

SUBDIVISION 07-3

DORCHESTER PROPERTIES
DOUG NELSON
761 HYLO ROAD SE
SALEM, OR 97306

ASHLEY DEFORD
SAALFELD GRIGGS PC
P. O. BOX 470
SALEM, OR 97308

Mark Grenz
1155 13th St. SE
Salem, OR 97302

JOHN LATTIMER
3336 HUCKLEBERRY COURT S
SALEM, OR 97302

FRANK KNOX, LAND USE
CROISAN-ILLAHE NBRHD
2465 CRESTMONT CIRCLE SOUTH
SALEM OR 97302

RACHEL DIXON
CROISAN-ILLAHE COUNSELOR
DEPARTMENT OF COMMUNITY SERVICES

TYE GODFREY
CROISAN-ILLAHE LIAISON
GENERAL SERVICES

ROBERT PASCAL
4450 CROISAN CREEK ROAD S
SALEM, OR 97302

GREG KORNSPAN
4291 CROISAN CREEK ROAD S
SALEM, OR 97302

DONALD COOPER
4330 CROISAN CREEK ROAD S
SALEM, OR 97302

LOUELLA SMITH
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ORCHARD HEIGHTS WATER ASSOC.
PO Box 5196
SALEM, OR 97304

(WEST SALEM ONLY)

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SALEM AREA TRANSIT DISTRICT
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SALEM, OR 97301

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(DECISION ONLY)

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740 STATE STREET - ROOM 407
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Request No.: 107047
Client: SL
Product Date: 01-MAR-2007
Product of: GIS Div./Salem IT

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YEM, SOKHUM
3989 HOMESTEAD RD S
SALEM OR 97302

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BIERMAN, JANET A
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PO BOX 2203
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CERTIFICATION OF MAILING

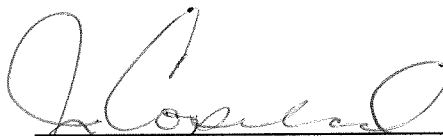
STATE OF OREGON)

CITY OF SALEM)

I, Judy Copeland, do hereby certify that I, on the 11th day of April 2007 caused to be deposited in the post office at Salem, Oregon, 43 separate envelopes the postage of each of which was duly prepaid and 23 copies sent interoffice or hand delivered which contained a true and correct copy of the Findings and Recommendation on the Subdivision 07-3.

A copy of which is filed in the case file. Said envelopes were addressed to the persons owning property in the notification area affected by said application, the Response Sheet Mailing List, Filer, and Contact.

DATED at Salem, Oregon, this April 11, 2007



Judy Copeland, Staff Assistant

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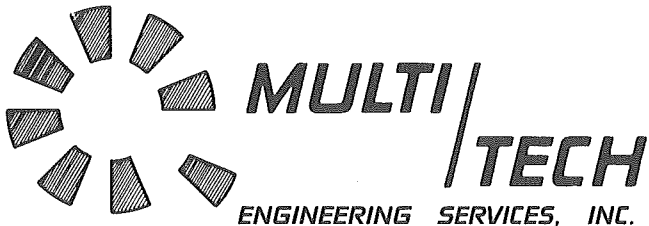
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RECEIVED

APR - 9 2007

COMMUNITY
DEV. DEPT.

CONSULTANTS

1155 13th Street, S.E.

Salem, Oregon 97302

(503) 363-9227

TRANSMITTAL NOTICE

TO: CITY OF SALEM PLANNING
BRANDIE DALTON ASSOCIATE PLANNER

DATE 4-9-07

PLAT 07-3

JOB 4842

WE SUBMIT:

- | | | | |
|--|------------------------------------|---|---|
| ☐ ENCLOSED | ☐ DRAWINGS | ☐ FOR APPROVAL | |
| ☐ CHECK(S) INCLUDED | ☐ DOCUMENTS | ☐ FOR YOUR USE | ☐ TO REV. & RETURN |
| ☐ PER YOUR REQUEST | ☐ REVISED | ☐ FOR FINAL DISTRIB. | ☐ FOR SIGNATURE |

DRAWING NUMBER	COPIES	DESCRIPTION

REMARKS: ATTACHED PLEASE FIND A NOTARIZED AFFIDAVIT REGARDING THE POSTING OF
PLAT NO. 07-3 PER YOUR INSTRUCTIONS.

BOB RYAN

CC

POSTING PROCEDURE FOR NOTICE OF SUBDIVISION

NAME OF APPLICANT Doug Nelson
ADDRESS OF SUBJECT PROPERTY 4200 Bl Crason Creek Rd
SUBDIVISION CASE NO. 07-3
CASE PLANNER Brandie Dalton RECEIVED
Post No Sooner Than 4-5-07 APR - 9 2007
Post No Later Than 4-7-07 COMMUNITY
DEVELOPMENT
Return This Form to Room 305 Within 7 Days After Posting _____

The Salem Revised Code requires that one 2-foot by 3-foot notice be posted on a property proposed for a subdivision. The ordinance assigns the responsibility to post this notice to the applicant. The Planning staff will furnish the appropriate notice after the application is filed.

The notice shall be located in a place clearly visible on each street providing access to the proposed subdivision, at a point not to exceed 250 feet from the proposed subdivision. The notice must be fully visible and directly face the street.

It shall be the responsibility of the applicant to provide a sign frame and to place such notice not less than 10 days nor more than 14 days prior to the date of the Subdivision Review Conference. Posting notices shall be removed from the subject property by the applicant within 7 days of the Planning Administrator's decision.

AFFIDAVIT OF POSTING NOTICE

I, Robert Ryan, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

① South Side of Crason Creek Rd on property in
Quinton

That I posted said notice in the manner at the place above stated on the 5 day of April, 2007, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

Robert Ryan
Applicant's Signature

-----NOTARY PUBLIC-----

STATE OF OREGON }
County of MARION } ss.

This instrument was acknowledged before me on this 9th day of April, 2007, by Robert Ryan



Brian M Grenz
Notary Public for Oregon
My Commission Expires: 12-15-09

MAR 16 2007

4842

March 14, 2007



Ashley DeForest
Saalfeld Griggs PC
P. O. Box 470
Salem, OR 97308

RECEIVED

APR - 9 2007

COMMUNITY
DEV. DEPT

FROM: SALEM PLANNING DIVISION OFFICE:

Brandie Dalton, Interim Senior Planner

- I. TYPE OF CASE: Croisan Ridge Subdivision Plat No. 07-3
- II. DATE APPLICATION SUBMITTED: March 14, 2007
- III. LOCATION OF SUBJECT PROPERTY: 4200 Block of Croisan Creek Road S
- IV. REQUEST:

To divide approximately 48 acres into a 177 lot subdivision with lots ranging in size from 5,877 square feet to 17,982 square feet in size and with a concurrent variance to allow the finished street grade of the east and northeast street connection to Croisan Creek to exceed 12 percent (SRC 63.255(b)) for property in an RA (Residential Agriculture) zone and located in the 4200 block of Croisan Creek Road S.

V. REVIEW PROCESS:

Your completed application has been received. There are key dates that you should be aware of during the continuing review process.

- A. Within approximately 5 days, the notices, stating your request and the date of the review conference, will be mailed to the list of property owners within the notification area.
- B. The REVIEW CONFERENCE is scheduled for Tuesday, April 17, 2007 at 9:00 a.m., in Room 305, Civic Center. This is your opportunity to appear and describe your proposal.
- C. The subject property must be POSTED no sooner than **April 5, 2007** and no later than **April 7, 2007**. This is your responsibility as the applicant for this case. Also, it is your responsibility to remove these notices within 7 days following the Planning Administrator's decision.
- D. The NOTARIZED/SIGNED AFFIDAVIT must be returned to the Civic Center, Room 305, within 7 days following the posting date. This is your responsibility, as the applicant for this case.
- E. The POSTING NOTICES/SIGNS and the AFFIDAVIT can be obtained in Room 305, Civic Center. **A \$25.00 DEPOSIT FOR EACH POSTING SIGN IS REQUIRED AND WILL BE REFUNDED WHEN POSTING SIGNS ARE RETURNED.**

If you have any questions, please contact **Brandie Dalton, Interim Senior Planner** at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE, Room 305
Telephone: (503) 588-6173, Ext. 7509

cc: ~~Mark Grenz, Multi Tech Engineering~~
Doug Nelson, Dorchester Properties

COMMUNITY DEVELOPMENT

CERTIFICATION OF MAILING

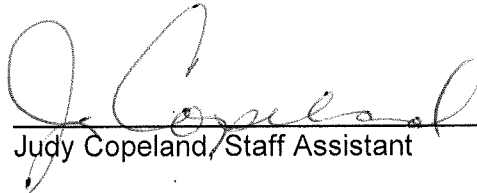
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A copy of which is filed in the case file. Said envelopes were addressed to the persons owning property in the notification area affected by said application, the Response Sheet Mailing List, Filer, and Contact.

DATED at Salem, Oregon, this 15th day of March, 2007.



Judy Copeland, Staff Assistant

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MARION COUNTY PLANNING

HENRY BEHRENDT
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785 CANDALARIA BLVD S
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SALEM OR 97306

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BOOTH, SANDRA KAY
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MCCANN, JULIE M
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SMITH, MAUREEN E
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4121 CROISAN CREEK RD S
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LAVIOLETTE, TEAH M
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761 HYLO RD SE
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4291 CROISAN CREEK RD S
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YORK, JULIE E
4298 CROISAN CREEK RD S
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4330 CROISAN CREEK RD S
SALEM OR 97302

COOPER, D W & MILDRED J
4330 CROISAN CREEK RD S
SALEM OR 97302

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4348 CROISAN RIDGE WAY
SALEM OR 97302

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