

WILLAMETTE ENGINEERING, INC.
SALEM, OREGON
PH: 503-304-0905
EMAIL: jer.willengr@juno.com

PROJECT ZONE CHANGE AND
PARTITION APPLICATION

NO - 2023-71

DATE 06-12-24

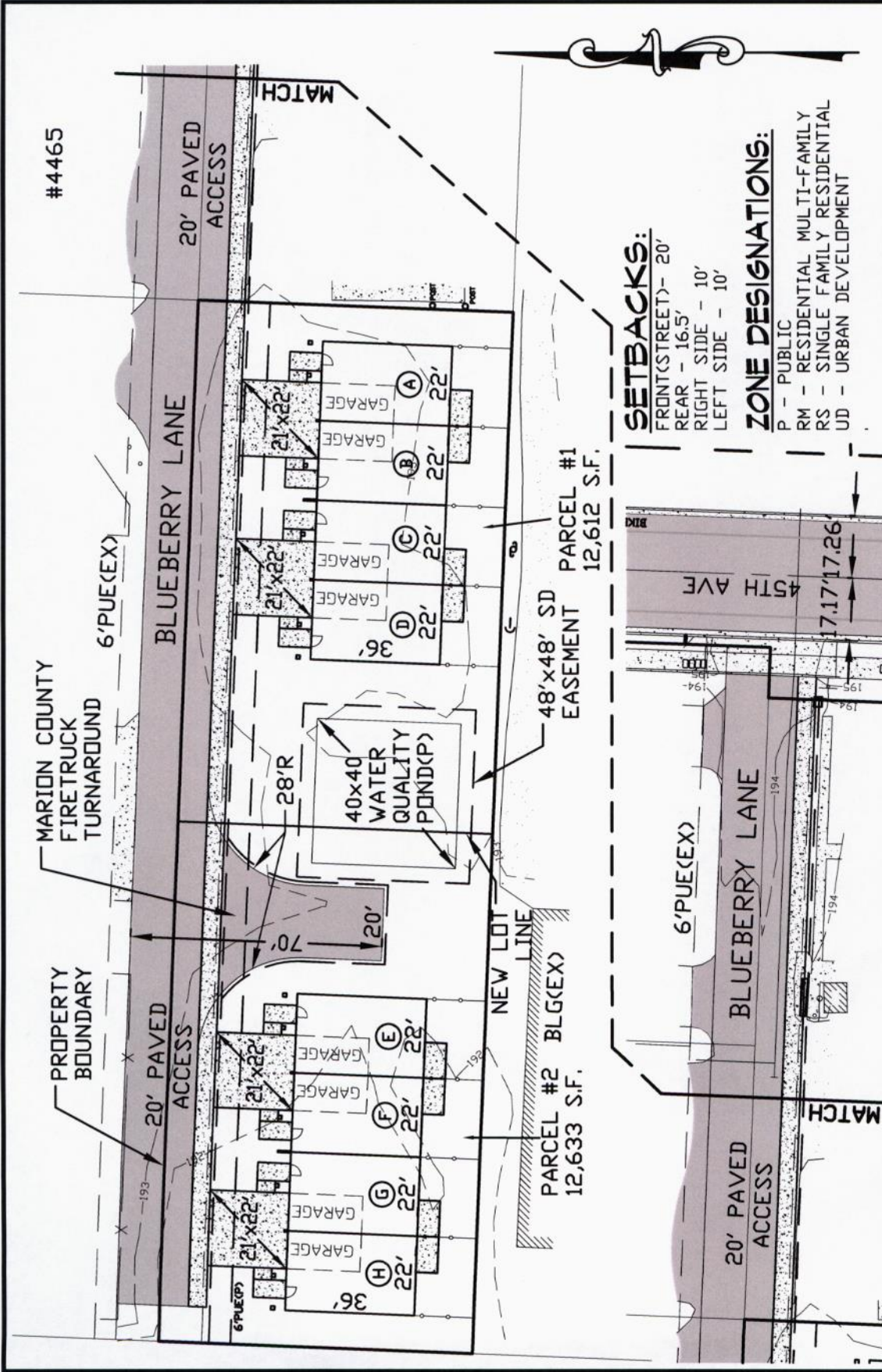
4450 BLUEBERRY LANE NE, SALEM, OR

BY JERRY HORNER

PAGE OF



VICINITY MAP



PROPOSED TWO FOUR PLEX PARTITION SITE PLAN

DRAWING LIST:
 C1 ZONE CHANGE SITE PLAN
 C2 ZONE CHANGE PLAN

LOT DATA:
 COUNTY - MARION
 TOWNSHIP - 7 SOUTH
 RANGE - 2 WEST
 SECTION - 7DC
 TAXLOT - 501
 ACRES - 0.58
 ZONING - UD

ZONE CHANGE:
 EXISTING - UD-URBAN DEVELOPMENT
 PROPOSED - RM-RESIDENTIAL MULTIFAMILY

PARTITION DATA:
 TOTAL PARCELS: 2
 AVERAGE PARCEL SIZE: 12,634 S.F.
 DWELLINGS PER ACRE: 3.45
 TOTAL ACREAGE: 0.58

OWNER/DEVELOPER:
 DON EDWARDS
 7800 EAST TRUMAN ROAD
 KANSAS CITY MISSOURI 64126
 CONTACT: DON EDWARDS
 PHONE: 816-590-7801

DWELLING DENSITY:
 PROPOSED - 8 DWELLINGS PER ACRE
 DENSITY - 14.3 DWELLINGS PER ACRE

SETBACKS:
 FRONT (STREET) - 20'
 REAR - 16.5'
 RIGHT SIDE - 10'
 LEFT SIDE - 10'

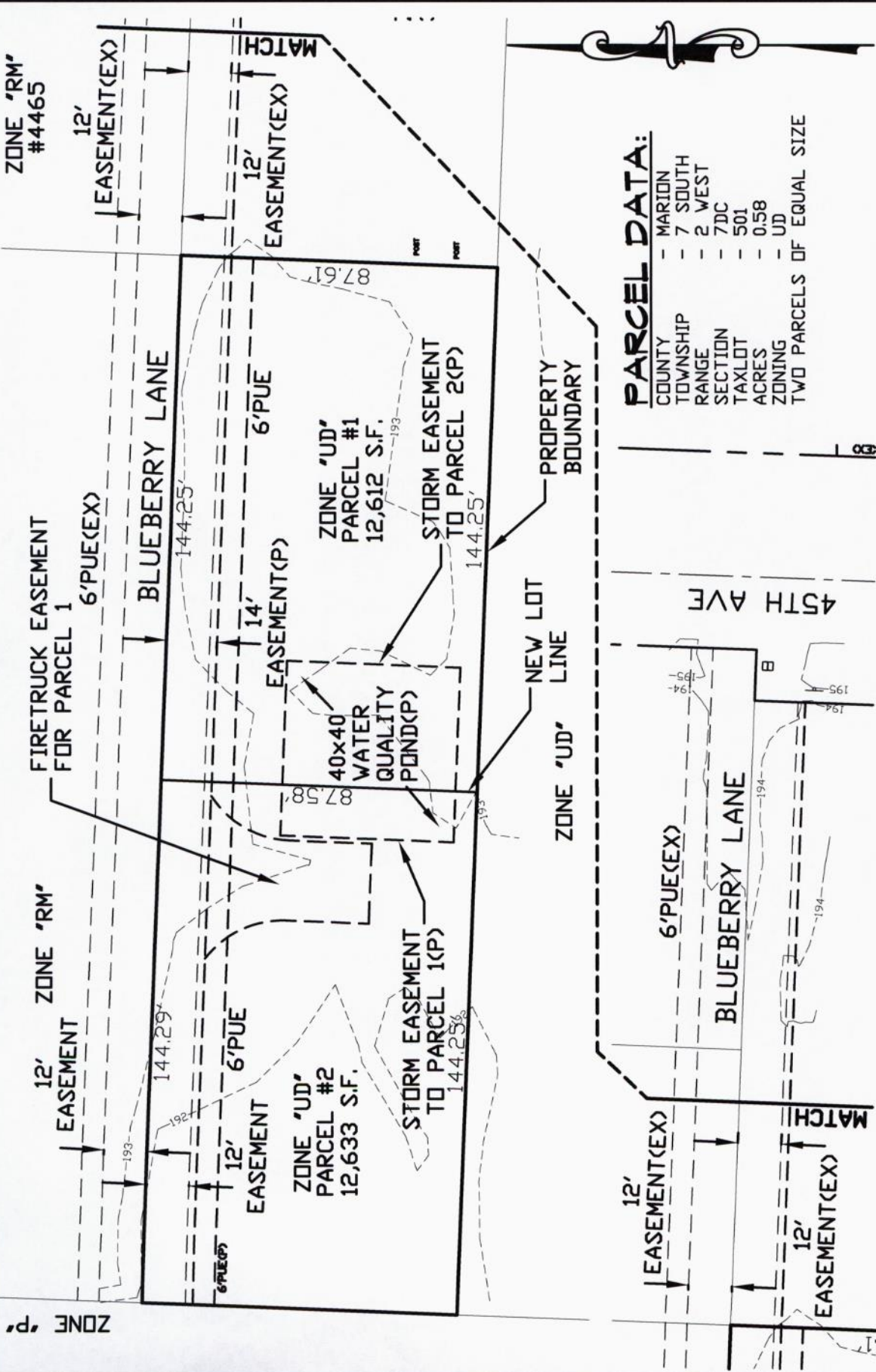
ZONE DESIGNATIONS:
 P - PUBLIC
 RM - RESIDENTIAL MULTI-FAMILY
 RS - SINGLE FAMILY RESIDENTIAL
 UD - URBAN DEVELOPMENT

WILLAMETTE ENGR. INC.
 P.O. BOX 9032
 SALEM, OREGON 97305
 PH: 503-304-0905
 JER.WILLENGR@UNNO.COM

ZONE CHANGE SITE PLAN

PROPOSED TWO 4-FLEX PLAN
 4500 E. TRUMAN ROAD
 KANSAS CITY MISSOURI 64126

DESIGNED BY: GPH
 DWG BY: R/JM
 DATE: 06-13-24
 JOB NO. 2023-71
 DWG NO. REV.
 010



PARCEL DATA:

COUNTY	-	MARION
TOWNSHIP	-	7 SOUTH
RANGE	-	2 WEST
SECTION	-	7DC
TAXLOT	-	501
ACRES	-	0.58
ZONING	-	UD

TWO PARCELS OF EQUAL SIZE

PARTITION DATA:

TOTAL PARCELS:	2
AVERAGE PARCEL SIZE:	12,634 S.F.
PARCELS PER ACRE:	3.45
TOTAL ACREAGE:	0.58

ZONE DESIGNATIONS:

- P - PUBLIC
- RM - RESIDENTIAL MULTI-FAMILY
- RS - SINGLE FAMILY RESIDENTIAL
- UD - URBAN DEVELOPMENT

SCALE 1"=40'

OWNER/DEVELOPER:

DON EDWARDS
 7800 EAST TRUMAN ROAD
 KANSAS CITY MISSOURI 64126
 CONTACT: DON EDWARDS
 PHONE: 816-590-7801

PROPOSED TWO FOUR PLEX PARTITION SITE PLAN

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 SALEM, OREGON 97305
 PH: 503-304-0905
 JER.WILLENGR@UNO.COM

ZONE CHANGE PLAN

PROPOSED TWO 4-PLEX PLAN
 4500 LUMBERMAN AVENUE
 SALEM, OREGON 97305

DESIGNED BY:	GPH
DWG BY:	RJV
DATE:	06-13-24
JOB NO.:	2023-71
DWG NO.:	REV.

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