



## Land Use Application

### Planning/Permit Application Center

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

503-588-6173 \* [planning@cityofsalem.net](mailto: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:

Conditional Use and Site Plan Review Class 3 (SPR-3)

### Work site location and information

Street address or location of subject property	1717 Freeway Court NE 97301
Total size of subject property	.61AC + .77AC = 1.38AC (60,112.8 SF)
Assessor tax lot numbers	Map and Tax Lot 073W24AD00500 & 073W24AD00202
Existing use structures and/or other improvements on site	Restaurant
Zoning	MU-III (Mixed Use III)
Comprehensive Plan Designation	MU-Mixed Use
Project description	Continued use of a portion of the building as a restaurant (3,757sf). Remainder of area (3,268sf) to be used as car sales. Convert the majority of the parking lot to display.

### People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Hawthorne Parking Lot LLC	2263 McGilchrist St SE STE 200 Salem OR 97302	
Agent	Ronald James Ped Architect, PC	6850 BURNETT STREET, SE Salem, Oregon 97317	503.363.1456 <a href="mailto:rjp@rktect.com">rjp@rktect.com</a>
Paid By	Applicant		

### Project information

Project Valuation for Site Plan Review	
Neighborhood Association	North Lancaster Neighborhood Association
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	1/9/2023
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.)	Contacted Chair Deanna Garcia and Land Use Chair Dennis Will via email with regards to the intended change of use.
Have you contacted Salem-Kelzer Transit? <a href="mailto:planning@cherriots.org">planning@cherriots.org</a>	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Salem-Kelzer Transit contacted	1/9/2023
Describe contact with Salem-Kelzer Transit	Contacted Salem-Kelzer Transit via email with regards to the intended change of use.
Type the name and address of the Homeowners Association (If none, type "N/A".)	North Lancaster Neighborhood Association (NOLA)

### 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: Joseph Fox

Print Name: Joseph R. Fox - Hawthorne Parking Lot LLC

Date: 1/9/23

Address (include ZIP): 2263 McGilchrist St SE STE 200 Salem OR 97302

Authorized Signature: Mary R. Hawkins

Print Name: Mary R. Hawkins - Hawthorne Land Investment, LLC

Date: 1/9/23

Address (include ZIP): 2776 ~~Alvarado~~ Terr S Salem OR 97302

Alvarado Terr S.

(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](mailto:planning@cityofsalem.net).