of or location of subject property	1793 SILVERTON RD NE Suite 100 SALEM OR 97301
Size of property (acres)	0.61
Tax Lot Number	073W14AD04500
Neighborhood Association	Northgate Neighborhood Association
Street address of or location of subject property	1793 SILVERTON RD NE Suite 120 SALEM OR 97301
Size of property (acres)	0.61
Tax Lot Number	073W14AD04500
Neighborhood Association	Northgate Neighborhood Association
Street address of or location of subject property	1793 SILVERTON RD NE Suite 130 SALEM OR 97301
Size of property (acres)	0.61
Tax Lot Number	073W14AD04500
Neighborhood Association	Northgate Neighborhood Association
Street address of or location of subject property	1793 SILVERTON RD NE Suite 140 SALEM OR 97301
Size of property (acres)	0.61
Tax Lot Number	073W14AD04500
Neighborhood Association	Northgate Neighborhood Association



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People information

Applicant	GRETCHEN STONE	500 LIBERTY ST SE SUITE 100 SALEM OR 97301-3890	503-480-8700 gretchen@cbtwoarchitects.com
Owner	ZEEB LEGACY LLC	1935 SILVERTON RD NE SALEM OR 97301	503-363-2334 oliver.r@jetindustries.net
Contact	Marcus Morin - Represents C	marcus.m@jetindustries.net	
Contact	Oliver Raab - Represents Ov	oliver.r@jetindustries.net	

Project information

Total Project Valuation	\$ 27,000.00
Site Area (Acreage)	3.05
Comprehensive Plan	Commercial
Zoning	CG - General Commercial
Number of Lots	1
Number of Class 2 Adjustments	3
Type of Plan Check	Commercial/Industrial
MS4 Reporting	No
Existing use structures and/or other improvements on site	Existing single story commercial building of 8,406 square feet, off-street parking, and landscaping.
Neighborhood Association Contact	Northgate Neighborhood Association - Chair, Co-Chair, and Land Use Chair were contacted via email with a description of the land use applications being made and a copy of the proposed Site Plan was provided.
Salem-Keizer Transit Contact	No contact was made
Homeowners Association	There is no homeowners association.

Land Use fees

Description	Amount
Site Plan Review	\$2,180.00
Automation Surcharge	\$5.00
Zoning Adjustment - Class 2	\$2,589.00
Total Fees	\$4,774.00

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
GRETCHEN STONE (PersonID: 332797) on **December 9, 2024 at 4:16 PM.**



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I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

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: Oliver Raab Date: 12/10/24
Address (include ZIP): 1935 Silverton Rd NE, Salem OR 97301

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: