



Land Use Application

Permit #: 24 125333 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

138-Unit Apartment Complex

Class 1 Design Review

Class 2 Adjustment

Class 2 Driveway Approach Permit

Class 3 Site Plan Review

Partition Tentative Plan

Tree Variance

Urban Growth Preliminary Declaration

Work site location and information

Street address of or location of subject property	1709 BAXTER RD SE SALEM OR 97306
Size of property (acres)	4.78
Tax Lot Number	083W14BD00200
Neighborhood Association	South Gateway Neighborhood Association

Street address of or location of subject property	1700 BAXTER RD SE SALEM OR 97306
Size of property (acres)	5.98
Tax Lot Number	083W14BD00100
Neighborhood Association	South Gateway Neighborhood Association

People information

Applicant	BRANDIE DALTON	1155 13TH ST SE SALEM OR 97302-2508	503-363-9227 bdalton@mtengineering.net
Owner	Neighborly Development	LauraR@neighborlydevelopment.com (Laura Robinson)	
Contact	BRANDIE DALTON	1155 13TH ST SE SALEM OR 97302-2508	503-363-9227 bdalton@mtengineering.net

Project information

Total Project Valuation	\$ 16,500,000.00
Site Area (Acreage)	10.76
Comprehensive Plan	Multi-Family Residential
Zoning	RMII
Is this expedited ?	No
Number of Lots	2
Number of Class 2 Adjustments	3
Number of Driveway Approaches	3
Number of significant trees proposed for removal	7
Type of Plan Check	Multi Family
MS4 Reporting	No
Existing use structures and/or other improvements on site	SFD to be removed
Neighborhood Association Contact	NA Meetings on 7-11-2024, 9-12-2024, 11-14-2024
Salem-Keizer Transit Contact	No Contact- NA
Homeowners Association	No Homeowners

Land Use fees

Description	Amount
Site Plan Review	\$14,220.00
Partition	\$6,402.00
Tree Regulation Variance	\$4,379.00
Automation Surcharge	\$5.00
Design Review - Class 1	\$739.00
Driveway Approach - Class 2	\$2,064.00
Zoning Adjustment - Class 2	\$2,589.00
Urban Growth Preliminary Declaration	\$5,913.00
Total Fees	\$36,311.00

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 **BRANDIE DALTON** (PersonID: 233857) on **December 20, 2024** at **1:25 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: