

City of Woodburn  
 Community Development Department  
 270 Montgomery Street  
 Woodburn, OR 97071  
 Phone: 503-982-5246  
 Email: [planning@ci.woodburn.or.us](mailto:planning@ci.woodburn.or.us)

OFFICE USE ONLY File Number(s):  <b>DR 24-05</b>
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Visit the City of Woodburn [Planning webpage](#) for the most current forms and applications.

## Uniform Application 971-24-000025-PLNG

### Project

Name:	Cover for play structure (1) and cover for outdoor event area (2)
Address(es):	1274 SW 5th St. Woodburn
Tax Lot #(s):	051W07DB00300

### Applicant

Name:	Ron Berkey	Title:	
Phone:	503-435-7307	Firm:	
Mailing Address:	PO Box 1129, Mcminnville, OR 97128		
Email:	<a href="mailto:rwbuildings@gmail.com">rwbuildings@gmail.com</a>		

### Applicant's Representative/Project Manager

Name:		Title:	
Phone:		Firm:	
Mailing Address:			
Email:			

### Landowner

Name:		Title:	
Phone:		Firm:	
Mailing Address:			
Email:			

### Architect

Name:		Title:	
Phone:		Firm:	
Mailing Address:			
Email:			

### Civil Engineer

Name:	Stephen Brown	Title:	Engineer
Phone:	907-521-5477	Firm:	Berkey Engineering
Mailing Address:	190 Oakland St. Richland, WA 99325		
Email:	<a href="mailto:stephen@berkey.biz">stephen@berkey.biz</a>		

### Landscape Architect

Name:		Title:	
Phone:		Firm:	
Mailing Address:			
Email:			

**Requested Review(s):**

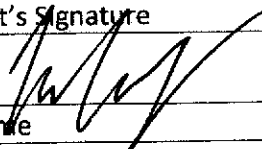
- Annexation
- Comprehensive Plan Amendment
- Conditional Use Permit
- Design Review
  - Type I
  - Type II
  - Type III
- Grading Permit
- Partition or Subdivision, Preliminary
- Other: \_\_\_\_\_
- Partition or Subdivision, Final
- Phasing Plan
- Property Line Adjustment / Consolidation of Lots
- Planned Unit Development (PUD), Preliminary
- PUD, Final
- RCWOD Permit
- Significant Tree Removal Permit
- Street Adjustment (formally EXCP)
- Variance
- Zoning Adjustment
- Zoning Map Change

**Certification:**

I hereby declare that as applicant or landowner, I have read the foregoing application and know the contents of the application to be true.

If applying on behalf of a corporation, Manager certifies that Manager has full power and authority (corporate or otherwise) to enter into this Agreement and to consummate the transactions contemplated by it. This Agreement has been duly authorized by all necessary action on the part of Manager and no other corporate or other action on the part of Manager is necessary to authorize the execution and delivery of this Agreement. The individual executing this Agreement for Manager has full authority to do so and thereby to bind Manager to its terms.

***If Applicant is different from Landowner, Applicant must also obtain Landowner certification.***

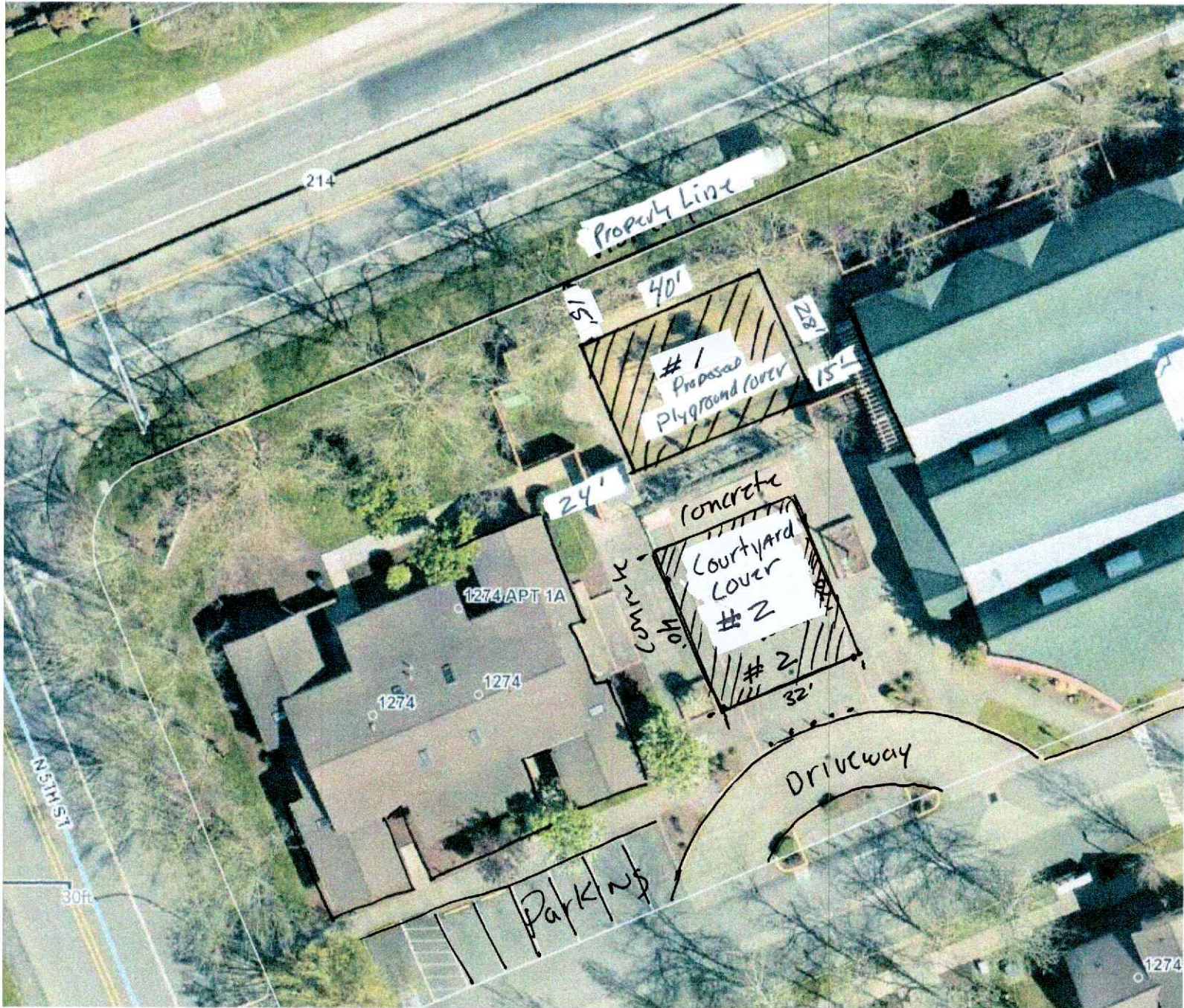
Landowner's Signature	Applicant's Signature 
Print Name	Print Name <b>Ron Berkey</b>
Date	Date <b>3/4/23</b>

- Landowner certification attached in lieu of form signature.
- Electronic versions of all application materials, which can be sent via zip folder in email or saved on a flash drive.

SCALE  $\frac{1}{2}'' = 16' +/-$

Assessor's Property Records

19th District, City of Atlanta, Georgia



## Narrative for projects at 1274 SW 5th St.

Building 1: This building will be a simple 28' x 40' covering for the existing play structure. Roof only. No sides. 6 x 6 steel posts. 1' overhang on all edges with gutters and downspouts to ground. Height will not exceed the buildings near it and peak will be 14'. Building setbacks are over 15' from property line on north side, 15' from building on East side and 24' from building on West side. Meets requirements in 2.02E and 2.06.03

Will be more than the required 5' from the public utility easement (3.02.01B) on the side against Hwy 214.

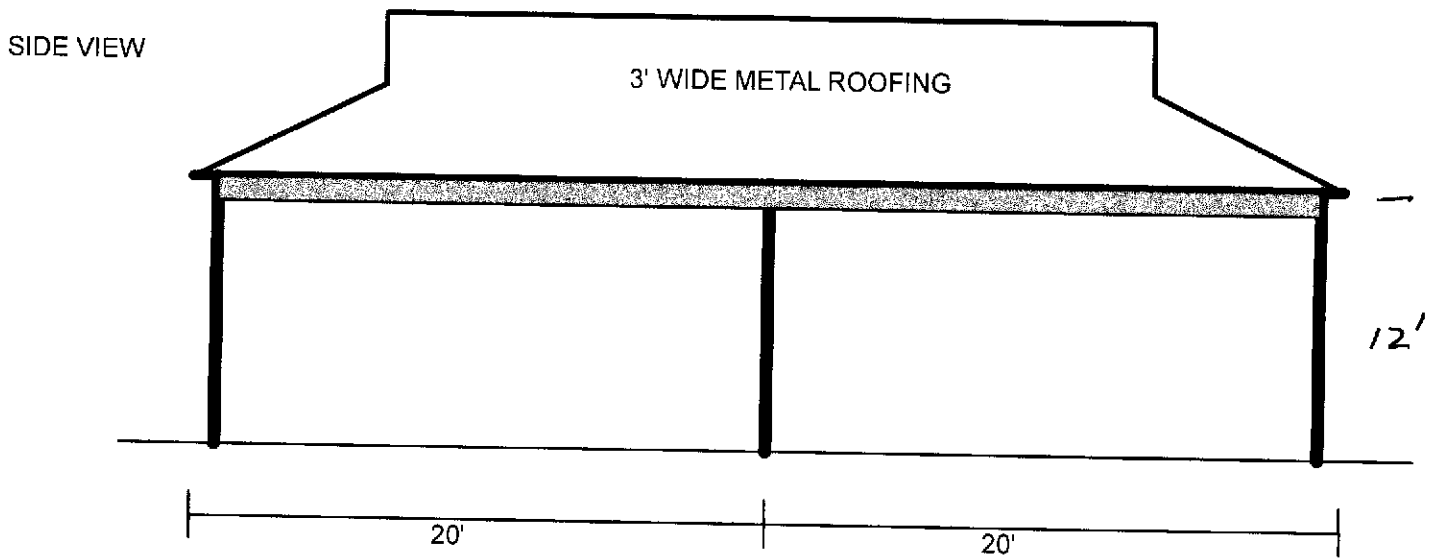
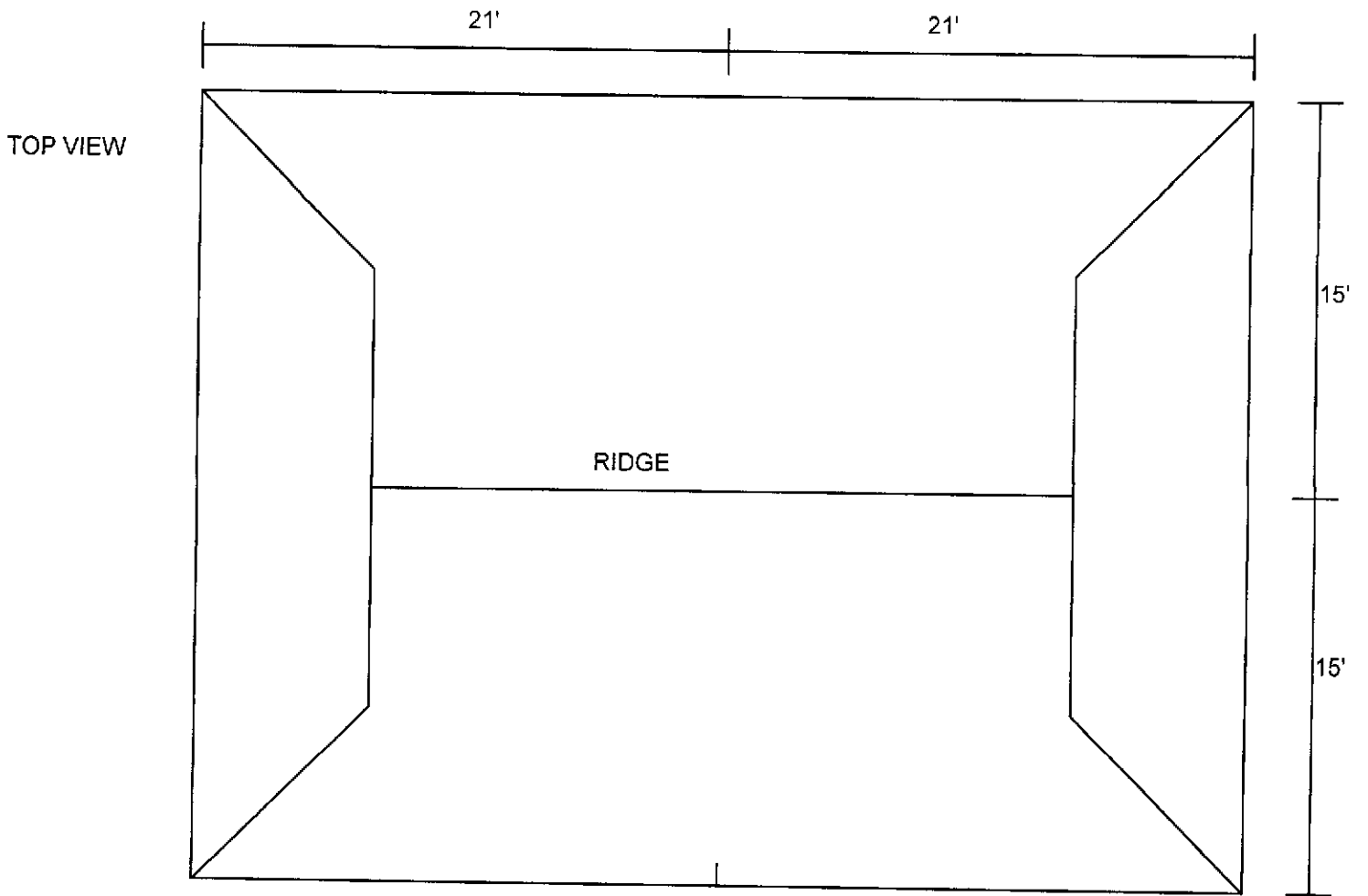
Roof is 4:12 pitch and has 4 corner hip roof framing. Roof color will be earth tone to meet 3.07.06

No lighting planned at this time.

Building 2: This building will be a simple 32' x 40' covered building for a courtyard/concrete area. Roof only, no sides. 6 x 6 steel posts. 1' overhang on all edges with gutters and downspouts to ground. Height will not exceed the buildings near it and peak will be 14'. Building setbacks are over 15' from the property line. Meets requirements in 2.02E and 2.06.03.

Roof is 4:12 pitch and has 4 corner hip roof framing. Roof color will be earth tone to meet 3.07.06

No lighting planned at this time.

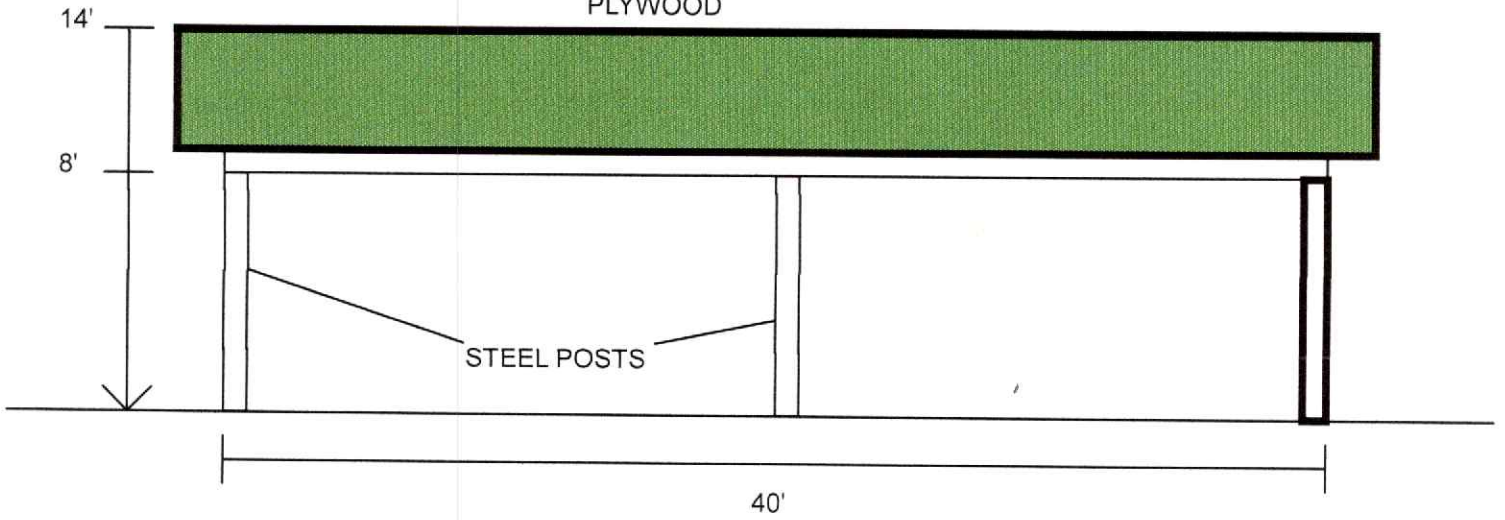


Woodburn Play Cover #, bldg.

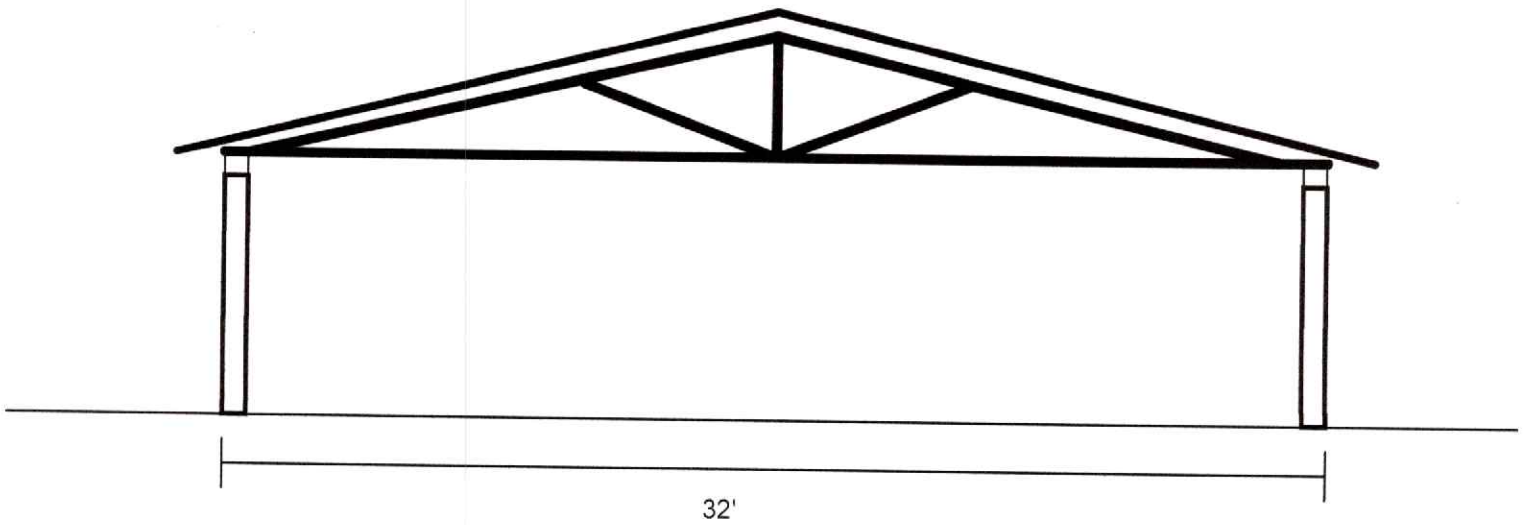
SIDE VIEW

# 2 courtyard bldg

METAL ROOF OVER  
PLYWOOD



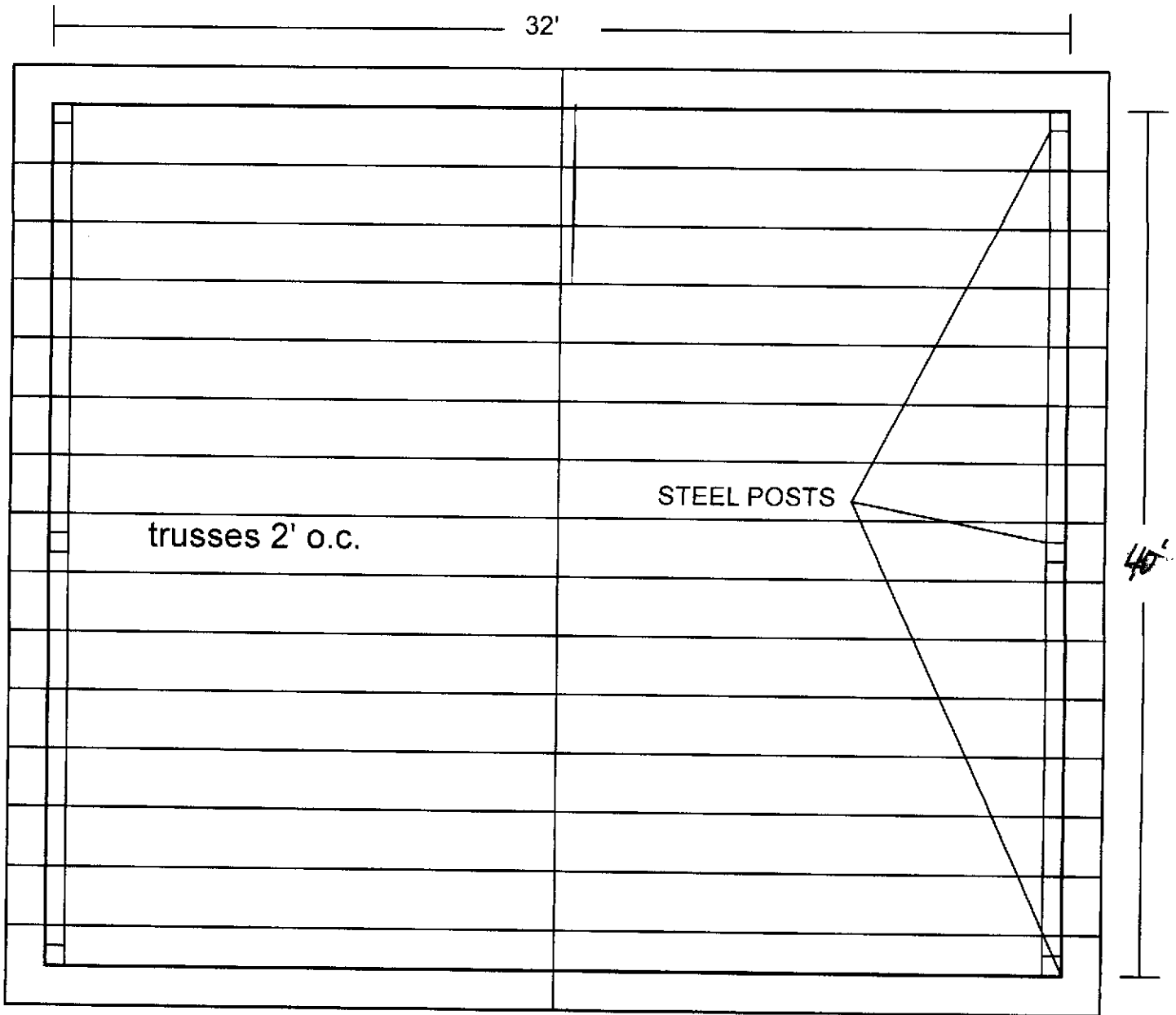
END VIEW



PATIO/COURTYARD COVERED STRUCTURE  
32' X 32' DIM.

# 2 Courtyard bldg.

ROOF VIEW



Landowner Certification

3/4/24

I am an authorized individual for the landowner of the property at 1274 SW 5th St. Woodburn, Oregon. I am aware of and approve the design review being submitted on my behalf by Ron Berkey Construction.

*Carmen Fernandez*

Signed by:

Carmen Fernandez, Housing Development Manager  
Farmworker Housing Development Corporation

03/05/2024

Date:



RECORDING REQUESTED BY, AND  
WHEN RECORDED, RETURN TO:

Nancy B. Murray  
Community Development Law Center  
921 SW Washington, Suite 454  
Portland, OR 97205-2822

UNTIL A CHANGE OF ADDRESS IS  
REQUESTED, SEND ALL TAX STATEMENTS TO:

Nuevo Amanecer NG Development LLC  
1274 Fifth Street, Suite 1-A  
Woodburn, Oregon 97071

**BARGAIN AND SALE DEED**

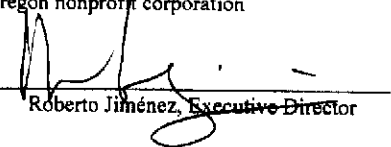
**FARMWORKER HOUSING DEVELOPMENT CORPORATION**, an Oregon nonprofit corporation, as Grantor, conveys to **NUEVO AMANECER NG DEVELOPMENT LLC**, an Oregon limited liability company, as Grantee, the real property described on the attached Exhibit A.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The consideration for this transfer consists of other property or value that was either part or the whole consideration for this conveyance.

**GRANTOR:**

**FARMWORKER HOUSING DEVELOPMENT CORPORATION**,  
an Oregon nonprofit corporation

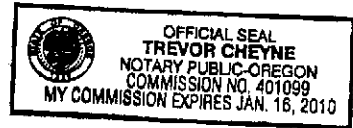
By:   
Roberto Jiménez, Executive Director

FATCO NCS 267180

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

This instrument was acknowledged before me on 9/26, 2008, by Roberto Jiménez, as Executive Director of Farmworker Housing Development Corporation.

  
\_\_\_\_\_  
Notary Public for Oregon



**EXHIBIT A**

LEGAL DESCRIPTION

PARCEL 1, PARTITION PLAT NO. 93-15, RECORDED MARCH 02, 1993 IN REEL 1037, PAGE 403, FILM RECORDS FOR MARION COUNTY, OREGON;

TOGETHER WITH GRANTOR'S RIGHTS CONTAINED IN ACCESS EASEMENTS RECORDED MARCH 04, 1998 IN REEL 1467, PAGE 260 AND REEL 1467, PAGE 261;

TOGETHER WITH GRANTOR'S RIGHTS CONTAINED IN THAT DECLARATION AND RECIPROCAL ACCESS EASEMENTS RECORDED ON AUGUST 25, 2008 AT REEL NO. 2987, PAGE 390.

**REEL:2998**

**PAGE: 24**

**September 30, 2008, 01:48 pm.**

CONTROL #: 233978

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 36.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.