



Land Use Application
Permit #: 25 103980 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

Subdivision tentative plan for three existing tax lots, which are a portion of Lots A and B of Block 3 of the Amended Plat of Heltzels Garden Tracts subdivision, into a 5-lot subdivision.

Class 2 Adjustment

Subdivision Tentative Plan

Work site location and information

Street address of or location of subject property	4208 MARKET ST NE SALEM OR 97301
Size of property (acres)	0.31
Tax Lot Number	072W19AC00400
Neighborhood Association	East Lancaster Neighborhood Association (ELNA)
Street address of or location of subject property	4258 MARKET ST NE SALEM OR 97301
Size of property (acres)	0.32
Tax Lot Number	072W19AC00600
Neighborhood Association	East Lancaster Neighborhood Association (ELNA)
Street address of or location of subject property	0 MARKET ST NE SALEM OR 97301
Size of property (acres)	0.09
Tax Lot Number	072W19AC00500
Neighborhood Association	East Lancaster Neighborhood Association (ELNA)

People information

Applicant	GERARDO MALDONADC 2564 19TH ST SE SALEM OR 97302	503-399-3828 gmaldonado@leiengineering.com
Owner	Trung Diep	503-551-9828; chomconstco@yahoo.com
Contact	GERARDO MALDONADC 2564 19TH ST SE SALEM OR 97302	503-399-3828 gmaldonado@leiengineering.com

Project information

Site Area (Acreage)	.72
Comprehensive Plan	SF (Single Family Residential)
Zoning	RS (Single Family Residential)
# of lots proposed	5
Is this expedited ?	Yes
Number of Lots	5
Number of Class 2 Adjustments	2
MS4 Reporting	Yes
Existing use structures and/or other improvements on site	Two existing single-family homes and 4 accessory buildings.
Neighborhood Association Contact	Contacted Susann, Co-Chair and Land Use Chair, and Sue, Co-Chair, of East Lancaster Neighborhood Association through email. I provided a letter and site plan to describe our proposed project on January 29, 2025.

Land Use fees

Description	Amount
Subdivision	\$15,112.00
Automation Surcharge	\$5.00
Zoning Adjustment - Class 2	\$2,289.00
Total Fees	\$17,406.00

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 **GERARDO MALDONADO** (PersonID: 389455) on **February 13, 2025** at **11:31 AM**.

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: _____

Address (include ZIP): _____

TRUNG VAN DIEP

Date: _____

2/13/2025

6295 Aumsville Hwy SE Salem, OR 97317

Authorized Signature: _____

Printed Name: _____

Address (include ZIP): _____

Gerardo Maldonado

Date: _____

2/13/2025

Authorized Signature: _____

Printed Name: _____

Address (include ZIP): _____

Date: _____

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