

Land Use Application Permit #: 23 107226 00 PLN

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

503-588-6213 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.

Project Description

The applicant is presenting a consolidated request for a conditional use permit, class 3 site plan review, class 2 driveway approach permit, property line adjustments, and class 2 adjustments for the redevelopment of Nissan of Salem dealership. The subject property is located at 2908 Market Street NE in Salem and can be identified as Marion County Map and Tax Lot Numbers 073W24BD08800, 073W24BD08900, and 073W24AC02700. Class 2 Adjustment

Class 3 Site Plan Review Conditional Use Property Line Adjustment

Work site location and information

Street address of or location of subject property Size of property (acres)		2908 MARKET ST NE		
		SALEM OR 97301		
		0.91		
Tax Lot Number		073W24BD08900		
Neighborhood Association		North East Salem Community Association (NESCA)		
People info	ormation			
Applicant	BRAND LAND USE	12150 JEFFERSON HWY 99E SE JEFFERSON OR 97352	503-680-0949 britany@brandlanduse.com	

		JEFFERSON OR 97352	britany@brandlanduse.com
Owner	Salem N RE, LLC	tim2moody@gmail.com	
Contact	BRAND LAND USE	12150 JEFFERSON HWY 99E SE JEFFERSON OR 97352	503-680-0949 britany@brandlanduse.com
Contact	Mike Junge	mjunge@carlsonveit.com	



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Project information			
Total Project Valuation	\$ 1,000,000.00		
Site Area (Acreage)	.91		
Comprehensive Plan	MU		
Zoning	MUIII		
Number of Class 2 Adjustments	5		
Number of Property Line Adjustments	2		
Type of Plan Check	Commercial/Industrial		
MS4 Reporting	No		
Existing use structures and/or other improvements on site	Existing Nissan of Salem Development		
Neighborhood Association Contact	Informational letter and site plan emailed to neighborhood association		
Salem-Keizer Transit Contact	Cc'd on informational letter to neighborhood association		
Homeowners Association	NA		

Land Use fees

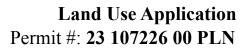
Description		Amount
Site Plan Review		\$4,065.00
Conditional Use		\$6,287.00
Lot Line Adjustment		\$2,370.00
Automation Surcharge		\$5.00
Zoning Adjustment - Class 2		\$2,807.00
	Total Fees	\$15,534.00

Terms and Conditions

Correct information: I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

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.

Indemnity: I, the permit applicant, shall indemnify, defend and hold harmless the City of Salem, its officers, employees and agents from any and all claims arising out of or in connection with work done under this permit.





Authorizations

- Property owners and contract purchasers are required to authorize the filing of this application and must sign below. This signed form must be uploaded with other review documents.
- 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.
- 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.

This application was electronically submitted to the City of Salem Permit Application Center by **BRAND LAND USE** (PersonID: 356998) on **March 29, 2023** at **7:05 PM**.



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

I (we) certify that I (we) have read, understood, and co the application form.	onfirm all the statements listed above and throughout
Printed Name:	
Address (include ZIP):	
Authorized Signature:	
Printed Name:	
Address (include ZIP):	
Authorized Signature:	
Printed Name:	Date:

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