

Zoning Checklist Review
Building Permit Authorization



Planning Department
117 N Molalla Avenue
PO Box 248
Molalla, Oregon 97038
Phone: (503) 759-0205
communityplanner@cityofmolalla.com

Application #: DEMO02-2022

Owner/Applicant: Price Automotive Refinishing

Site Address: 1412 W Main ST

Site Zoning: Heavy Industrial, (M-2)

Date Review Final: July 27, 2022

I. Summary of Proposal

The Applicant proposes to demolish an existing single family home and outbuilding on the property, leaving the property vacant.

II. Summary of Findings

The proposal removes a pre-existing, nonconforming use on the property thereby abandoning it. The property may only be redeveloped in conformance with the Molalla Development Code. An existing septic tank on the property shall be decommissioned in confluence with the building demolitions.

III. Conditions of Approval

1. Applicant shall contact Clackamas County to confirm whether demo permit review is required with their building department.
2. The Applicant shall decommission the existing onsite septic tank and provide proof of decommissioning to the Molalla Public Works prior to demolition.
3. The City does not have any records of existing water services to the site. If existing water services exist onsite, they shall be capped at the right-of-way line. Applicant shall coordinate with the Molalla Public Works Department for disconnection of services prior to demolition.
4. The Applicant shall decommission all franchise utilities prior to demolition.
5. Applicant shall coordinate with Molalla Fire, ODOT, and Molalla Public Works if any street closures are required in association with this demolition.
6. All work to be done by Applicant's contract under inspection by City.

IV. Expiration

This building permit authorization will expire 1 year from the “Date Review Final” on this review.

V. Conclusion

This building permit authorization review is hereby approved by Molalla Planning subject to the conditions of approval above.

Sincerely,

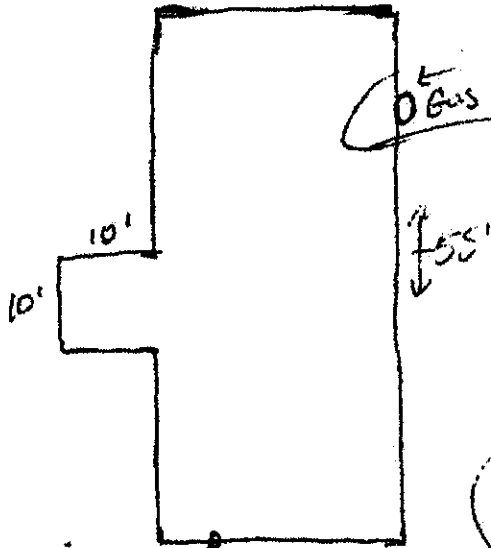
Dan Zinder
Senior Planner
City of Molalla

Applicant Signature

APPROVED
By Dan Zinder at 10:59 am, Jul 27, 2022

211.14 FT
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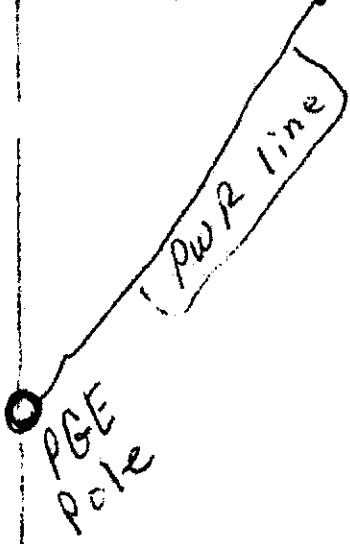
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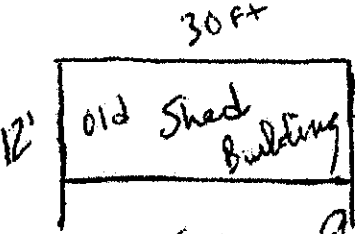
Gas Meter



septic tank



1412 West Main St
Medalla, OR, 97038



No Power or
Water, gas to
this building.

← 91.30 FT →