

3-19-2010

Zoning issues Re: 4155 & 4181 E Street in Springfield

This property was the former Wood Products Credit Union site. Wood products changed their name to Northwest Community Credit Union.

I purchased the building and property from N W Community Credit Union about 5-years ago. They leased the building from me for about a year while building their new building on 51st St. in Springfield.

I leased the building to the Arc of Lane County almost right away.

At issue is the zoning that runs right through the middle of the building as indicated on the plot map.

The smaller portion .71 of an acre is zoned heavy industrial; the Southern portion of the building on another tax lot is zoned community commercial.

I am asking that this be corrected as it should be to be all zoned community commercial.

I also own a property at 4155 E Street that is zoned heavy industrial that I purchased to add to this property for future development and parking. I am asking that that also be changed to community commercial.

The two small parcels zoned for heavy industrial are too small to accommodate any heavy industrial use and would be better served to future use for development of the entire property.

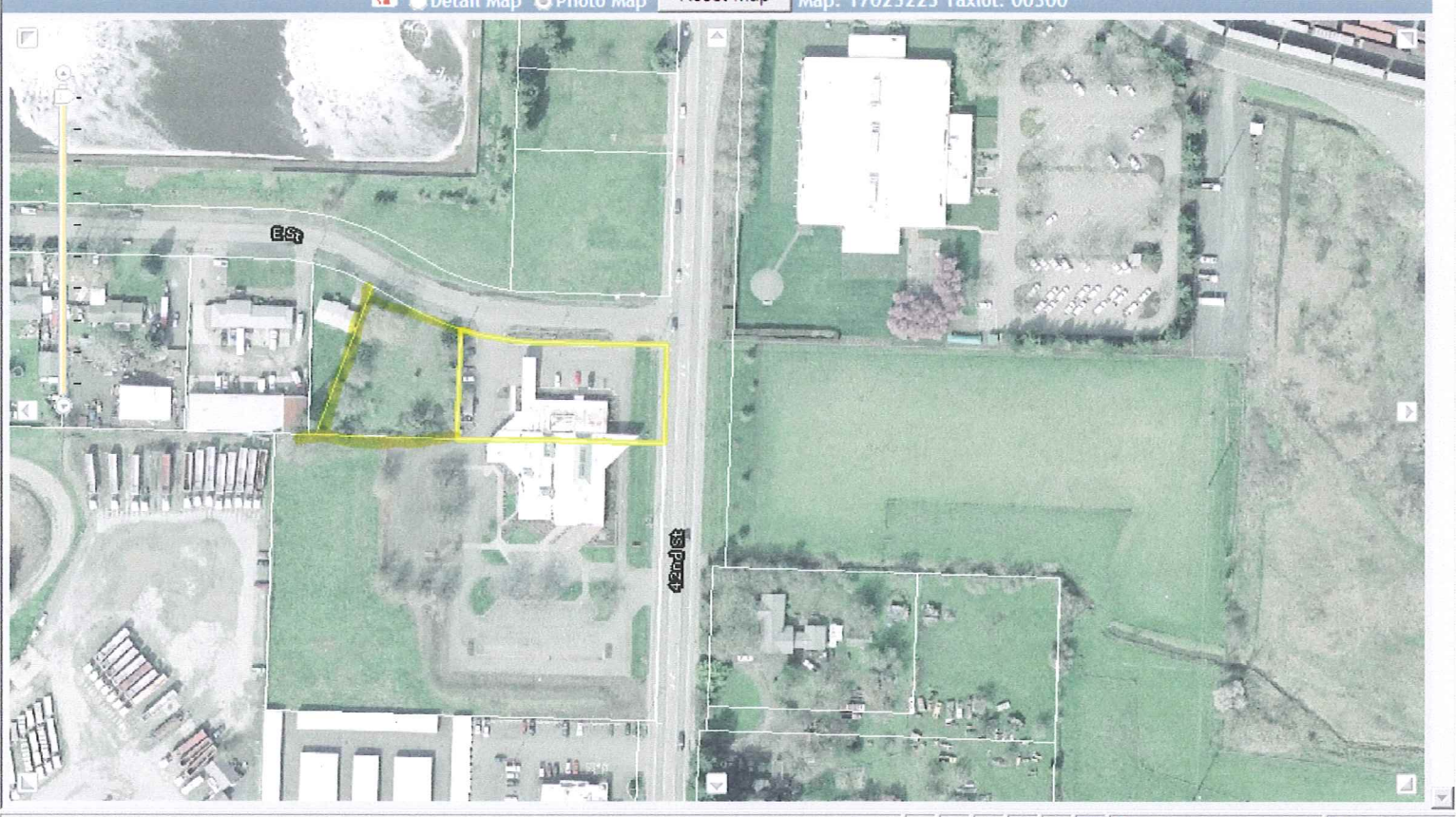
Thank you,



Ken Schmidt Lincoln Capital II

541-912-2029 / kens@windermere.com

Detail map Photo map Street view Map: 17625225 Taxlot: 00500



FOR ASSESSMENT
AND TAXATION
ONLY

SW1/4 NW1/4 SEC. 32 T.17S. R.3W. W.M.

LANE COUNTY

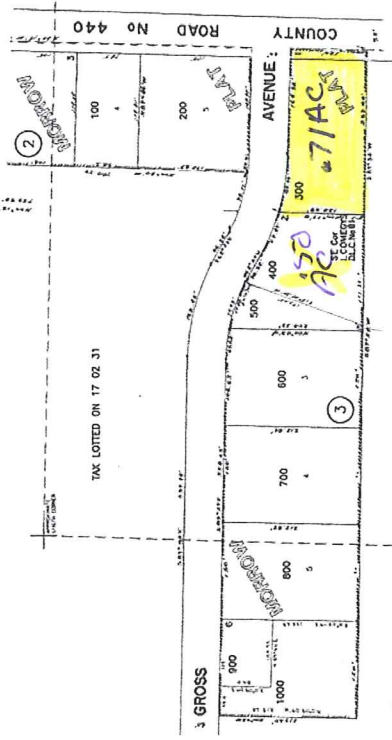
SCALE 1" = 100'

SEE MAP 17 02 32 22

17 02 32 23

NAD 83/91

TRACT	ACRES	AREA	PERCENTAGE
1	100	100	100%
2	100	100	100%
3	100	100	100%
4	100	100	100%
5	100	100	100%
6	100	100	100%
7	100	100	100%
8	100	100	100%
9	100	100	100%
10	100	100	100%
11	100	100	100%
12	100	100	100%
13	100	100	100%
14	100	100	100%
15	100	100	100%
16	100	100	100%
17	100	100	100%
18	100	100	100%
19	100	100	100%
20	100	100	100%



SEE MAP 17 02 32

SEE MAP 17 02 31 14

019-00

17 02 32 23

SEE MAP 17 02 32

SEE MAP 17 02 32

Plat Map

FOR ASSESSMENT
AND TAXATION
ONLY

SEC. 32 T.17S. R.2W. W.M.
DETAIL MAP NO. 1
LANE COUNTY
SCALE 1" = 100'
SEE MAP 17 02 32 22

17 02 32
DETAIL MAP NO. 1
C.A.D. SYS.

NO.	DESCRIPTION	AMOUNT	TOTAL
1	17 02 32 22		
2	17 02 32 23		
3	17 02 32 24		
4	17 02 32 25		
5	17 02 32 26		
6	17 02 32 27		
7	17 02 32 28		
8	17 02 32 29		
9	17 02 32 30		
10	17 02 32 31		
11	17 02 32 32		
12	17 02 32 33		
13	17 02 32 34		
14	17 02 32 35		
15	17 02 32 36		
16	17 02 32 37		
17	17 02 32 38		
18	17 02 32 39		
19	17 02 32 40		
20	17 02 32 41		
21	17 02 32 42		
22	17 02 32 43		
23	17 02 32 44		
24	17 02 32 45		
25	17 02 32 46		
26	17 02 32 47		
27	17 02 32 48		
28	17 02 32 49		
29	17 02 32 50		
30	17 02 32 51		
31	17 02 32 52		
32	17 02 32 53		
33	17 02 32 54		
34	17 02 32 55		
35	17 02 32 56		
36	17 02 32 57		
37	17 02 32 58		
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39	17 02 32 60		
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41	17 02 32 62		
42	17 02 32 63		
43	17 02 32 64		
44	17 02 32 65		
45	17 02 32 66		
46	17 02 32 67		
47	17 02 32 68		
48	17 02 32 69		
49	17 02 32 70		
50	17 02 32 71		
51	17 02 32 72		
52	17 02 32 73		
53	17 02 32 74		
54	17 02 32 75		
55	17 02 32 76		
56	17 02 32 77		
57	17 02 32 78		
58	17 02 32 79		
59	17 02 32 80		
60	17 02 32 81		
61	17 02 32 82		
62	17 02 32 83		
63	17 02 32 84		
64	17 02 32 85		
65	17 02 32 86		
66	17 02 32 87		
67	17 02 32 88		
68	17 02 32 89		
69	17 02 32 90		
70	17 02 32 91		
71	17 02 32 92		
72	17 02 32 93		
73	17 02 32 94		
74	17 02 32 95		
75	17 02 32 96		
76	17 02 32 97		
77	17 02 32 98		
78	17 02 32 99		
79	17 02 32 00		

CANCELLED
501
302



- SEE MAP 17 02 32 24
- CLIQUE TABLE
- 01 17-02-31-E
 - 02 17-02-31-W
 - 03 17-02-31-E
 - 04 17-02-31-W
 - 05 17-02-31-E
 - 06 17-02-31-W
 - 07 17-02-31-E
 - 08 17-02-31-W
 - 09 17-02-31-E
 - 10 17-02-31-W
 - 11 17-02-31-E
 - 12 17-02-31-W
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 - 47 17-02-31-E
 - 48 17-02-31-W
 - 49 17-02-31-E
 - 50 17-02-31-W

17 02 32
DETAIL MAP NO. 1

SEE MAP 17 02 32 22

Plat Map