

AFFIDAVIT of MAILING

STATE OF OREGON)

CITY OF SALEM)

I, Josh Horrocks, do hereby certify that on January 24, 2024, I deposited true and correct copies of the NOTICE OF DECISION in the Salem post office addressed to the attached mailing list, for the application for Class 2 Adjustment, Class 3 Site Plan Review, Class 2 Driveway Approach Permit Case No. "SPR-ADJ-DAP23-33"; Application No. 23-113096-PLN:

"Summary: Proposed development of a new four-story mixed use building approximately 15,400 square feet in size, containing ground floor commercial retail space and 22 dwelling units in the upper floors.

Request: Class 3 Site Plan Review and Class 2 Driveway Approach Permit for the development of a new four-story mixed use building containing ground floor commercial retail space and 22 dwelling units in the upper floors with associated off-street parking area and site improvements, and the following Class 2 Adjustments:

- 1) To reduce the zone-to-zone setback required between the CR (Retail Commercial) zone and the abutting residential to the east from 15 feet, per SRC Chapter 522, Table 522-4, to 9 feet;
- 2) To reduce the vehicle operation area turnaround dimension requirements in SRC 800.055(f)(1)(E), for solid waste collection vehicles;
- 3) To modify the vision clearance requirements of SRC 805.005(b)(1)(B) where the proposed driveway access to Tryon Avenue NE conflicts with an existing solid wood fence at the eastern property line; and
- 4) To reduce the interior landscaping requirement for the proposed off-street parking area from a minimum of 5 percent (270 square feet) per SRC 806.035(d), to 3.7 percent (201 square feet).

The subject property is approximately 0.44 acres in size, zoned CR (Retail Commercial), and located at 2710 Broadway Street NE 97301 (Marion County Assessor map and tax lot number: 073W14BB / 04901)."

A copy of such notification is filed in the case file. Said notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, January 24, 2024.



Josh Horrocks