

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * 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.

(For office use only)

Permit #:

Application type

Please describe the type of land use action requested:

Site Plan Review, Validation of Unit of Land, Urban Growth Preliminary Declaration, Class 2 Adjustment, Tree Removal Permit

Work site location and information

Street address or location of subject property	0 Turner Rd. SE
Total size of subject property	10 ac
Assessor tax lot numbers	082W07C / 200
Existing use structures and/or other improvements on site	no
Zoning	IG
Comprehensive Plan Designation	IND
Project description	new construction of a 208,000 SF industrial use building with assoc. site work.

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Neliton Investments, LLC	P.O. Box 3967, Salem, OR 97302	503-718-8837
Agent	AAI Engineering	4875 SW Griffith Dr. #100 Beaverton, OR 97005	503-620-3030 bethz@aaieng.com
Paid By	AAI Engineering	4875 SW Griffith Dr. #100 Beaverton, OR 97005	503-620-3030 bethz@aaieng.com

Project information

Project Valuation for Site Plan Review	25,000,000.00
Neighborhood Association	SE Mill Creek Assoc.
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	11/4/2021
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	email. Received, no comment.
Have you contacted Salem-Keizer Transit? planning@cherriots.org	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Salem-Keizer Transit contacted	11/5/2021
Describe contact with Salem-Keizer Transit	email that they had already seen the project and would like to see a sidewalk on Turner frontage.
Type the name and address of the Homeowners Association (If none, type "N/A".)	arasmussen@modernbuildingsystem.com

Authorization by property owner(s)/applicant

***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.**

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.

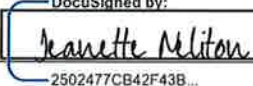
Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- 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.
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: 
 5735A56B1DBE4E2...
Print Name: David Neliton **Date:** 4/6/2022 | 6:25 PM PDT

Address (include ZIP): P.O. Box 3967

Authorized Signature: 
 2502477CB42F43B...
Print Name: Jeanette Neliton **Date:** 4/6/2022 | 6:33 PM PDT

Address (include ZIP): P O Box 3967, Salem, OR 97302

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

Not using Internet Explorer?

Save the file to your computer and email to planning@cityofsalem.net.

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Permit #:

Work site location and information

Street address or location of subject property	0 TURNER RD. SE
Lot size	10 ac
Planning Action Involved	Site Plan Review

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	NELITON INVESTMENTS LLC	PO BOX 3967, SALEM, OR 97302	

Project information

Do you own contiguously-owned parcels	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is a building permit involved	<input checked="" type="radio"/> Yes <input type="radio"/> No
How many trees are on the property? (Tree means any living, standing, woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more in dbh, and possesses an upright arrangement of branches and leaves (SRC 808.005(n))).	45
How many trees are proposed for removal?	43
How many trees are proposed for preservation?	2
Are trees within a riparian corridor proposed for removal? The riparian corridor boundary is measured 50 feet horizontally from the top of bank on each side of a stream with the exception of the Willamette River, which measures 75 feet horizontally from the top of bank.	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is native vegetation within a riparian corridor proposed for removal? A list of native vegetation can be found in the Tree and Vegetation Technical Manual (SRC 808.005(o)).	<input type="radio"/> Yes <input checked="" type="radio"/> No
Are heritage trees proposed for removal?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Are significant trees proposed for removal? Significant tree means rare, threatened, or endangered trees of any size as defined or designated under State and Federal laws and included in the tree and vegetation technical manual and Oregon white oaks with a dbh of twenty inches or greater and any species of tree that is at least 30 inches in diameter at breast height (4.5 ft) except for the following species: Tree of heaven (Ailanthus altissima); Empress tree (Paulownia tomentosa); Black cottonwood (Populus trichocarpa); Black locust (Robinia pseudoacacia).	<input checked="" type="radio"/> Yes <input type="radio"/> No 4 total 2 to be removed, 2 to be protected
How many Significant Trees are on the property?	

Authorization by property owner(s)/applicant

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