



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Adjustment

AD-04-18

March 12, 2019

Application Information

Proposal:	Allow a freestanding sign on the subject property.
Review Body:	Staff (Type I-L review)
Staff Report Prepared By:	Travis North, Planner I
Property Owner:	Bankers Development Corporation; Joseph Cho; 12838 SE Spring Mountain Court., Happy Valley, OR 97086
Applicant:	Hui Mackey; 35718 Knox Butte Road E., Albany, OR 97322.
Address/Location	2736 Pacific Boulevard SE.
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05DD; Tax Lot 606
Zoning:	Community Commercial (CC)

On March 11, 2019, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact **Travis North, Project Planner**, at 541-791-0176, or David Martineau, Planning Manager, at 541-917-7561.

The City's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the Director's notice of decision is mailed [ADC 1.330(5)(a)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval shall expire three years from the date of approval.

Signature on file

Community Development Director

Appeal Deadline: April 1, 2019

Approval Expiration Date (if not appealed): March 11, 2022

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Conditions of Approval

Condition 1 At the time of building permit issuance, the applicant shall demonstrate that the sign is located at least 2.5 feet from the curb line and at least 10 feet from the overhead powerlines.

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Attachments: Information for the Applicant, Location Map.

Information for the Applicant

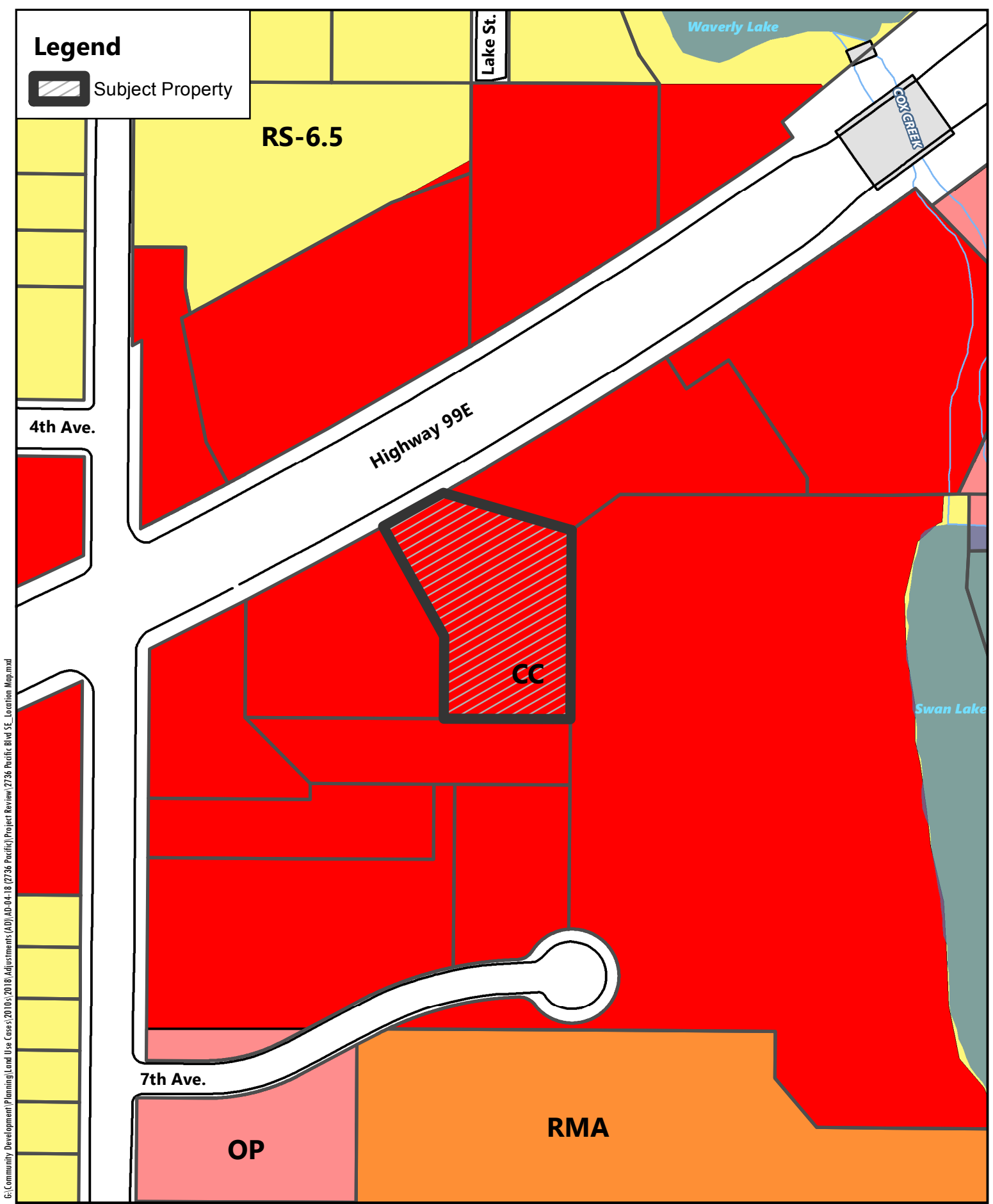
Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning

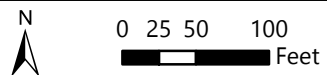
1. Land use approval does not constitute Building or Public Works permit approvals.
2. Construction of the development must substantially conform to the approved site plan review.
3. Before doing any work in the Pacific Boulevard right-of-way, the applicant must obtain all necessary Oregon Department of Transportation (ODOT) permits. Contact information for Duane James Liner, P.E. at ODOT, Region II Office is: phone 541-757-4140 and email at Duane.J.LINER@odot.state.or.us.

Building Division

1. The proposed structure shall comply with the requirements of the Oregon Structural Specialty Code adopted by the state of Oregon at the time of application for building permits. An engineered plan shall be submitted at the time of sign permit application.



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Date: 1/3/2019 Map Source: City of Albany

2736 Pacific Blvd. SE.

Location / Zoning Map