



COMMUNITY DEVELOPMENT DEPARTMENT

555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • (503) 588-6173 • (503) TTY 588-6353 • (503) Fax 588-6005

December 19, 2011

Mark Grenz
Multi/Tech Engineering Services, Inc.
1155 13th Street SE
Salem OR 97302

Larry Epping
Granada Land Company
2485 Lancaster Drive NE
Salem, OR 97305

RE: Time Extension for Subdivision Case No. 07-13; 4400-5200 Blocks of Kale Road NE
(Northstar Subdivision)

Dear Mr. Grenz:

The City has reviewed your request for a time extension of two years on the approval of the above-referenced Subdivision. The original approval of this Subdivision was given on December 18, 2007. The first request for a time extension was granted in 2009 and is valid through December 18, 2011. Your request for a time extension was received prior to the expiration date.

In order for this time extension to be approved it must be found that:

- 1) There have been no modifications to the standards and criteria used to approve the original application (SRC 300.860(b)(2)); and
- 2) The facts upon which the approval was based have not changed to an extent sufficient to warrant refiling of the tentative plan (SRC 63.049(b)).

Staff review of the file indicates that the facts upon which the original approval was based have not changed to an extent sufficient to warrant refiling of the tentative plan, and there have been no modifications to the standards and criteria applicable to the original application.

Thus, in accord with SRC 300.860(b)(2) and SRC 63.049(b), the requested time extension is granted for a maximum period of two years; such extension shall be valid through December 18, 2013. Because SRC Chapter 300 allows for a maximum of two extensions, no additional extensions to the tentative plan approval will be possible.

If you have any questions, please contact Cecilia DeSantis Urbani, Planner II, Ext. 7508, curbani@cityofsalem.net.

Sincerely,



Glenn W. Gross
Urban Planning Administrator

Enclosure: Extension Request

cc: Glenn Davis, Public Works Dept.
Cecilia DeSantis Urbani, Planner II

TRANSMITTAL



DATE: November 30, 2011

JOB #: 4519

To: Glenn Gross
Community Development
City of Salem
City Hall, Room 305

PROJECT: Northstar

FROM: Brandie Dalton

RE: *NORTHSTAR SUBDIVISION 07-13 EXTENSION REQUEST*

<input type="checkbox"/> ENCLOSED	<input type="checkbox"/> PLANS	<input type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> FOR VERIFICATION
<input type="checkbox"/> CHECKS INCLUDED	<input type="checkbox"/> DOCUMENTS	<input type="checkbox"/> FOR YOUR USE	<input type="checkbox"/> REVISE & RETURN
<input type="checkbox"/> PER YOUR REQUEST	<input type="checkbox"/> FOR SIGNATURE	<input type="checkbox"/> FOR FINAL DISTRIBUTION	<input type="checkbox"/> OTHER

COPIES	No.	DESCRIPTION

MESSAGE: ENCLOSED IS A LETTER REQUESTING A 2-YEAR TIME EXTENSION FOR THE NORTHSTAR SUBDIVISION (SUB07-13). IF YOU HAVE ANY QUESTIONS OR COMMENTS REGARDING THIS ISSUE PLEASE FEEL FREE TO CONTACT ME. THANKS.

SIGNED: 
bmd@multitech.ws

MEMO



Date: November 30, 2011

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

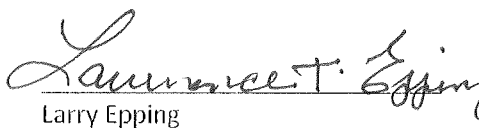
Dear Glenn:

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, the applicant requested a 2-year time extension and was granted approval. Therefore, the approval now expires on December 18, 2011.

Due to a flooded single family dwelling market, the engineering on the project has not been completed. Therefore, the applicant is requesting a two year time extension for SUB 07-13 Amendment. Therefore, extending the date to December 18, 2013.

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

Sincerely,

 Date: 11-29-2011
Larry Epping

Kelly Kelly - Time Extension Letter - Subdivision 07-13; 4400-5200 Blocks of Kale Road NE

From: Kelly Kelly
To: Mark Grenz - Multi/Tech Engineering
Date: 12/19/2011 5:06 PM
Subject: Time Extension Letter - Subdivision 07-13; 4400-5200 Blocks of Kale Road NE
CC: Beckman, Helen; Gross, Glenn; URBANI, CECELIA
Attachments: SUB 07-13 Time Extension Letter 12-19-11.pdf

Attached is Time Extension Request Letter
for Subdivision 07-13; 4400-5200 Blocks of Kale Road NE.

If you have questions, please contact case manager, Cecilia DeSantis Urbani, Planner II, at 503-588-6173, ext 7508, or curbani@cityofsalem.net

Kelly Kelly
CD Staff Assistant
503-588-6173, Ext. 7512
kskelly@cityofsalem.net



555 Liberty St SE
Room 305 - receipt
Salem OR 97301

Sequence #: 07-120560-LD

Payment #: 10154518

Date: Dec 02, 2011

Check #: 1540

LAND DIVISION

RECEIPT

Customer

GRANADA LAND CO
2485 LANCASTER DR NE
SALEM OR 97305

Payment For Address: **4400 KALE ST NE**

Description	Billed Fees	Previously Paid	Today's Payment	Balance Due
Time Extensions	\$125.00			
Automation Surcharge	\$5.00			
Processing Fee - PL	\$12.50			
Total for Bill # 730214:	\$142.50	\$0.00	\$142.50	\$0.00

RECEIPT TOTAL:	\$142.50	\$0.00	\$142.50	\$0.00
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Total Paid: \$142.50