



Land Use Application

Permit #: 24 124417 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

Partition of property located at 3271 Lancaster Dr NE and development of northern parcel only.

Class 2 Adjustment

Class 3 Site Plan Review

Conditional Use

Partition Tentative Plan

Work site location and information

Street address of or location of subject property	3271 LANCASTER DR NE SALEM OR 97305
Size of property (acres)	0.64
Tax Lot Number	072W18BB06000
Neighborhood Association	North Lancaster Neighborhood Association (NOLA)

People information

Applicant	RAHIM ABBASI	500 E 24TH ST VANCOUVER WA 98663	503-816-9466 rahim@abbasidesign.com
Owner	JCCD PROPERTY HOLDIN	3892 AUBURN RD NE SALEM OR 97301	754-224-7422 charles@hashstoria.com
Contact	RAHIM ABBASI	500 E 24TH ST VANCOUVER WA 98663	503-816-9466 rahim@abbasidesign.com
Contact	Ryan Ramey	ryan.ramey@cvpre.com	



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Project information

Total Project Valuation	\$ 800,000.00
Site Area (Acreage)	.64
Comprehensive Plan	COM
Zoning	CR
Is this expedited ?	Yes
Number of Lots	1
Number of Class 2 Adjustments	1
Type of Plan Check	Commercial/Industrial
MS4 Reporting	Yes
Existing use structures and/or other improvements on site	Existing site is currently improved with mixed gravel and dirt. There is an existing sanitary sewer lateral.
Neighborhood Association Contact	Neighborhood contact was made via email and a conference call with video occurred on Nov 1 with the Neighborhood Association Chairs.
Salem-Keizer Transit Contact	No contact has been made with Salem-Keizer Transit.
Homeowners Association	Chair Deanna Garcia dg.boardstuff@gmail.com
	Land Use Chair Dennis Will elephant2@comcast.net

Land Use fees

Description	Amount
Site Plan Review	\$4,103.00
Partition	\$9,842.00
Conditional Use	\$6,920.00
Automation Surcharge	\$5.00
Zoning Adjustment - Class 2	\$1,989.00
Total Fees	\$22,859.00

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.



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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 **RAHIM ABBASI** (PersonID: 396939) on **December 5, 2024** at **9:43 AM**.



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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: Charles Delvalle

Printed Name: Jccd Property Holding, LLC c/o Charles Delvalle Date: 12/06/2024, 10:43:12 AM PST

Address (include ZIP): 3892 Auburn Rd NE, Salem, OR 97301

Authorized Signature: 

Printed Name: Cole Valley Parters, LLC c/o John Zachary Bonsall Date: 12/5/24

Address (include ZIP): 2188 SW Park Pl, STE 100, Portland, OR 97205

Authorized Signature: _____

Printed Name: _____ Date: _____

Address (include ZIP): _____

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