



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

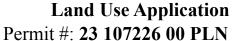
Property Line Adjustment

Work site location and information

Street address of or location of subject	2908 MARKET ST NE
property	SALEM OR 97301
Size of property (acres)	0.91
Tax Lot Number	073W24BD08900
Neighborhood Association	North East Salem Community Association (NESCA)

People information

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





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 Existing Nissan of Salem Development

improvements on site

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

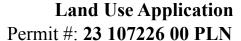
Description		Amount
Site Plan Review		\$4,065.00
Conditional Use		\$6,287.00
Lot Line Adjustment		\$2,370.00
Automation Surcharge		\$5.00
Zoning Adjustment - Class 2		\$2,807.00
	Total Fees	\$15,534.00

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**.



Land Use Application Permit #: 23 107226 00 PLN

(we) hereby give notice o	f the following concealed	or unconcea	ed dangerous	conditions on th	e property:
I (we) certify that I (we) hat the application form. Authorized Signature:	ave read, understood, an	1	the statement	s listed above and	
Printed Name: Truste Address (include ZIP):	ОПНУ 10004 - 2908 MAR	F' KET ST	NE, S.	Date:	97301
Authorized Signature: Printed Name: Address (include ZIP):				Date:	
Authorized Signature:				Date:	
Additess (include 222).			water and the second se		
		(For office use or	ılv)		
Received by:		Date:		Receipt Number:	