

MEMO



Date: May 20, 2015

To: Glenn Gross
Urban Planning Administrator
Community Development
Planning Division
555 SE Liberty Street, Room 305
Salem, Oregon 97302

**RE: Time Extension Request: SUB 07-
13/4400-5200 blocks of Kale
Road/Northstar Subdivision**

Dear Glenn:

Pursuant to SRC 63.049(b), we are hereby requesting a time extension for the Northstar Subdivision (SUB 07-13 Amendment) approval. Approval was affirmed by the Subdivision Review Conference on December 18, 2007. In 2009, 2011, and 2013, the applicant requested 2-year time extensions and was granted approval. Therefore, the approval now expires on December 18, 2015.

Due to some unforeseen circumstances and the slowly recovering economy, the engineering on the project has not been completed. Therefore, the applicant is requesting a two year time extension for SUB 07-13, extending the date to December 18, 2017.

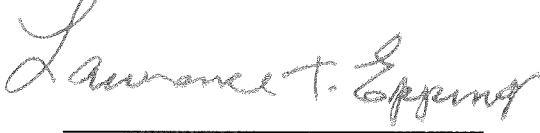
UGA 07-1 will expire on June 25, 2015, however, per SRC 200.025(g)(1):

"If the Preliminary Declaration is issued in connection with a subdivision, phased subdivision, planned unit development, manufactured dwelling park, or site plan review approval, the Preliminary Declaration shall be valid so long as the subdivision, phased subdivision, planned unit development, manufactured dwelling park, or site plan review approval remains valid; provided, however, that once a development has received tentative plan approval, in the case of a subdivision, or been granted a building permit in all other cases, the developer and his successors in interests shall be bound to complete all terms and conditions of the permit."

Therefore, an extension to the UGA is not required and it remains valid as long as the Subdivision approval is valid.

If you have any questions regarding this issue, please call me.

Sincerely,



Larry Epping

Date: 5-20-15