



Land Use Application
Permit #: 23 121805 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

Class 3 Site Plan Review, Class 1 Design Review, Class 1 and 2 Adjustments, Class 2 Driveway Approach Permit, Property Line Adjustment (PLA), and Urban Growth Preliminary Declaration that will accommodate 405 new multiple-family residences on the site located at 4680 and 4650 Hazelgreen Road NE.

Class 1 Adjustment
Class 1 Design Review
Class 2 Adjustment
Class 2 Driveway Approach Permit
Class 3 Site Plan Review
Property Line Adjustment
Urban Growth Preliminary Declaration

Work site location and information

Street address of or location of subject property	4680 HAZELGREEN RD NE SALEM OR 97305
Size of property (acres)	15.26
Tax Lot Number	062W32C000400
Neighborhood Association	

Street address of or location of subject property	4650 HAZELGREEN RD NE SALEM OR 97305
Size of property (acres)	0.33
Tax Lot Number	062W32C000500
Neighborhood Association	Northgate Neighborhood Association

People information

Applicant	AKS ENGINEERING AND 3700 RIVER RD N STE I KEIZER OR 97303	503-400-6028 salemadmin@aks-eng.com
Owner	Jeff Bivens jeff@iecon.us, 503-655-7933, 27375 SW Parkway Ave Wilsonville OR 97070	
Contact	Carrie Dale carried@iecon.us, 503-388-3655, 27375 SW Parkway Ave, Wilsonville OR 97070	
Contact	Daisy Goebel goebeld@aks-eng.com	

Project information

Total Project Valuation	\$ 15,000,000.00
Site Area (Acreage)	15.59
Comprehensive Plan	multiple-family and mixed-use development
Zoning	RM-II and MU-I
Number of Class 1 Adjustments	2
Number of Class 2 Adjustments	5
Number of Driveway Approaches	2
Number of Property Line Adjustments	1
Type of Plan Check	Multi Family
MS4 Reporting	Yes
Existing use structures and/or other improvements on site	N/A
Neighborhood Association Contact	The Northgate Neighborhood Association was contacted on July 18, 2023, and the contents of that contact are included in Exhibit G.
Salem-Keizer Transit Contact	The Salem-Keizer Transit District was contacted on July 18, 2023. The contents of the contact with the Salem-Keizer Transit District, and the response received from the District are included in Exhibit G.
Homeowners Association	N/A

Land Use fees

Description	Amount
Site Plan Review	\$12,898.00
Lot Line Adjustment	\$1,259.00
Automation Surcharge	\$5.00
Design Review - Class 1	\$713.00
Driveway Approach - Class 2	\$1,328.00
Zoning Adjustment - Class 1	\$1,211.00
Zoning Adjustment - Class 2	\$2,920.00
Urban Growth Preliminary Declaration	\$5,754.00
Total Fees	\$26,088.00

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

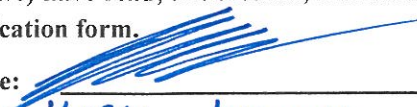
- Property owners and contract purchasers are required to authorize the filing of this application and must sign below. This signed form must be uploaded with other review documents.
- If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members 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 **AKS ENGINEERING AND FORESTRY** (PersonID: 330590) on **November 2, 2023** at **2:02 PM**.

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

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I (we) certify that I (we) have read, understood, and confirm all the statements listed above and throughout the application form.

Authorized Signature: 

Printed Name: KIRIL IVANOV

Date: 11.3.2023

Address (include ZIP): 27375 SW Parkway Ave. Wilsonville, OR 97070

Authorized Signature: _____

Printed Name: _____

Date: _____

Address (include ZIP): _____

Authorized Signature: _____

Printed Name: _____

Date: _____

Address (include ZIP): _____

(For office use only)

Received by: _____	Date: _____	Receipt Number: _____
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