



COMMUNITY DEVELOPMENT

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

Notice of Tentative Decision

Sign Variance

VR-02-19

August 20, 2019

Application Information

Proposal:	Sign Variance to construct one free-standing sign consisting of two 4 foot x 8 foot sign faces with a maximum height of 16 feet.
Review Body:	Community Development Director (Type II Review)
Property Owner/Applicant:	Mike McHenry; 34570 Mountain View Place NE, Albany, OR 97322
Address/Location	606 Queen Avenue SW, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07CC Tax Lots 5500
Zoning District:	Light Industrial (LI) District

On August 20, 2019, the City of Albany Community Development Director granted **TENTATIVE APPROVAL WITH CONDITIONS** of the application described above.

The City based its decision on the project's conformance with the review criteria ADC 13.710 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.

This notice of the tentative decision is mailed to the applicant and any party who provided written comments on the proposal. A public hearing may be requested in writing ten days from notification if a person with standing believes that the conditions of approval do not adequately address the established approval criteria or alleviate adverse impacts on the neighborhood. If no one requests a public hearing within the ten-day response period (by 5:00 p.m. on August 30, 2019), the tentative decision automatically becomes final without further notice [ADC 1.350(3)].

This land use decision shall expire three years from the date of approval unless the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

Signature on file

Community Development Director

Request for Public Hearing Deadline: August 30, 2019

Approval Expiration Date (if not appealed): August 20, 2022

Attachments: Site Plan, Sign Detail

cd.cityofalbany.net



Conditions of Approval

- Condition 1* Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal and local laws.
- Condition 2* Prior to the issuance of a sign permit, either the public utility easement shall be vacated or a site plan shall be submitted that demonstrates the sign is located entirely outside of the existing public utility easement.

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 Municipal Code (AMC) or 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

Land use approval does not constitute Building or Public Works permit approvals.

Building Division

Obtain Building Permits prior to any construction.

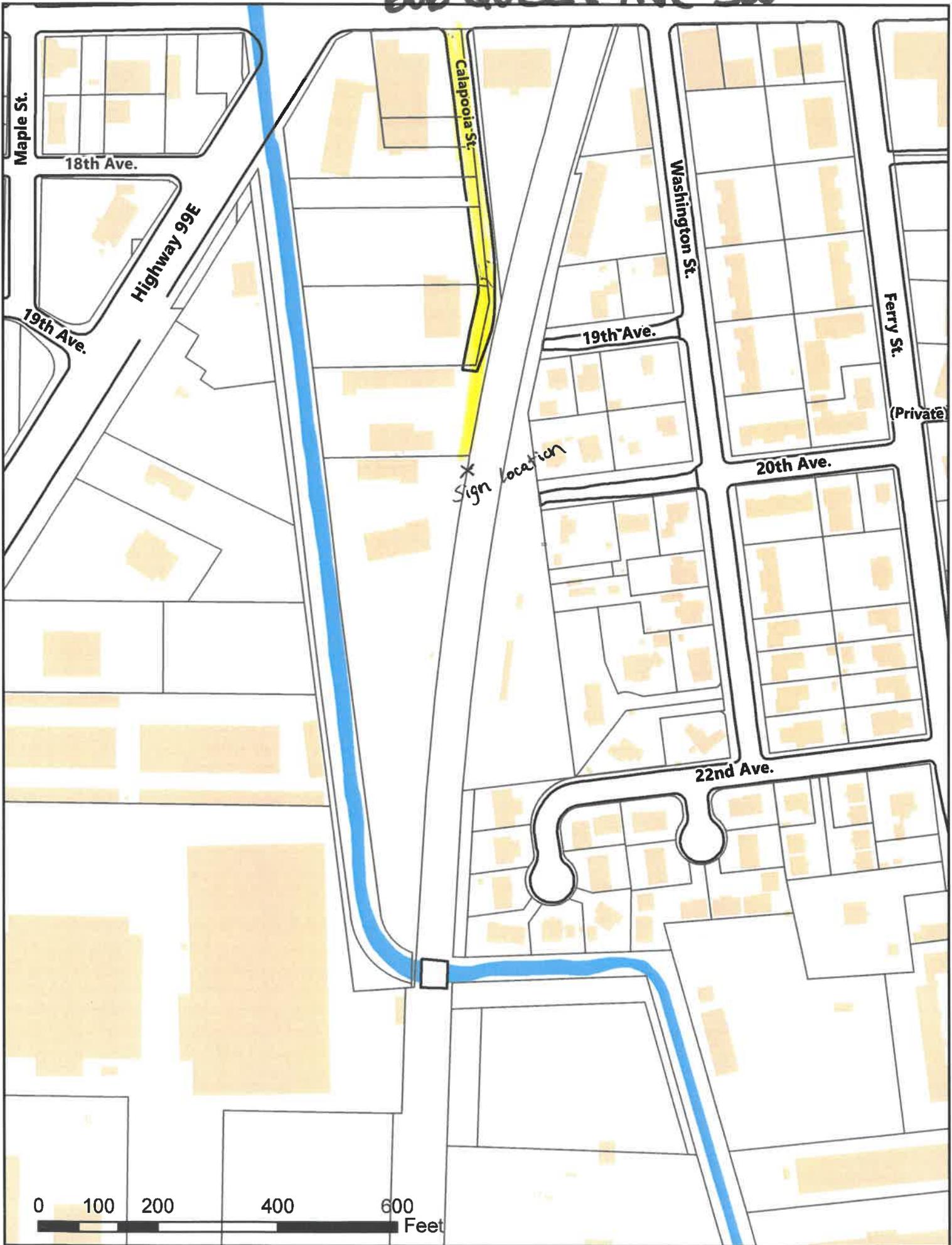
PLAN REVIEW FOR PERMITS

All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at ePlans@cityofalbany.net for details and instructions prior to submittal.

Engineering

General Engineering Processes: The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

606 Queen Ave SW



0 100 200 400 600 Feet

OPTION A

96 in

48 in



- COMMERCIAL STORAGE
- MOVING SUPPLIES
- MILITARY & SENIOR DISCOUNTS

MCHENRY
REMODELING LLC
Interior Remodeling & Design

16 feet

8 ft