

Canby Development Opportunities Atlas



Economic Development Department

222 NE 2nd Ave • Canby, OR 97013 • 503-266-0701

www.canbybusiness.com



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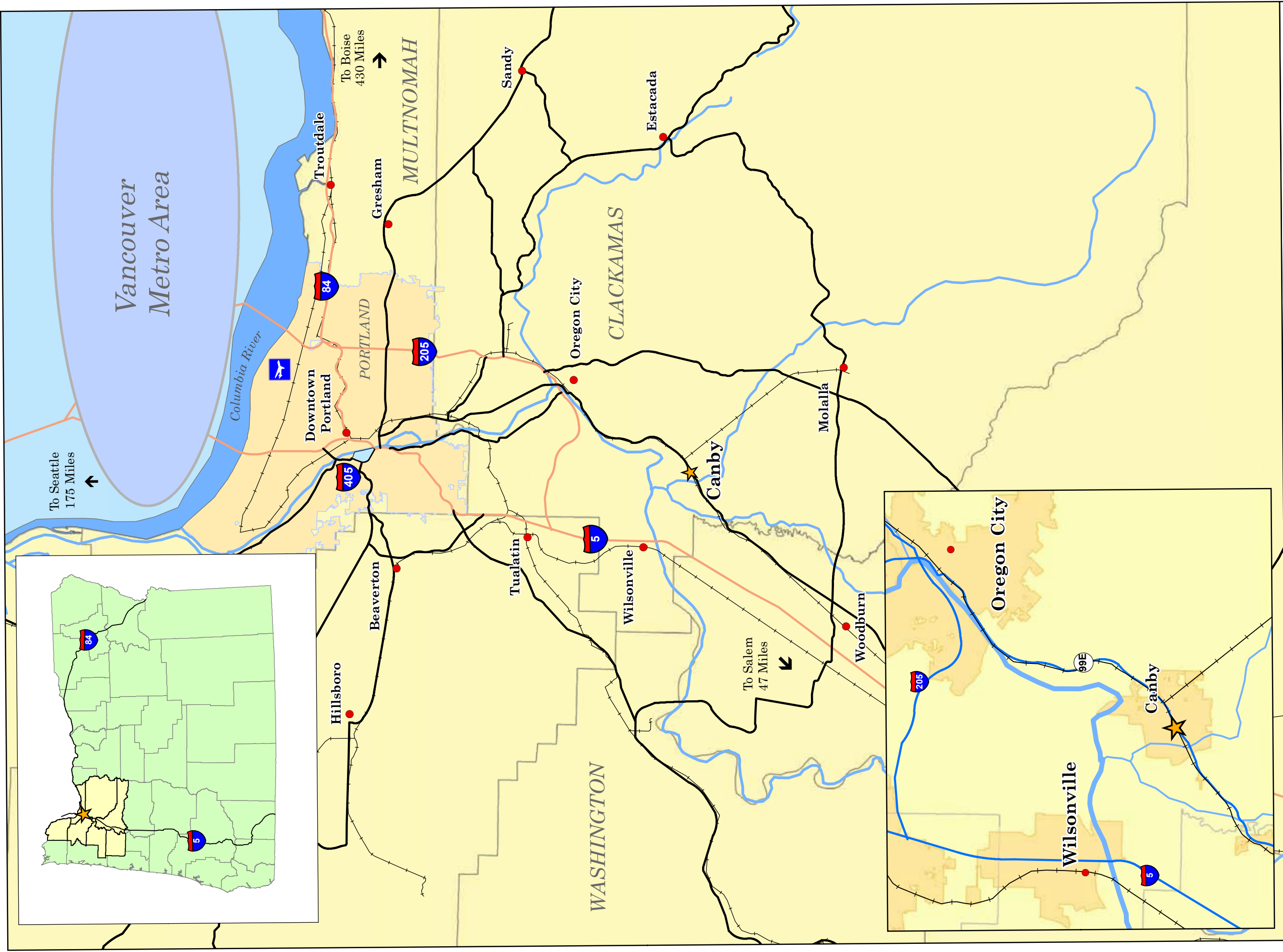
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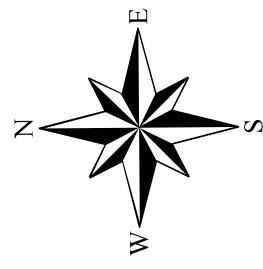
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Canby Pioneer Industrial Park

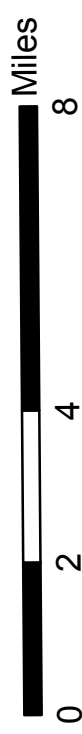
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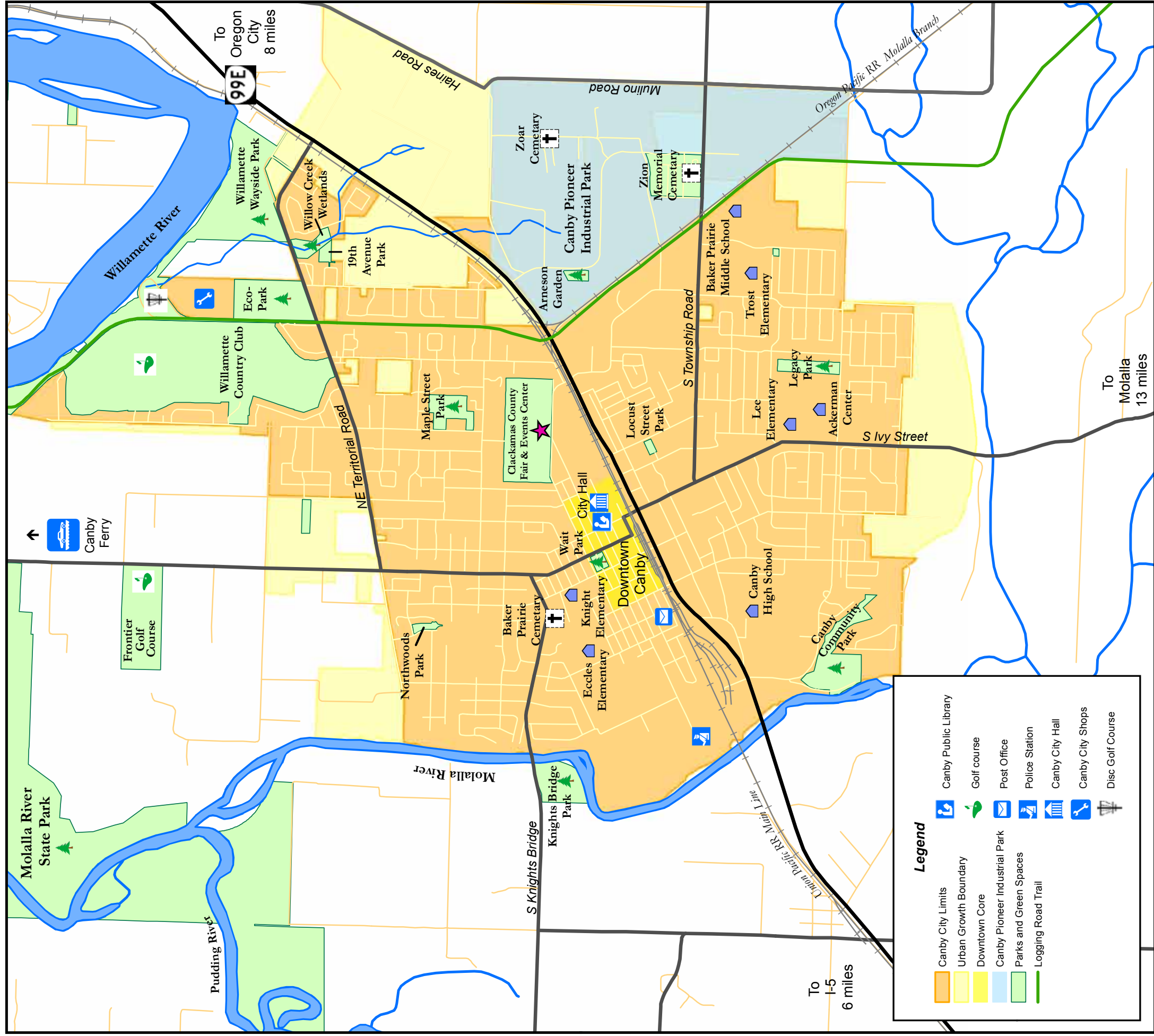


Canby Locator Map

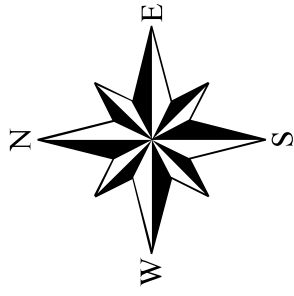


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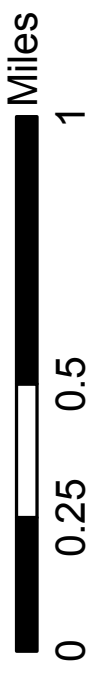


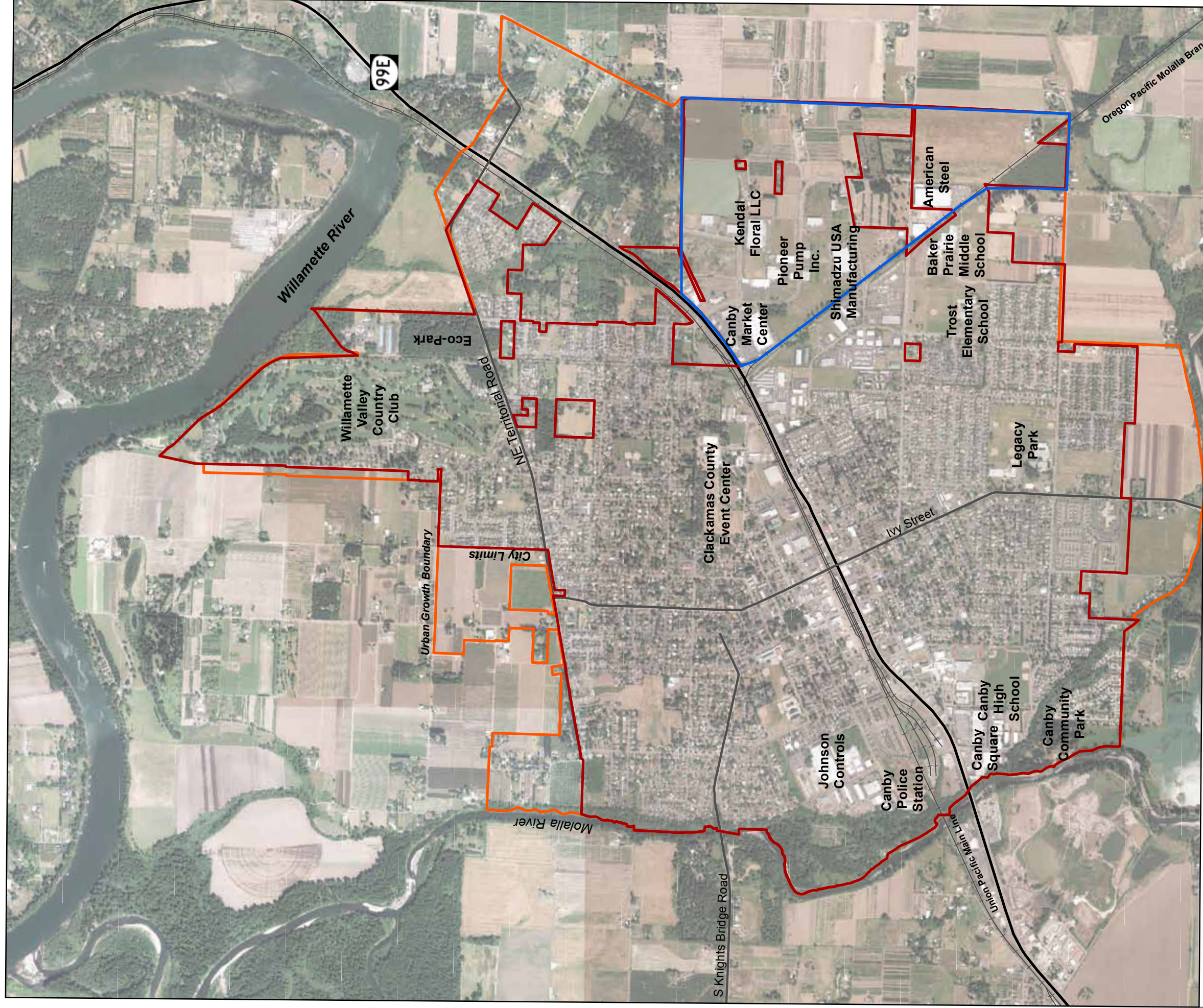


City of Canby Map



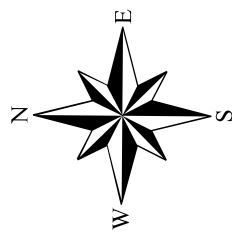
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City of Canby Aerial Map

Map based on 2012 aerial photographs - August 13th, 2013

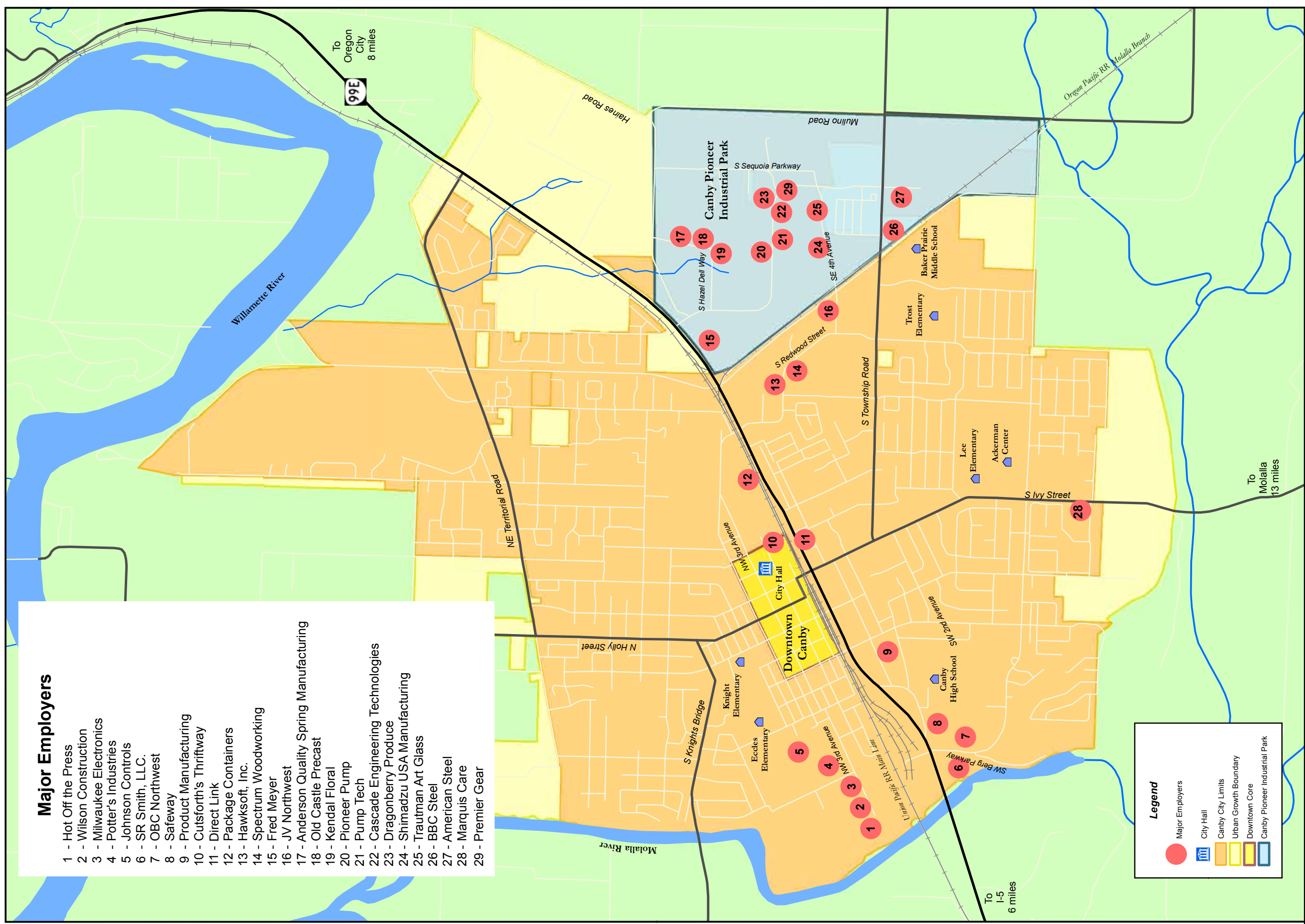


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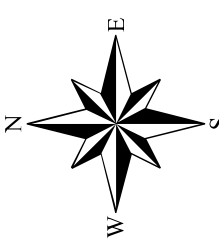


Major Employers

- 1 - Hot Off the Press
- 2 - Wilson Construction
- 3 - Milwaukee Electronics
- 4 - Potter's Industries
- 5 - Johnson Controls
- 6 - SR Smith, LLC.
- 7 - OBC Northwest
- 8 - Safeway
- 9 - Product Manufacturing
- 10 - Cutsforth's Thriftway
- 11 - Direct Link
- 12 - Package Containers
- 13 - Hawksoft, Inc.
- 14 - Spectrum Woodworking
- 15 - Fred Meyer
- 16 - J.V. Northwest
- 17 - Anderson Quality Spring Manufacturing
- 18 - Old Castle Precast
- 19 - Kendal Floral
- 20 - Pioneer Pump
- 21 - Pump Tech
- 22 - Cascade Engineering Technologies
- 23 - Dragonberry Produce
- 24 - Shimadzu USA Manufacturing
- 25 - Trautman Art Glass
- 26 - BBC Steel
- 27 - American Steel
- 28 - Marquis Care
- 29 - Premier Gear

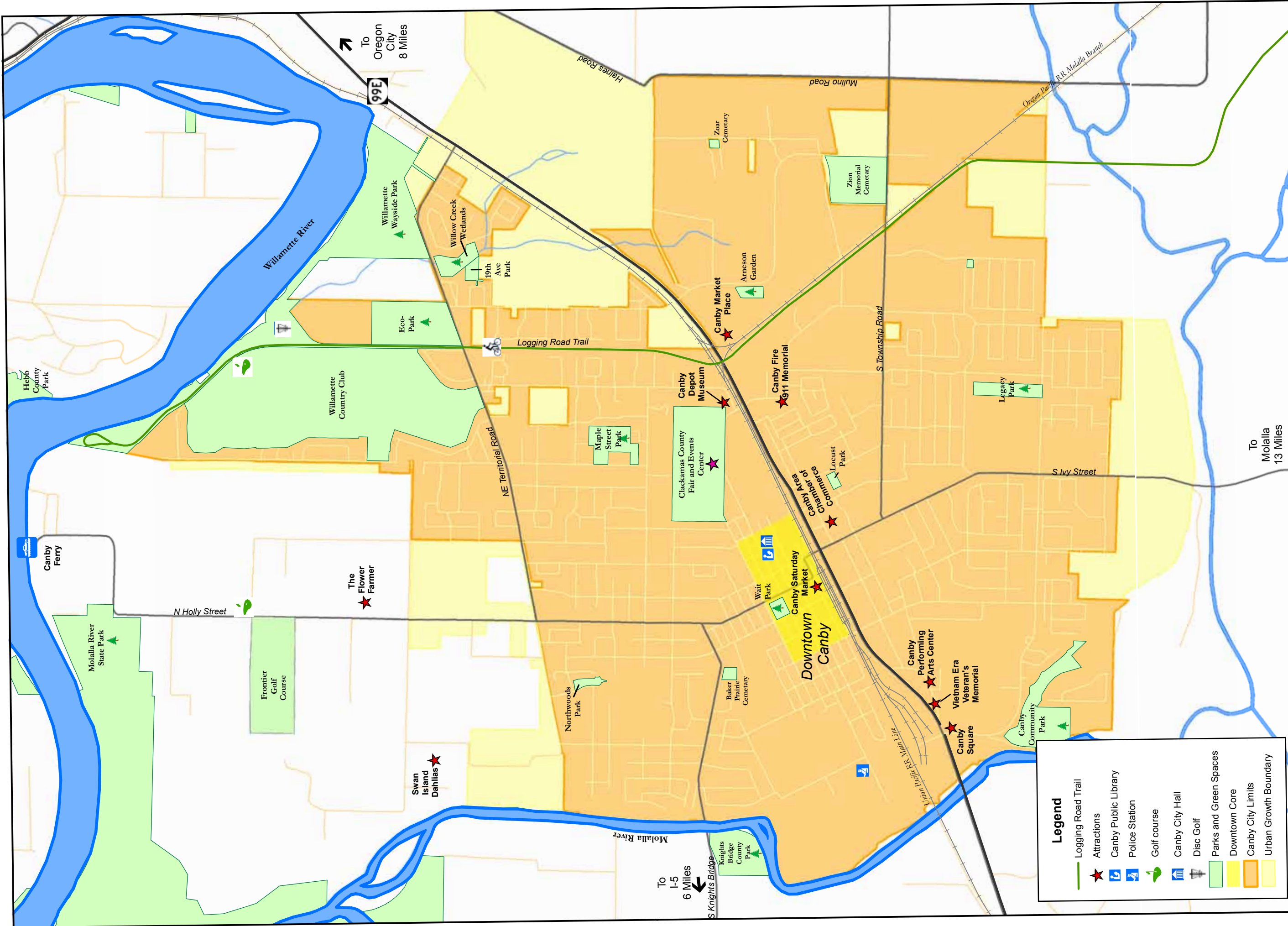


City of Canby Major Employers Map

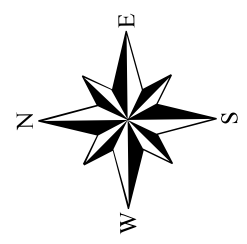


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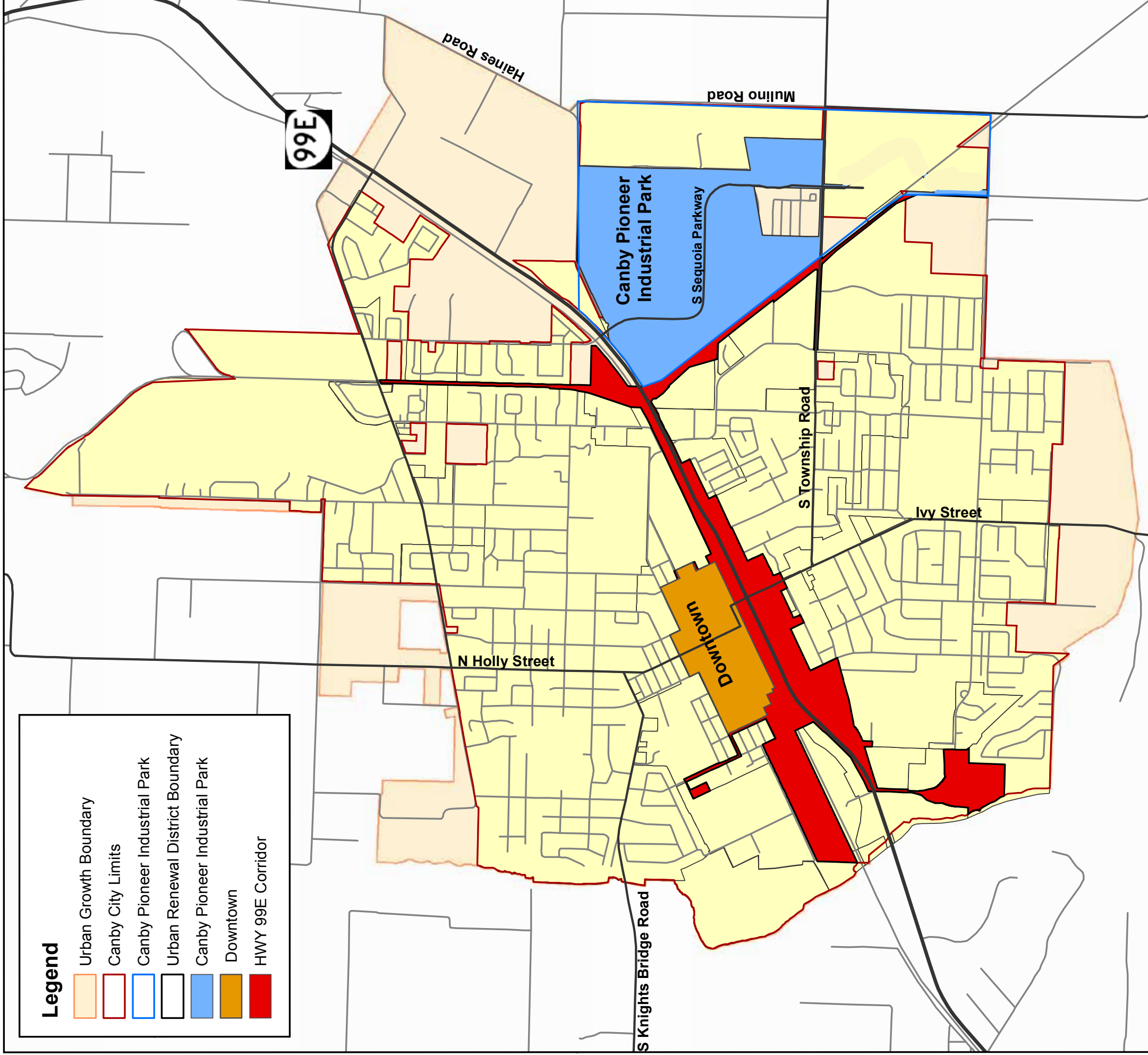











Canby Visitor Attraction Map



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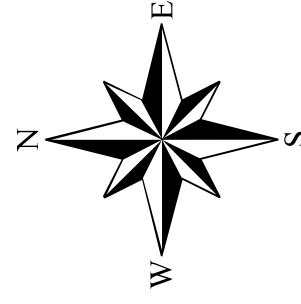


Legend

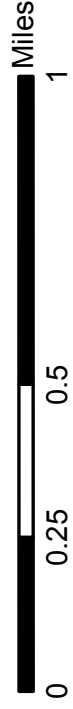
-  Urban Growth Boundary
-  Canby City Limits
-  Canby Pioneer Industrial Park
-  Urban Renewal District Boundary
-  Canby Pioneer Industrial Park
-  Downtown
-  HWY 99E Corridor

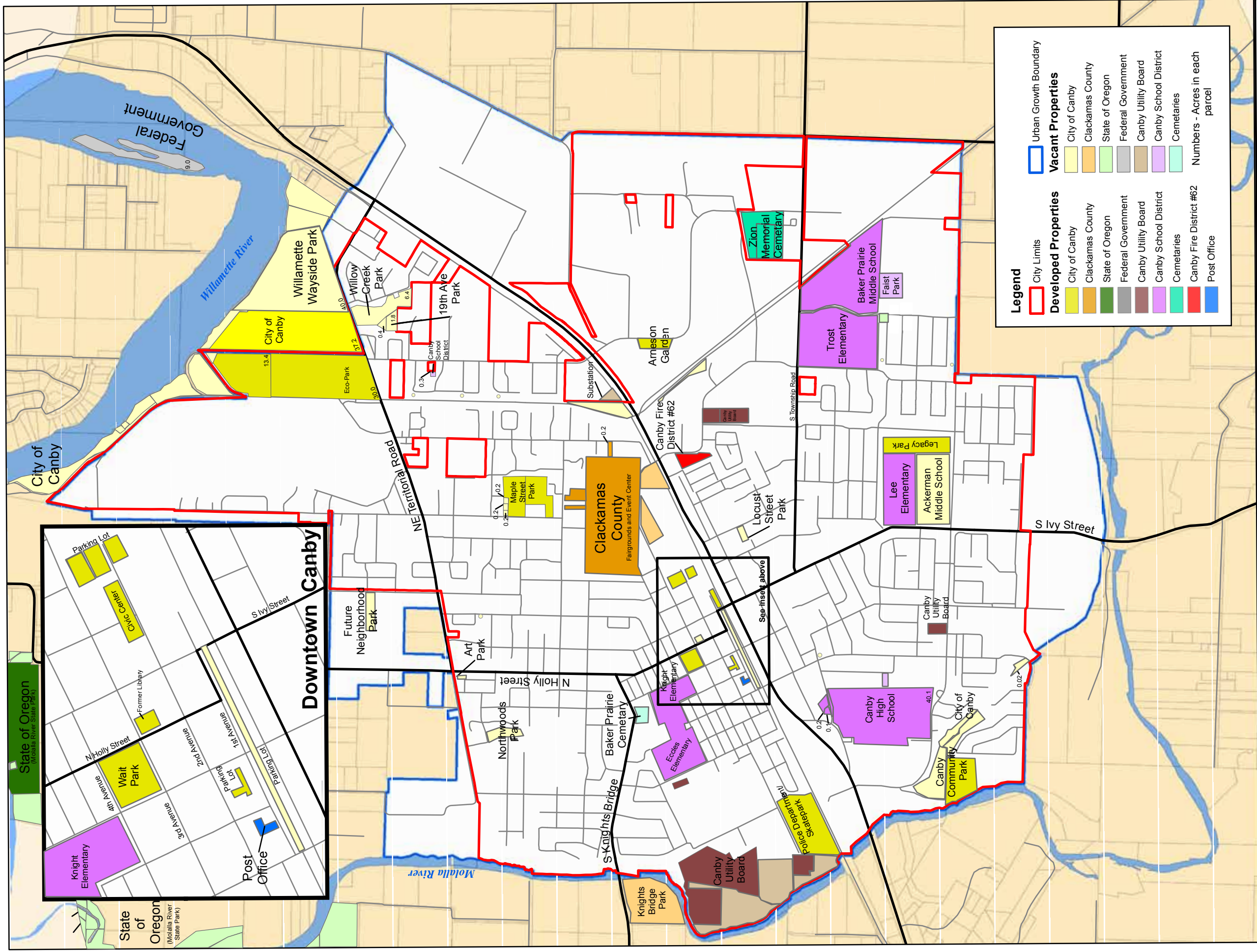


Canby Urban Renewal District Area



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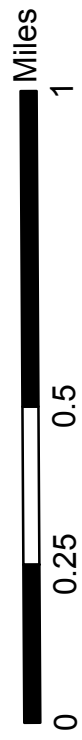
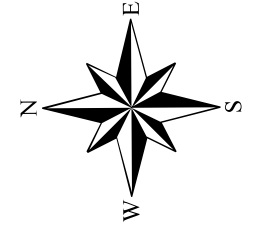


Legend

- City Limits
- Urban Growth Boundary
- Developed Properties
 - City of Canby
 - Clackamas County
 - State of Oregon
 - Federal Government
 - Canby Utility Board
 - Canby School District
 - Cemeteries
- Vacant Properties
 - City of Canby
 - Clackamas County
 - State of Oregon
 - Federal Government
 - Canby Utility Board
 - Canby School District
 - Cemeteries
- Numbers - Acres in each parcel
- Post Office



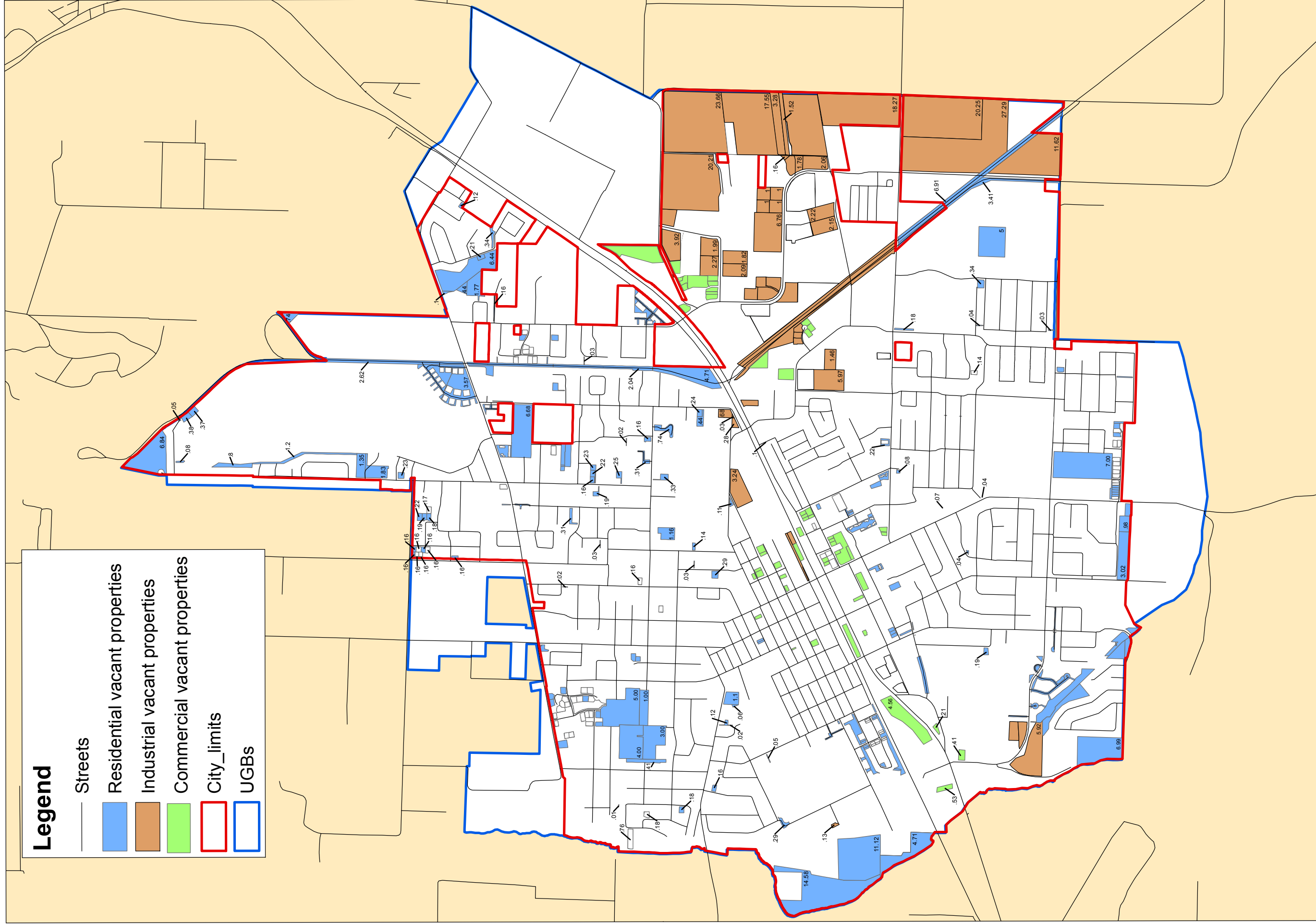
City of Canby Government Owned Properties Map



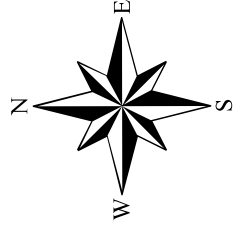
The information depicted on this map is for general reference only.
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Legend

- Streets
- Residential vacant properties
- Industrial vacant properties
- Commercial vacant properties
- City_limits
- UGBs

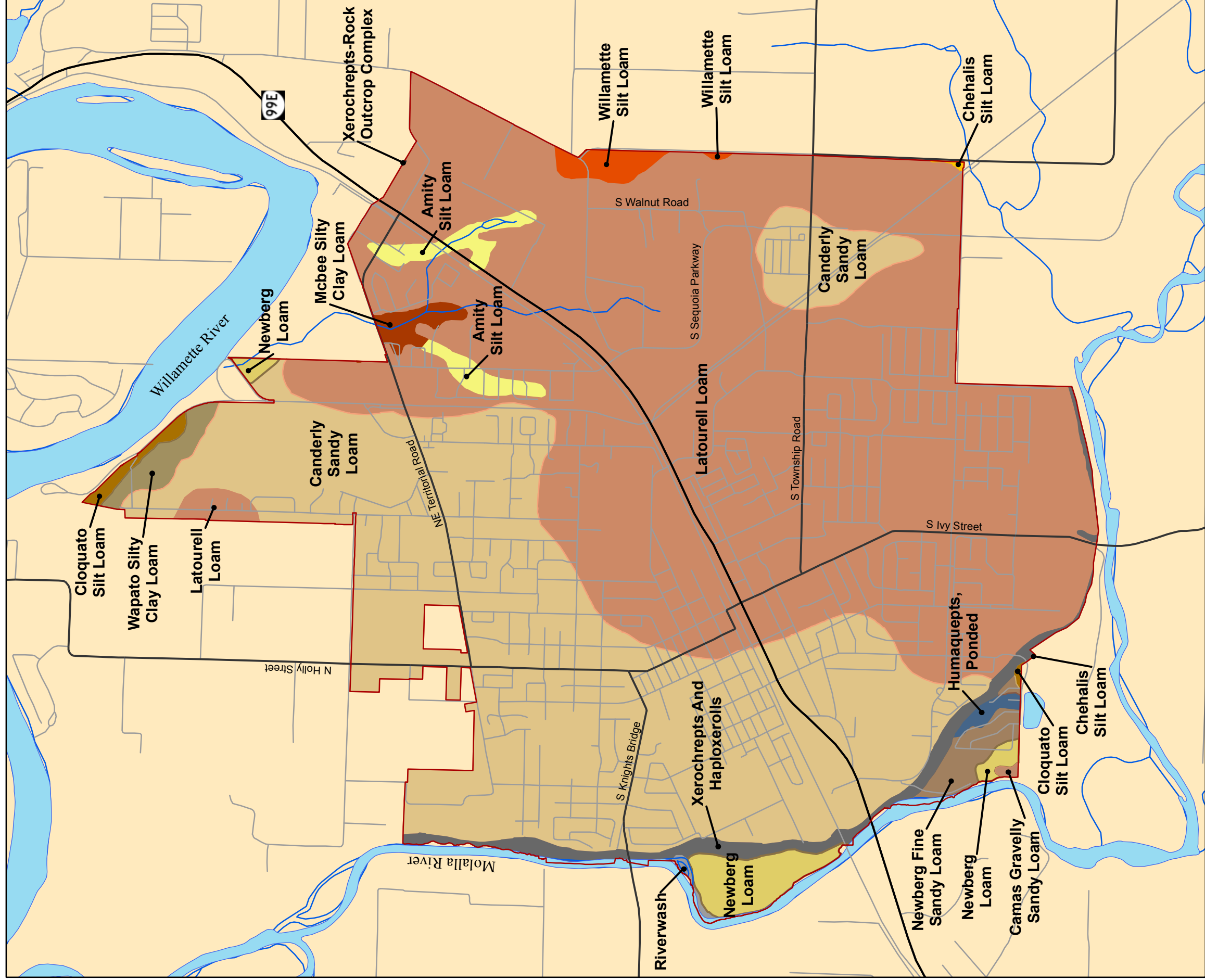


City of Canby Vacant Properties Map

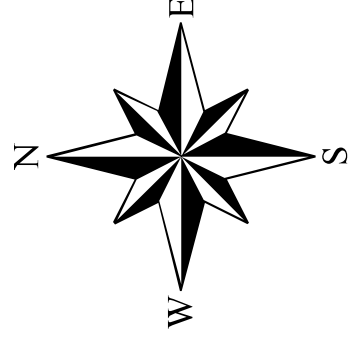


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City of Canby Soils Map



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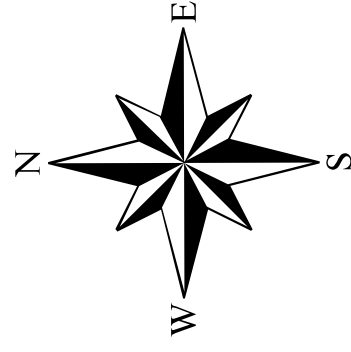
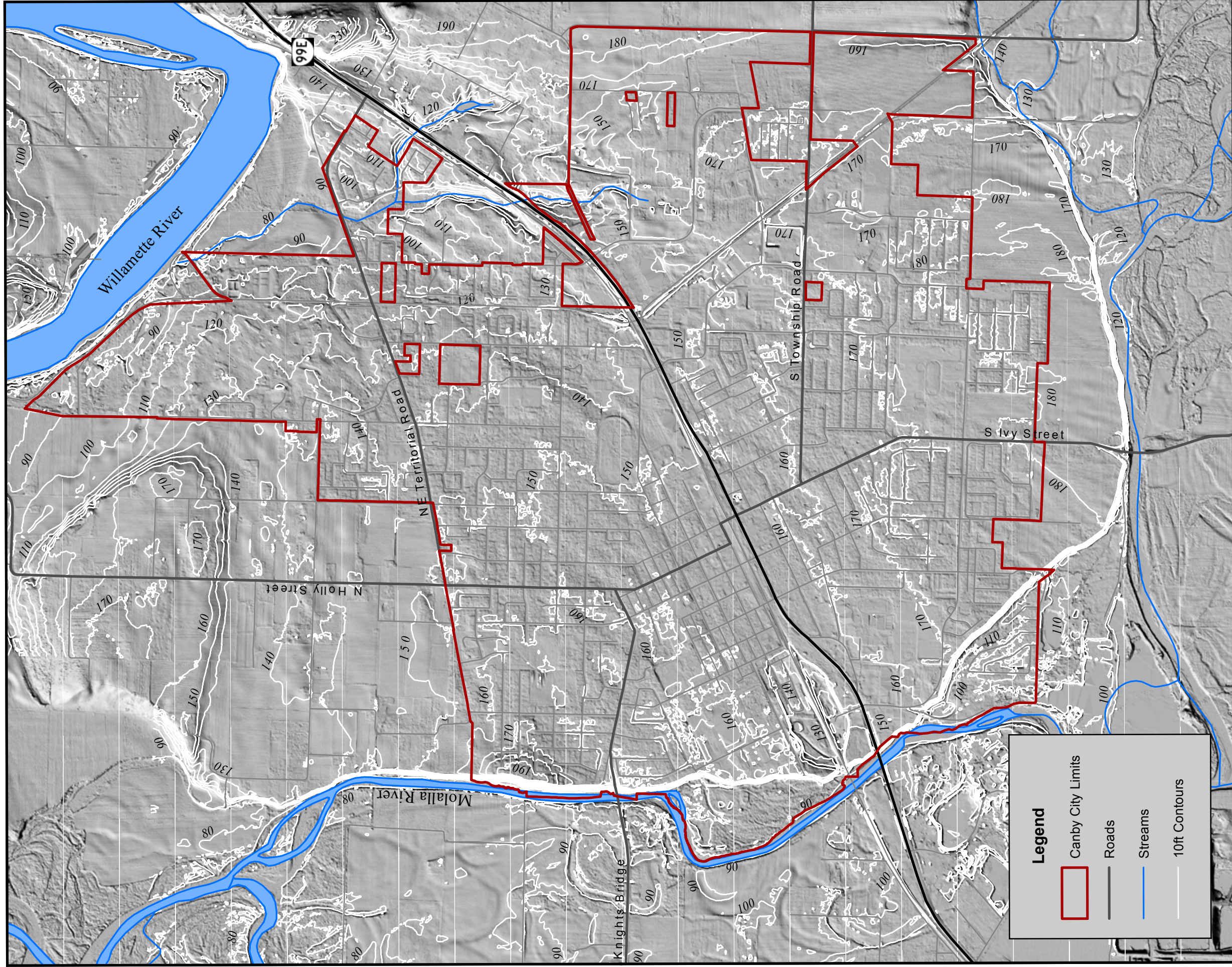
Canby Area Soils Descriptions

United States Department of Agriculture, Soil Conservation Service (SCS) information was used in identifying soil types in Canby. The approximate extent of each soil type is shown in the map attached. SCS classifications indicate the effects the soil features will have on the infiltration and drainage of storm water in the Canby area [Soil characteristics were used to calculate infiltration rates during modeling of pervious areas.

The predominate soils are Canderly Sandy Loam (12A) and Latourell Loam (53A, 53B, and 53C) with small inclusions of Amity Silt loam (3) and McBee Silt Clay Loam (56), Newberg Fine Sandy Loam (67), Newberg Loam (68), Willamette Silt Loam (68A) and Xerochrepts and Haploxerolls (92F).

Canderly Sandy Loam
The Canderly Series consists of deep somewhat excessively drained soils on terraces to a depth of 60 inches or more. These soils have moderately rapid permeability of from 2.0 to 6.0 inches per hour and have an available water capacity of about 5.5 to 7.0 inches. Runoff from this series is slow and the likelihood of erosion is slight. Depth to ground water is greater than 60 inches. This soil series is of a capability Class II.
Latourell Loam
Latourell Loam Series are deep well drained soils, having a moderate permeability of from 0.6 to 2.0 inches per hour in the first 48 inches of the soil to a permeability similar to that of the Canderly soils of about 2.0 to 6.0 inches at depths greater than 48 inches. These soils are typically more than 60 inches deep. Latourell soils have greater water availability than that of the Canderly Series with a range of about 8 to 12 inches. Runoff from this series is also slow and the potential for erosion is again slight. Depth to groundwater is generally greater than 60 inches. This soil has capability rating Class I.
Amity Silt Loam
Only two small inclusions of Amity Silt Loam are present in the Canby area. These are somewhat poorly drained soils having a moderately slow permeability of from 0.6 to 2.0 inches per hour in the upper layer declining from 0.2 to 0.6 inches per hour in the lower. This soil can extend to a depth of 60 inches or more. The Depth to Water Table is from 6 to 18 inches in the winter and spring. Capability rating for this soil type is a Class II.
McBee Silty Clay Loam
The McBee Silt Clay Loam is a deep moderately well drained soil having a moderate permeability of from 0.6 to 2.0 inches per hour. Runoff is slow and erosion is unlikely. However, the water table is generally at a depth of from 24 to 36 inches in the winter and early spring and the soils are located in areas subject to occasional but brief periods of flooding in the winter. Only one isolated location northeast of Canby is characterized as this soil type. Capability rating for this series is Class II.
Xerochrepts
Another soil family within the inceptisol order, andic xerochrepts compose another portion of the North Cascades' range of soils. Andic xerochrepts tend to be coarser than andic cryochrepts, and loamy instead of sandy, with higher ratios of silt and clay to sand. The top seven inches of the andic xerochrept soil is very gravelly silt loam, the next 11 inches are very gravelly loam and the following 42 inches, extremely gravelly loam. Like most of the soil types in the North Cascades, the andic xerochrepts are derived from colluvium, originally traceable to volcanic ash, glacial drift, and metamorphic rocks such as phyllite and argillite. Phyllite is primarily very fine-grained and lustrous mica and argyllite, also known as clay-slate, contains tiny particles of mica and talc.

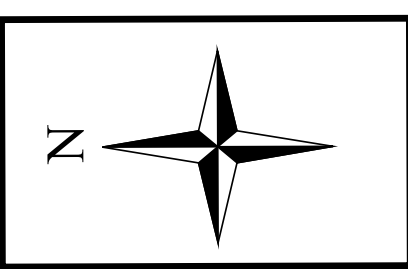
Read more: http://www.ehow.com/list_7178757_north-cascades-soil-types.html#ixzz2qxYZ34ld



City of Canby Elevation Map

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This map is for illustrative purposes only and should only be used for planning purposes.



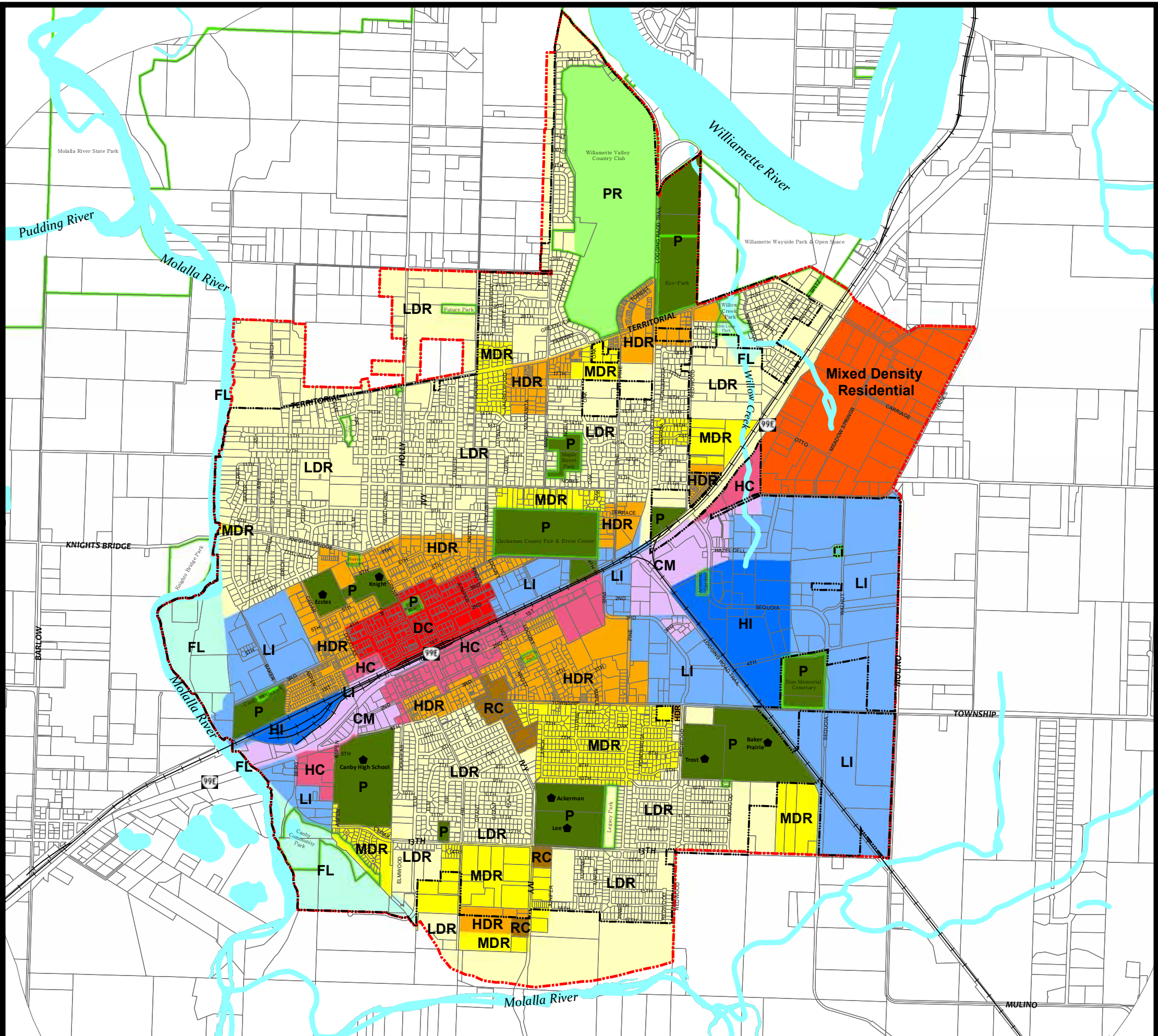
..... City Limits
- - - - - Urban Growth Boundary
White Significant Wetlands















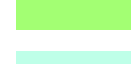
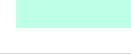
Hydric Soils

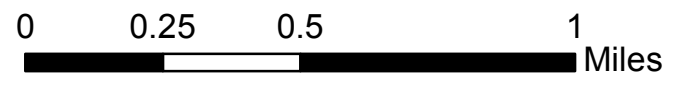
Top of Bank Full Stage
Riparian Buffer

City of Canby Wetland and Riparian Map

City of Canby Comprehensive Plan Map



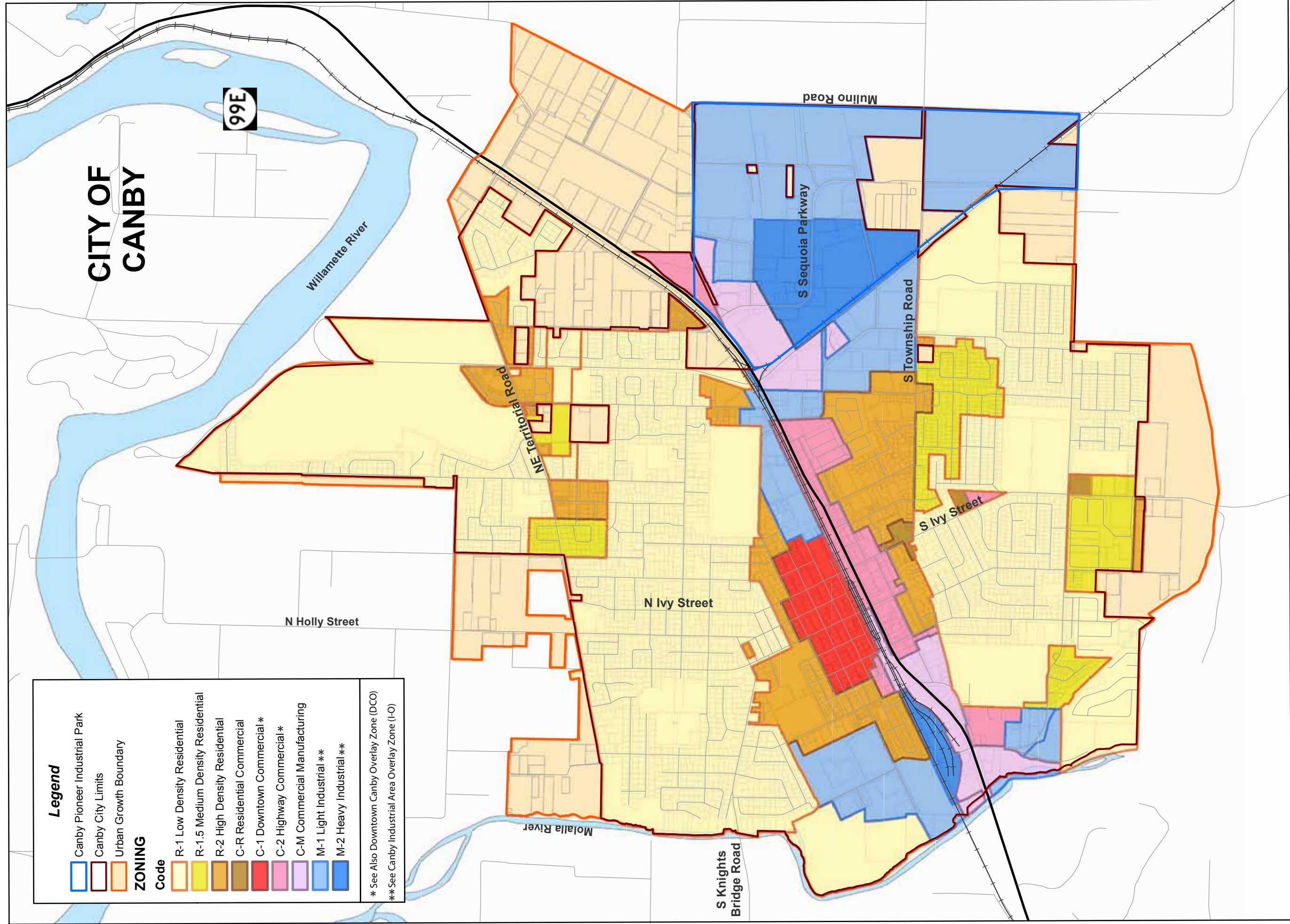
-  City Limits
-  Urban Growth Boundary
-  Parks
-  LDR-Low Density Residential
-  MDR-Medium Density Residential
-  HDR-High Density Residential
-  Mixed Density Residential
-  RC-Residential Commercial
-  DC-Downtown Commercial
-  HC-Highway Commercial
-  CM-Commercial/Manufacturing
-  LI-Light Industrial
-  HI-Heavy Industrial
-  P-Public
-  PR-Private Recreation
-  FL-Flood Prone/Steep Slopes



May 2014



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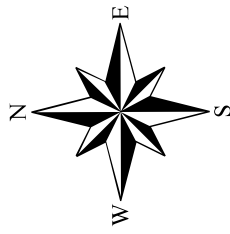


* See Also Downtown Canby Overlay Zone (DCO)
 ** See Canby Industrial Area Overlay Zone (I-O)

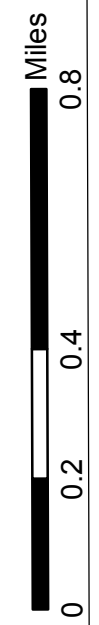


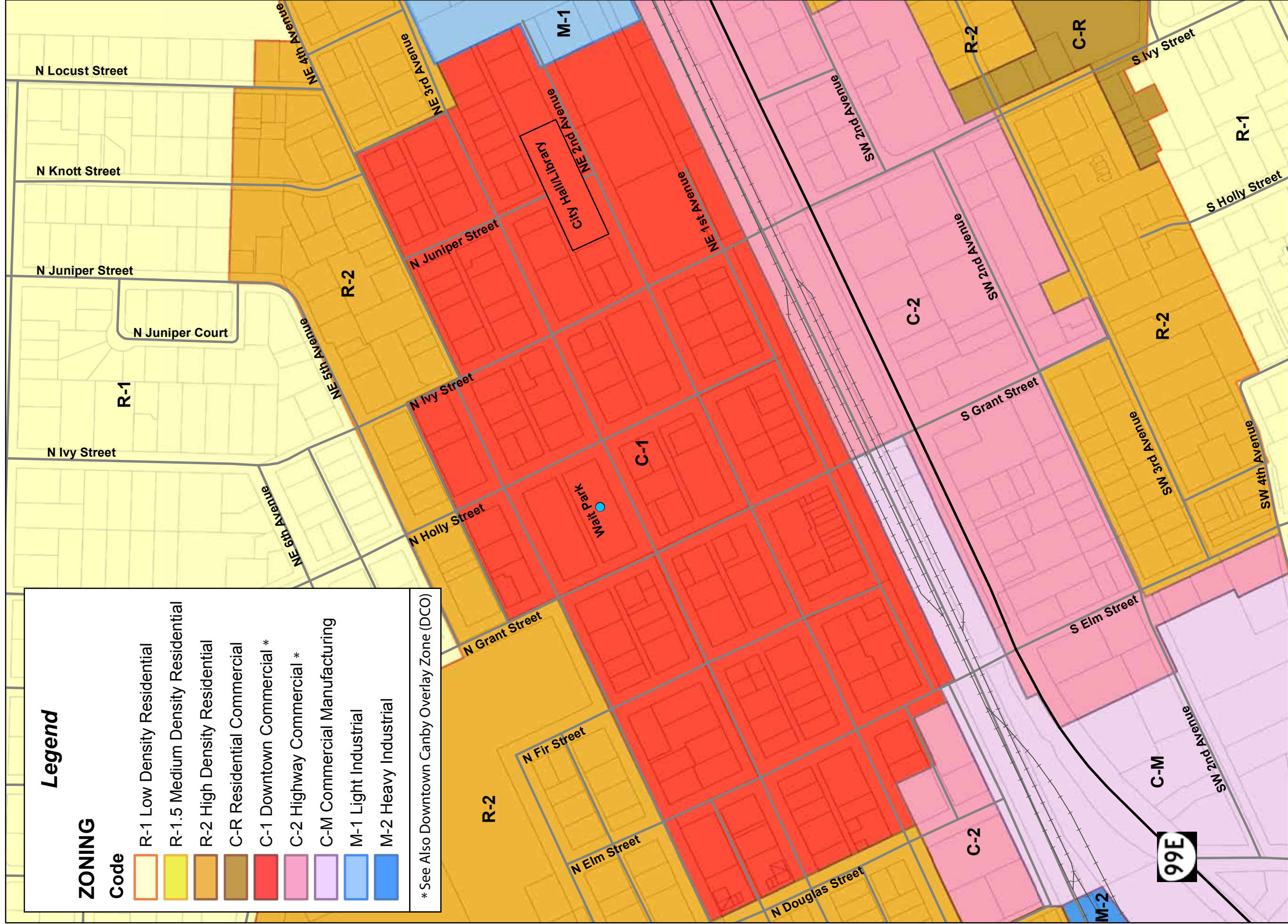
City of Canby Taxlots and Zoning

City of Canby - May 10th, 2018



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Legend

ZONING

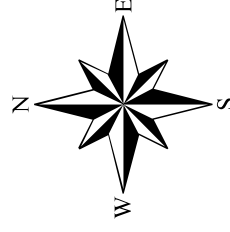
Code

- R-1 Low Density Residential
- R-1.5 Medium Density Residential
- R-2 High Density Residential
- C-R Residential Commercial
- C-1 Downtown Commercial *
- C-2 Highway Commercial *
- C-M Commercial Manufacturing
- M-1 Light Industrial
- M-2 Heavy Industrial

* See Also Downtown Canby Overlay Zone (DCO)

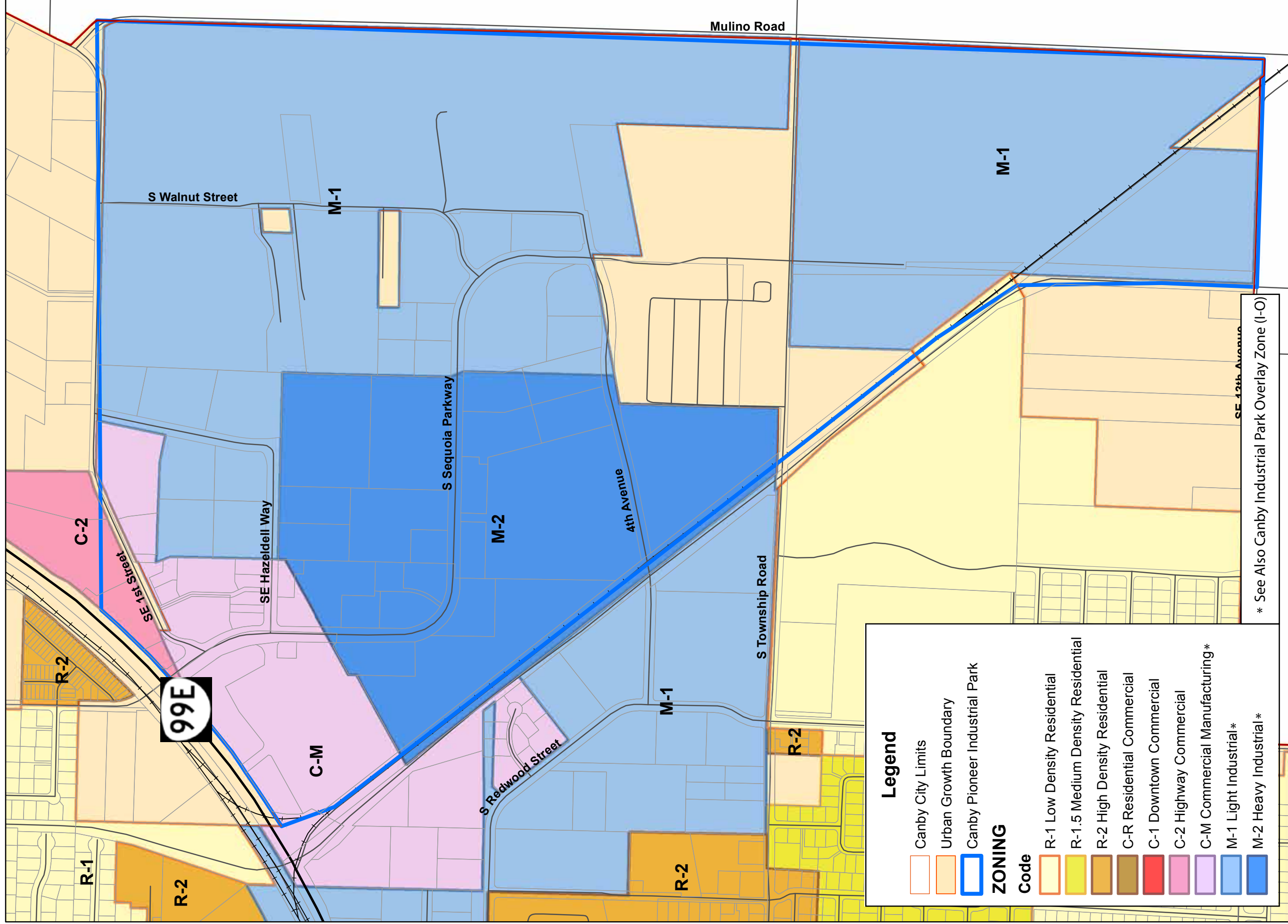


City of Canby Taxlots and Zoning - Downtown Vicinity

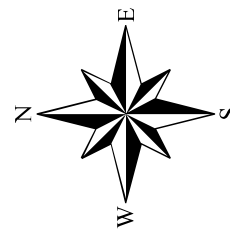


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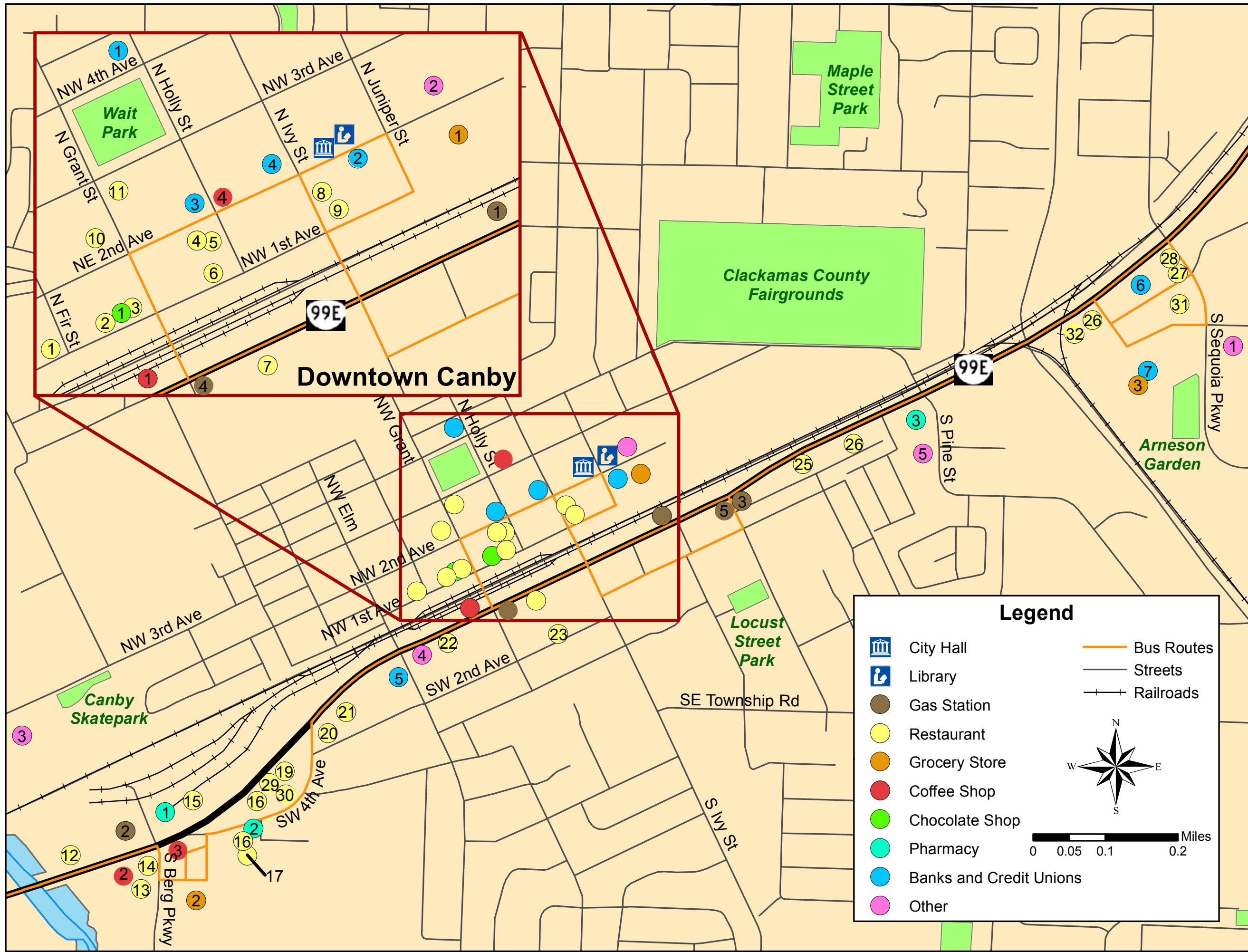


City of Canby Taxlots and Zoning - Canby Pioneer Industrial Park Vicinity
















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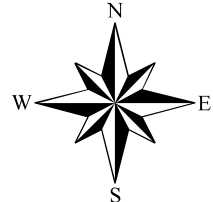
0 0.1 0.2 0.4 Miles



Downtown Canby

Legend

-  City Hall
-  Library
-  Gas Station
-  Restaurant
-  Grocery Store
-  Coffee Shop
-  Chocolate Shop
-  Pharmacy
-  Banks and Credit Unions
-  Other
-  Bus Routes
-  Streets
-  Railroads

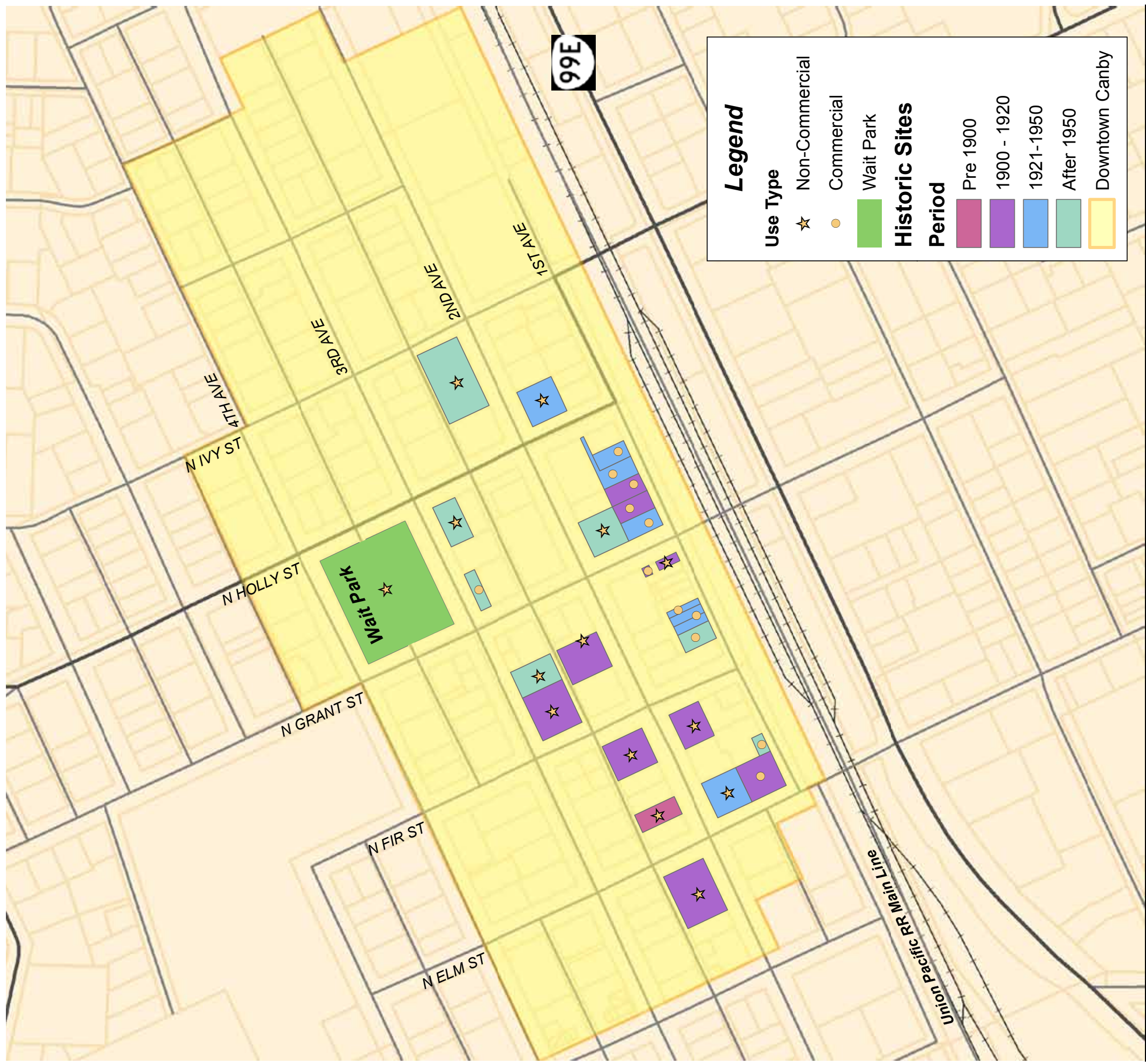


0 0.05 0.1 0.2 Miles

Working in Canby? Shop Local! Below is a List of Canby Businesses that Can Meet Your Everyday Needs

Number	Name	Address	Phone	Website
Gas Stations				
1	Chevron	262 S Highway 99E	503-263-6947	www.chevron.com
2	Space Age Fuel & Quik Mart	1120 SW 1st Avenue	503-266-9515	www.spaceagefuel.com
3	76 Food Mart of Canby	453 SE 1st Avenue	503-263-6876	www.76.com
4	VP Racing Fuels	293 SW 1st Ave	503-266-8095	www.vpracingfuels.com
5	Freds Meyer Fuel Center	369 SE 1st Ave	503-263-0144	
Restaurants				
1	Mike's Place	404 NW 1st Avenue	503-266-9343	
2	Rice Time	356 NW 1st Avenue	503-820-8118	
3	Joy Kitchen Inc	314 NW 1st Avenue	503-266-8898	
4	Pappys Greasy Spoon	243 NW 2nd Avenuenue	503-266-1819	
5	Oaxaca Bakery	239 NW 2nd Avenue Ste. E	503-263-4865	www.oaxacabakery.com
6	Rounders	224 NW 1st Avenue	503-705-0588	
7	Marvel's Lone Elder Pizza	207 SW 1st Avenue Ste. 106	503-266-1888	
8	Thai Dish Restaurant	108 N Ivy Street	503-263-9898	www.thaidishcuisine.com
9	Los Dos Amigos	102 Ivy Street	503-266-1441	www.losdosamigos.com
10	Backstop Bar and Grill	211 N Grant St	503-263-6606	www.backstopbarandgrill.com
11	Ebners Custom Meats	272 N Grant St		
12	The Wild Hare Saloon and Cafe	1190 SW 1st Avenue	503-651-4273	www.thewildharesaloon.net
13	Thai Corner	1109 SW 1st Avenue #A	503-263-2442	www.thaicornercuisine.com
14	Kentucky Fried Chicken	1101 SW 1st Avenue	425-486-6336	www.kfc.com
15	Panda Express	1020 SW 1st Avenue	503-263-3700	www.pandaexpress.com
16	Burgerville USA	909 SW 1st Avenue	503-266-2568	www.burgerville.com
17	Roxy's Island Grill	1001 SW 1st Avenue	503-641-7699	www.roxysislandgrill.com
18	Los Dorados Mexican Restaurant	1011 SW 1st Avenue	503-263-3940	www.losdoradosrestaurant.com
19	Taco Bell	845 SW 1st Avenue	503-263-6665	www.tacobell.com
20	McDonald's	709 SW 1st Avenue	503-266-5900	www.mcoregon.com/12361/
21	Canby Dairy Queen	597 SW 1st Avenue	503-266-7171	www.dairyqueen.com
22	El Chilito Restaurant	403 SW 1st Avenue	503-266-4966	
23	The Gold Dragon	204 SW 2nd Avenue	503-263-1877	
24	Wally's Chinese Kitchen	679 SE 1st Avenue	503-266-2221	
25	Fultano's Family Pizza	715 SE 1st Avenue	503-266-1444	www.fultanos.com
26	Nuevo Vallarta Restaurant	1385 SE 1st Avenue Suite 104	503-266-1782	
27	Oriental Grill Inc	1477 SE 1st Avenue #104	503-263-3445	
28	Carl's Jr	1463 SE 1st Avenue	503-263-2275	www.carlsjr.com
29	Jimmy Johns	851 SW 1st Ave Suite 101	503-263-4000	www.jimmyjohns.com
30	Pizza Schmizza	851 SW 1st Ave	503-263-2300	www.schmizza.com
31	Biscuits Café	1477 SE 1st Ave	503-263-3287	www.biscuitscafe.com
32	Denny's	1369 SE 1st Ave	503-263-3193	

Number	Name	Address	Phone	Website
Grocery Stores				
1	Cutsforth's Thriftway	225 NE 2nd Avenue	503-266-2016	www.cutsforths.com
2	Safeway, Inc	1055 SW 1st Avenue	503-266-5890	local.safeway.com/or/canby-2604.html
3	Fred Meyer Stores, Inc.	1401 SE 1st Avenue	503-263-4100	www.fredmeyer.com
Coffee Shops				
1	The Human Bean of Canby	318 SW 1st Street	503-263-2326	www.thehumanbean.com
2	Dutch Bros	1115 SW 1st Ave	541-955-4700	www.dutchbros.com
3	Starbucks Coffee	1075 SW 1st Ave	503-313-8798	www.starbucks.com
4	Gwynn's Coffee	190 NW 2nd Ave	503-263-0200	
Chocolate Shops				
1	Ladybug Chocolates	266 NW 1st Ave. Ste. A	503-263-3353	www.ladybugchocolates.com
Pharmacies				
1	Walgreens	1080 SW 1st Avenue	503-263-1600	www.walgreens.com
2	Dave's Prescription Shop	911 SW 4th Avenue	503-266-2081	www.davesprescriptionshop.com
3	Rite-Aid Drug Store	891 SE 1st Avenue	503-266-6381	www.riteaid.com
Banks and Credit Unions				
1	Chase Bank	435 N Holly Street	312-732-6513	www.chase.com
2	Clackamas Credit Union	223 NE 2nd Ave	503-656-0671	www.clackamasfcu.org
3	Key Bank	200 NW 2nd Avenue	503-266-2727	www.key.com
4	Wells Fargo Bank	150 NW 2nd Avenue	503-266-1126	www.wellsfargo.com
5	US Bank	111 S Elm Street	503-266-7444	www.usbank.com
6	Columbia State Bank	223 NE 2nd Avenue	503-263-0329	www.columbiabank.com
7	West Coast Bank	1455 SE 1st Avenue	503-651-3157	www.columbiabank.com
Other				
1	Canby Area Transit	195 SE Hazeldell Way Suite C	503-266-4022	www.ci.canby.or.us
2	Canby Cinema 8	252 NE Avenue	503-266-8488	www.canbycinema8.com
3	Canby Police Department	1175 NW 3rd Avenue	503-266-1104	www.canbypolice.com
4	Canby Motel 6	463 SW 1st Avenue	503-266-5400	www.motel6.com
5	Canby Fire Department	221 S Pine Street	503-266-5851	www.canbyfire.org
	Canby City Hall	222 NE 2nd Ave	503-266-4021	www.ci.canby.or.us
	Canby Library	222 NE 2nd Ave	503-266-3394	www.canbylibrary.org



Legend

Use Type

- ★ Non-Commercial
- Commercial
- Wait Park

Historic Sites

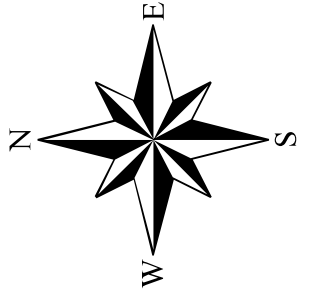
Period

- Pre 1900
- 1900 - 1920
- 1921-1950
- After 1950
- Downtown Canby

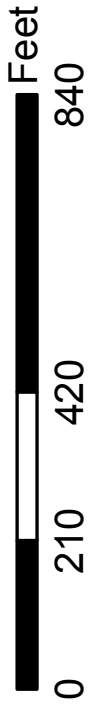


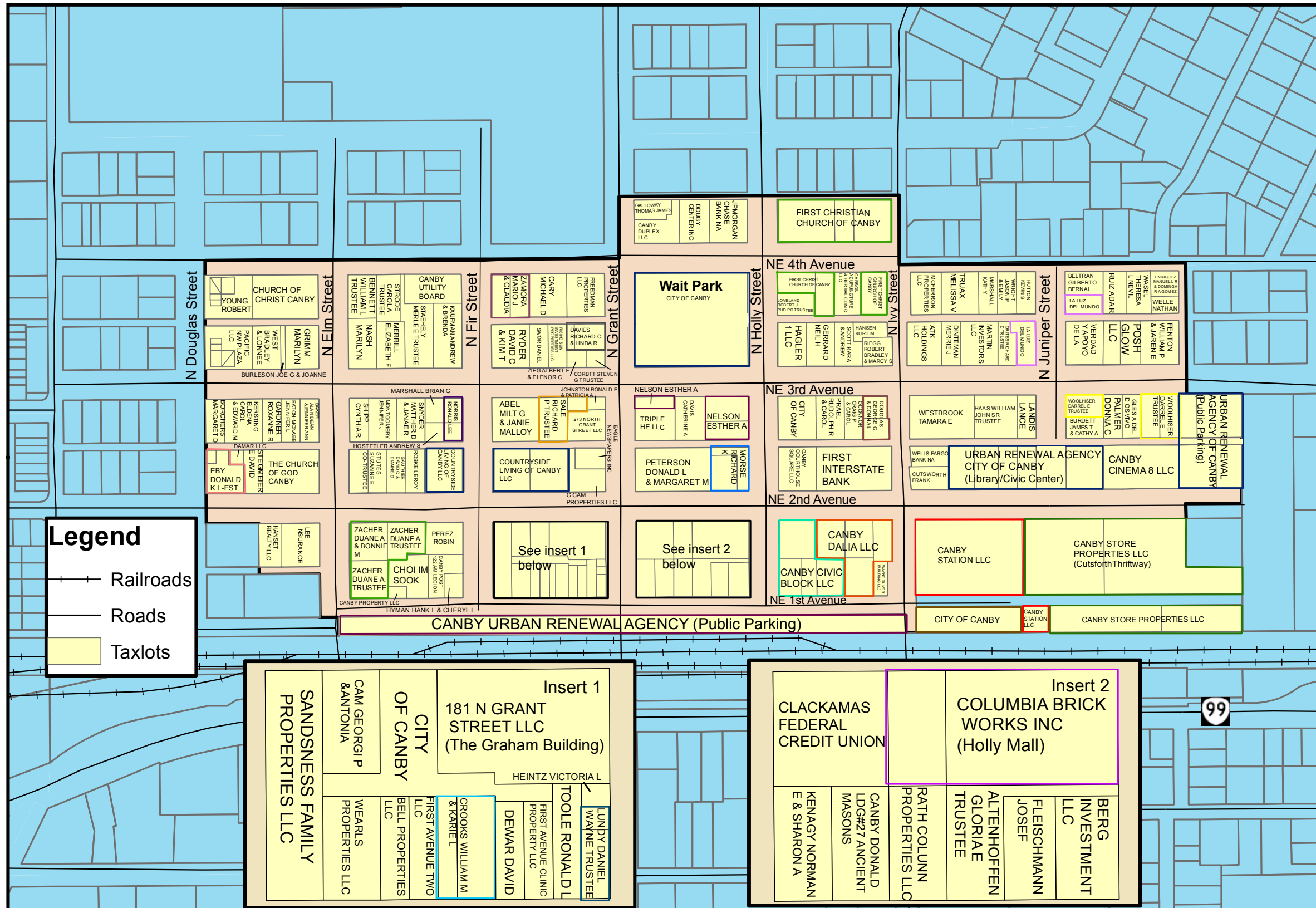
Historic Sites in Downtown Canby

This map indicates buildings that meet eligibility requirements for the National Register of Historic Places.

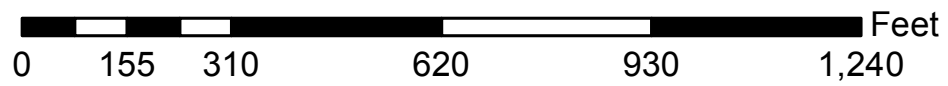
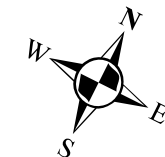


The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy.

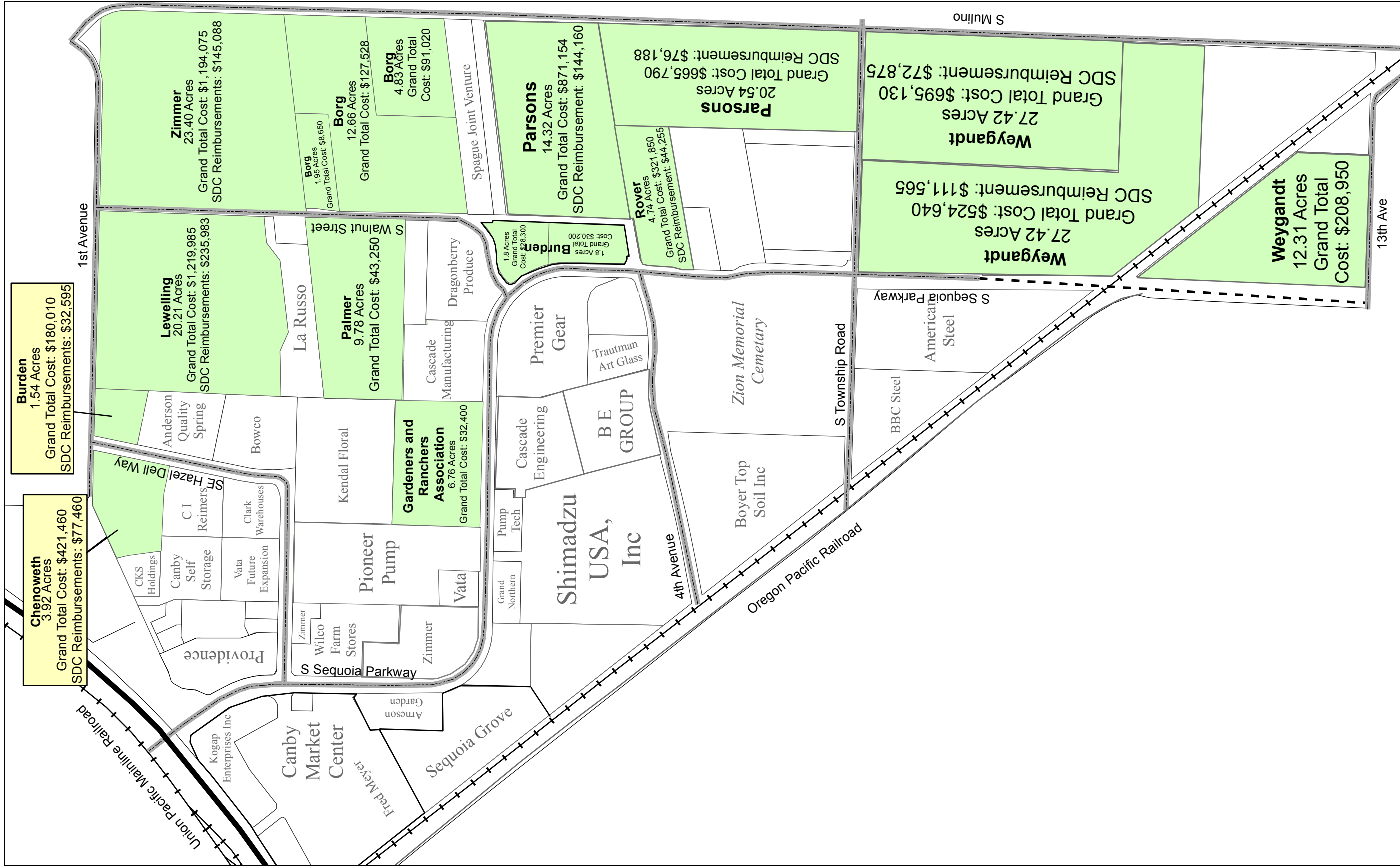




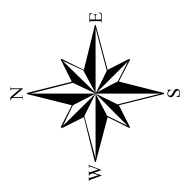
City of Canby Downtown Property Ownership Map 2017



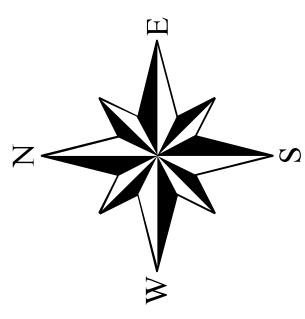
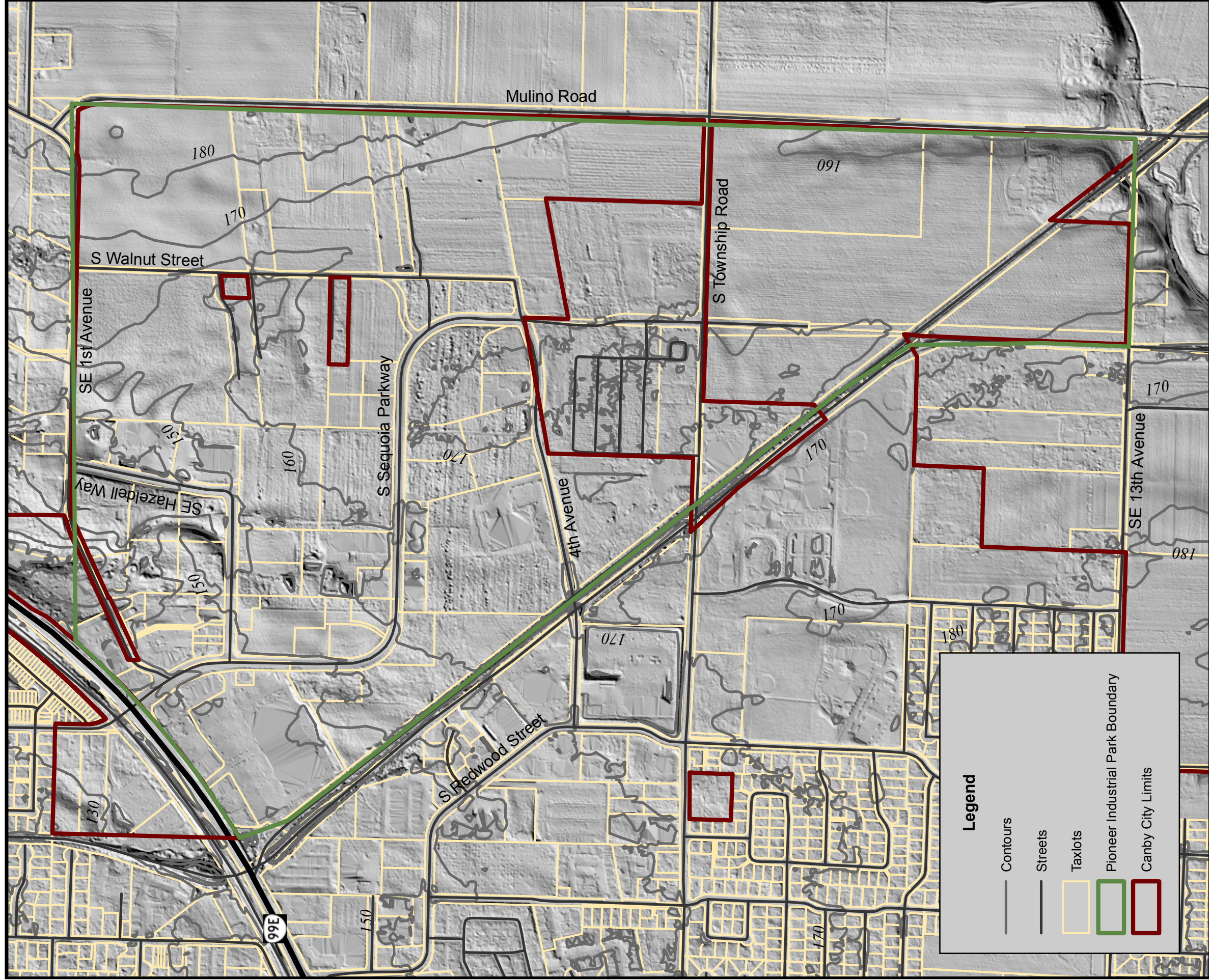
The information depicted on this map is for general reference only.
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Canby Pioneer Industrial Park Estimated Site Development Costs to Meet City and County Requirements 2018

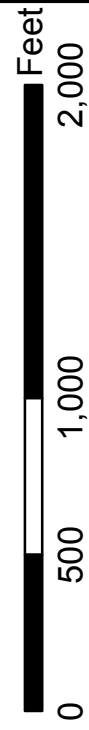


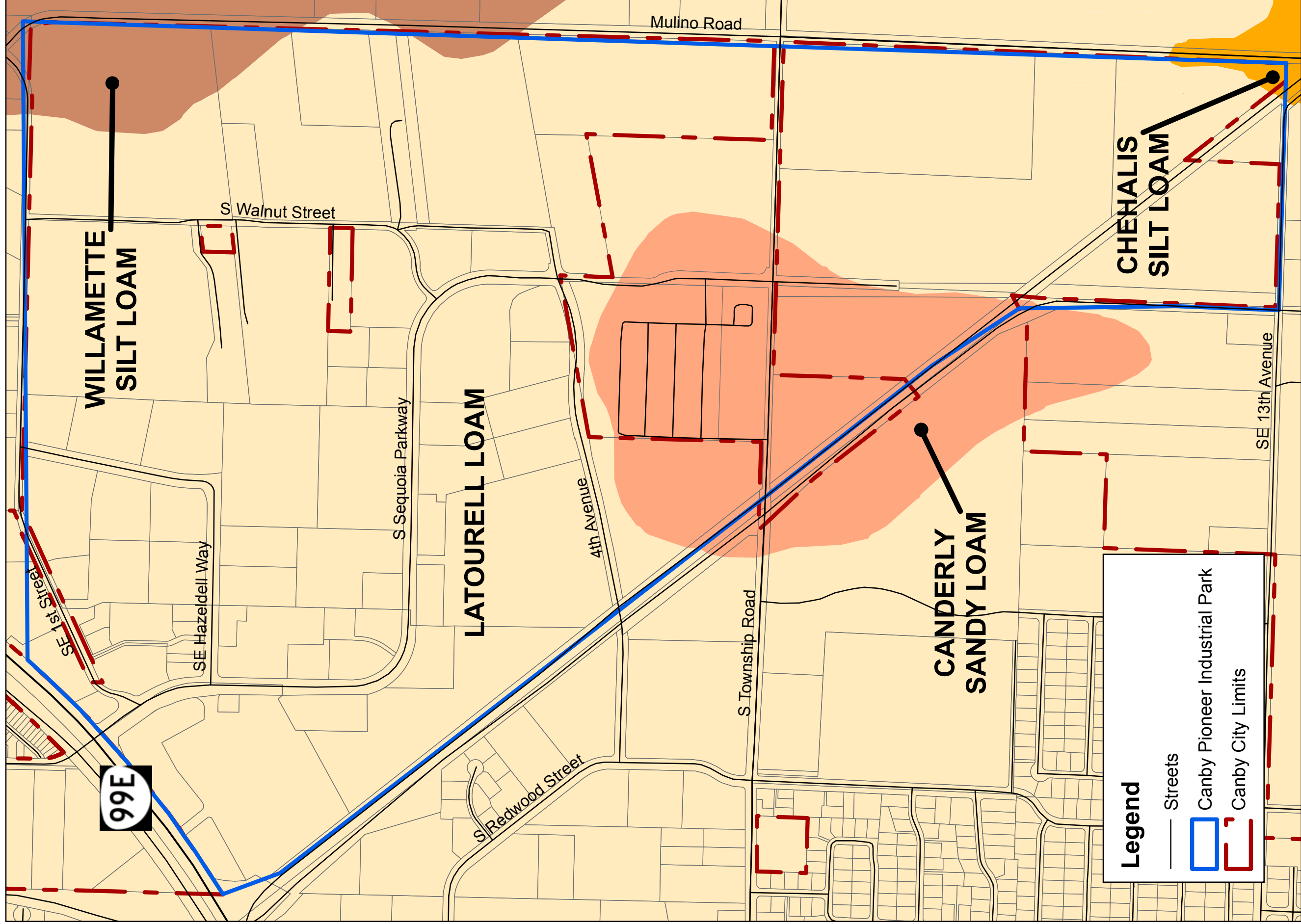
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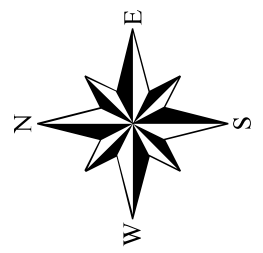
City of Canby Canby Pioneer Industrial Park Elevation Map

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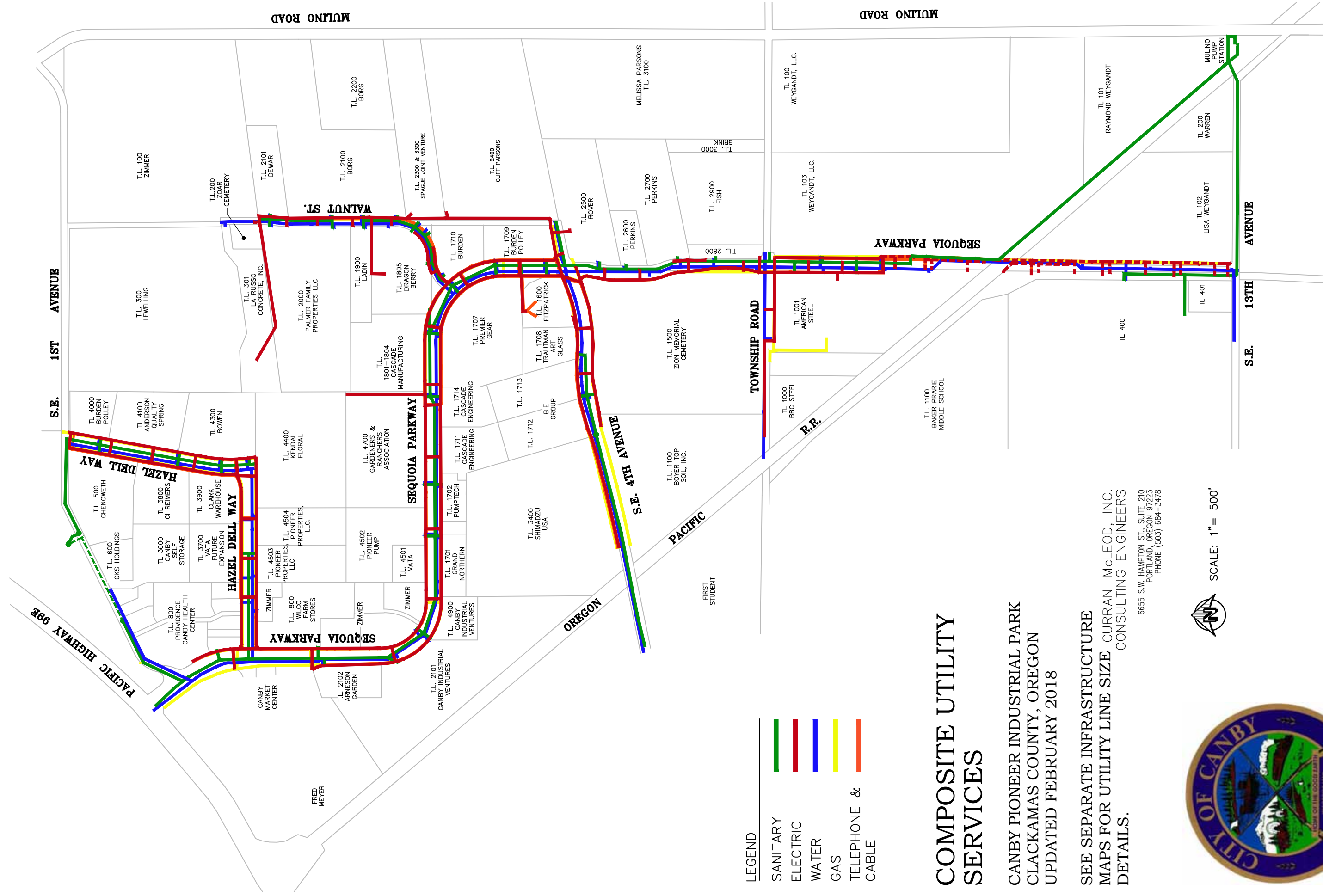




City of Canby Soils Map - Canby Pioneer Industrial Park Vicinity



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LEGEND

- SANITARY
- ELECTRIC
- WATER
- GAS
- TELEPHONE & CABLE

COMPOSITE UTILITY SERVICES

CANBY PIONEER INDUSTRIAL PARK
 CLACKAMAS COUNTY, OREGON
 UPDATED FEBRUARY 2018

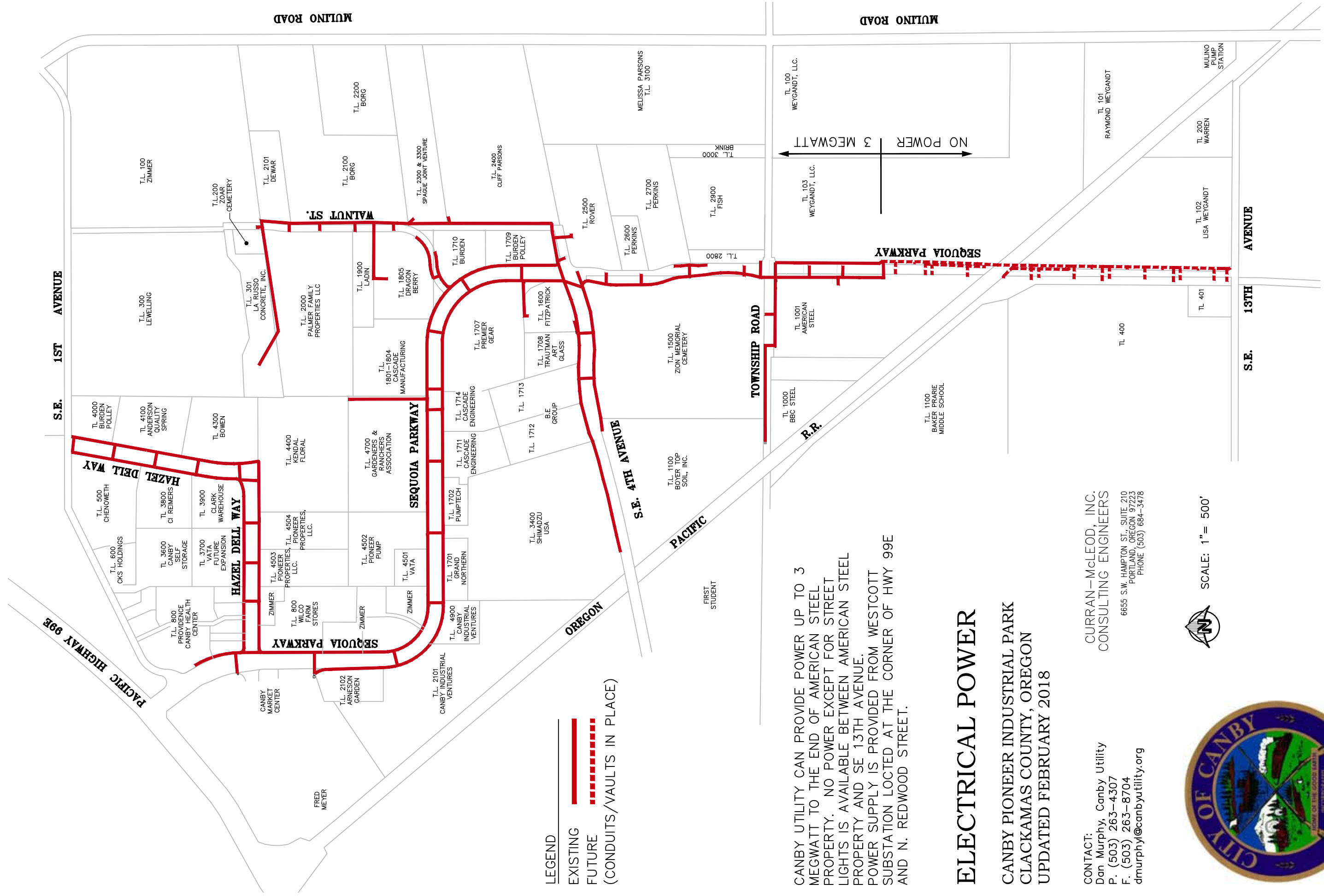
SEE SEPARATE INFRASTRUCTURE
 MAPS FOR UTILITY LINE SIZE
 DETAILS.



SCALE: 1" = 500'

6655 S.W. HAMPTON ST., SUITE 210
 PORTLAND, OREGON 97223
 PHONE (503) 684-3478

THIS MAP SHOULD NOT BE USED FOR SURVEY OR ENGINEERING PURPOSES. THE CITY IS NOT RESPONSIBLE FOR MAP ERRORS, OMISSIONS, MISUSE OR MISINTERPRETATIONS.



LEGEND
 ——— EXISTING
 - - - - - FUTURE
 (CONDUITS/VAULTS IN PLACE)

CANBY UTILITY CAN PROVIDE POWER UP TO 3 MEGWATT TO THE END OF AMERICAN STEEL PROPERTY. NO POWER EXCEPT FOR STREET LIGHTS IS AVAILABLE BETWEEN AMERICAN STEEL PROPERTY AND SE 13TH AVENUE. POWER SUPPLY IS PROVIDED FROM WESTCOTT SUBSTATION LOCATED AT THE CORNER OF HWY 99E AND N. REDWOOD STREET.

ELECTRICAL POWER

CANBY PIONEER INDUSTRIAL PARK
 CLACKAMAS COUNTY, OREGON
 UPDATED FEBRUARY 2018

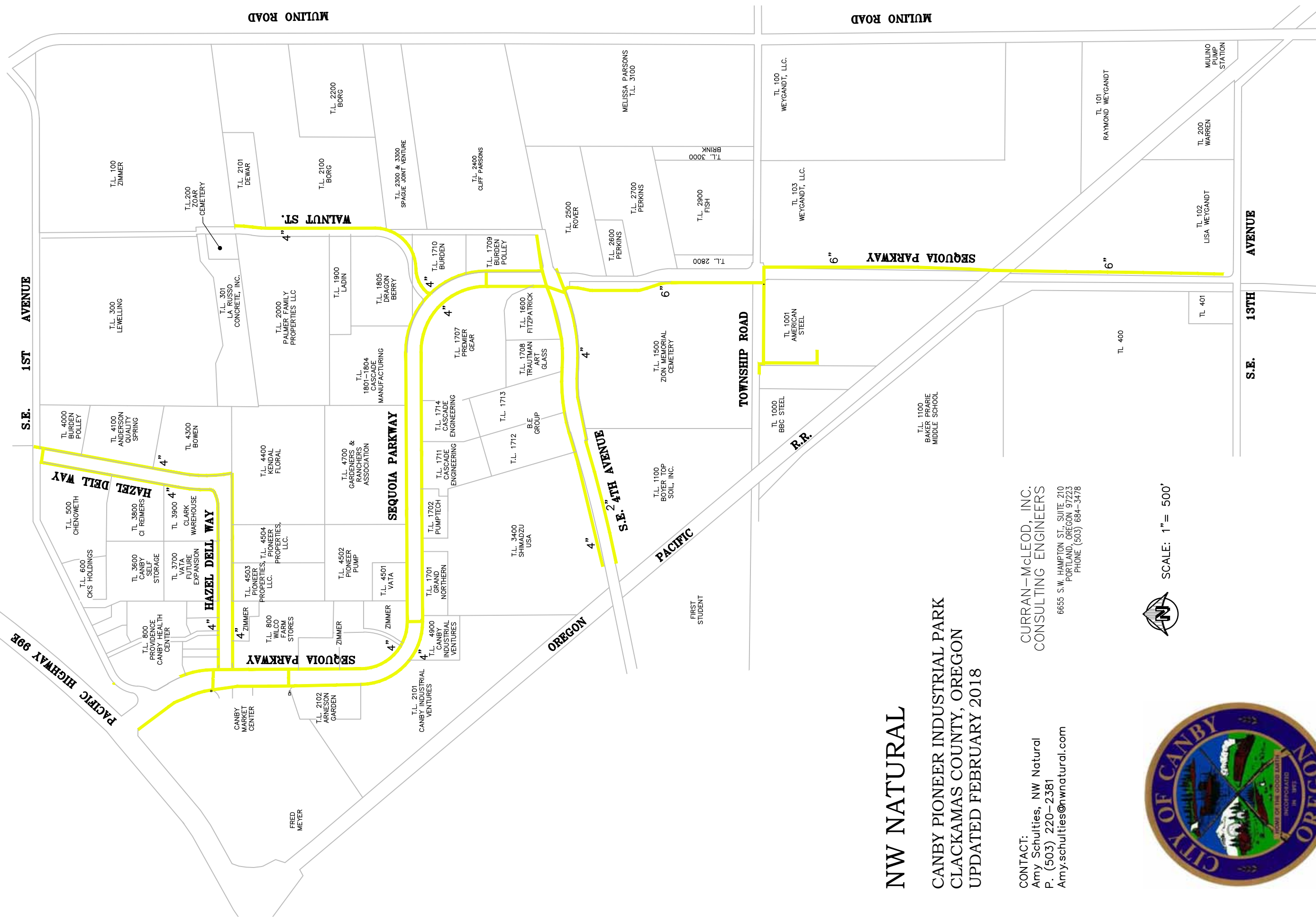
CONTACT:
 Dan Murphy, Canby Utility
 P. (503) 263-4307
 F. (503) 263-8704
 dmurphy@canbyutility.org

CURRAN-McLEOD, INC.
 CONSULTING ENGINEERS
 6655 S.W. HAMPTON ST., SUITE 210
 PORTLAND, OREGON 97223
 PHONE (503) 684-3478



SCALE: 1" = 500'

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NW NATURAL
CANBY PIONEER INDUSTRIAL PARK
CLACKAMAS COUNTY, OREGON
UPDATED FEBRUARY 2018

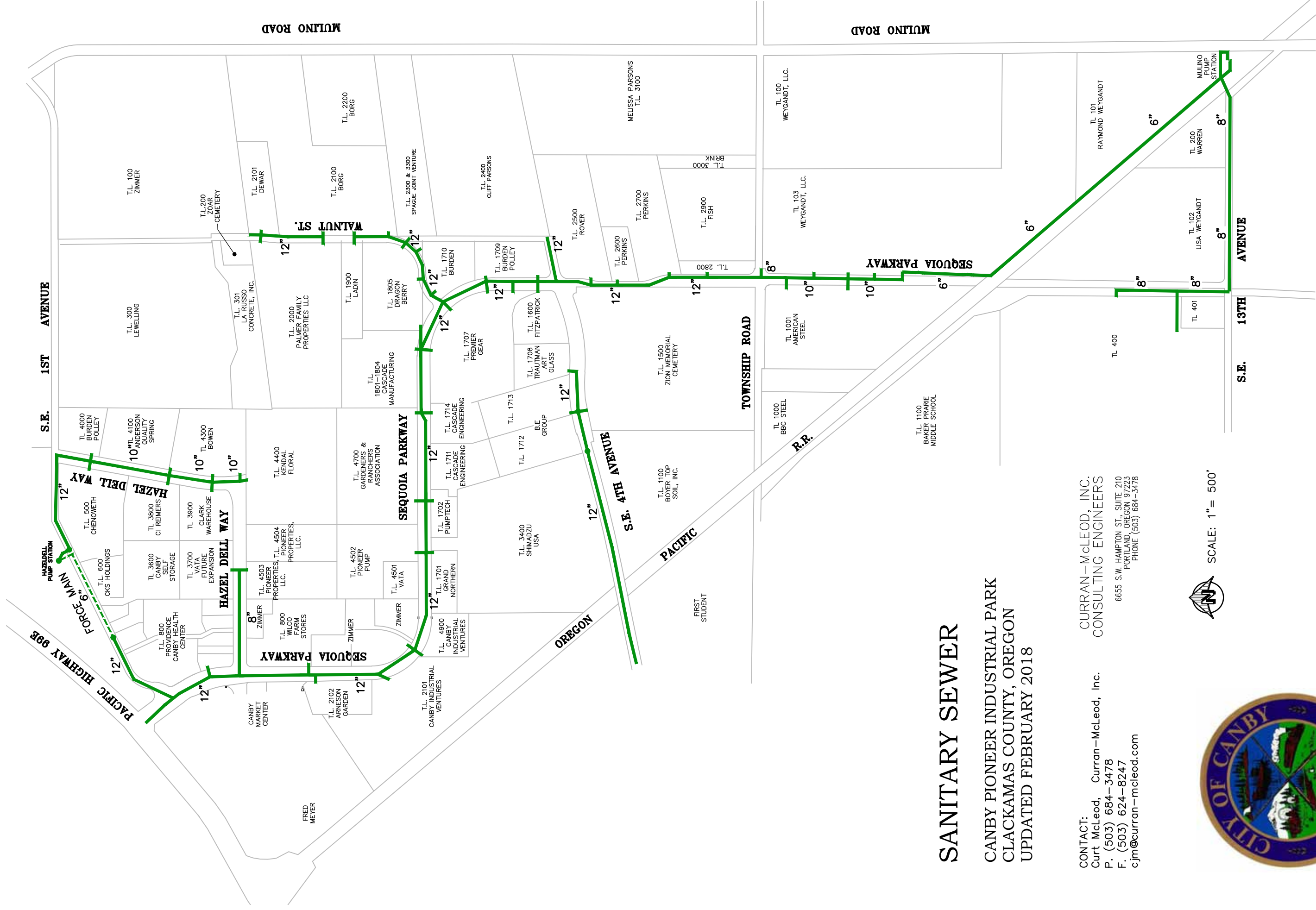
CONTACT:
 Amy Schulties, NW Natural
 P. (503) 220-2381
 Amy.schulties@nwnatural.com

CURRAN-MCLEOD, INC.
 CONSULTING ENGINEERS
 6655 S.W. HAMPTON ST., SUITE 210
 PORTLAND, OREGON 97223
 PHONE (503) 684-3478



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SANITARY SEWER
CANBY PIONEER INDUSTRIAL PARK
CLACKAMAS COUNTY, OREGON
UPDATED FEBRUARY 2018

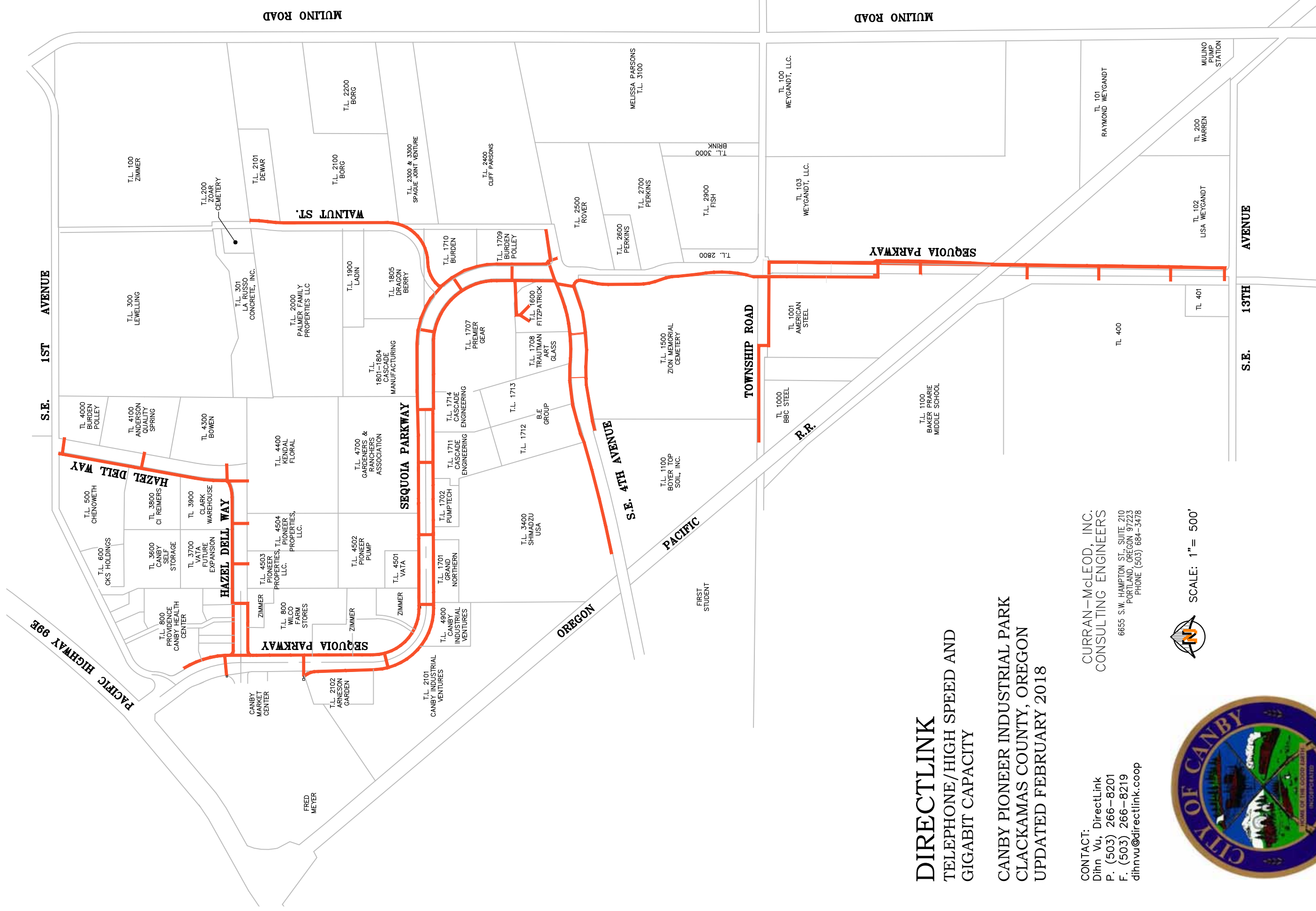
CONTACT:
 Curt McLeod, Curran-McLeod, Inc.
 P. (503) 684-3478
 F. (503) 624-8247
 cjm@curran-mcleod.com

CURRAN-McLEOD, INC.
 CONSULTING ENGINEERS
 6655 S.W. HAMPTON ST., SUITE 210
 PORTLAND, OREGON 97223
 PHONE (503) 684-3478



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DIRECTLINK
TELEPHONE/HIGH SPEED AND
GIGABIT CAPACITY
CANBY PIONEER INDUSTRIAL PARK
CLACKAMAS COUNTY, OREGON
UPDATED FEBRUARY 2018

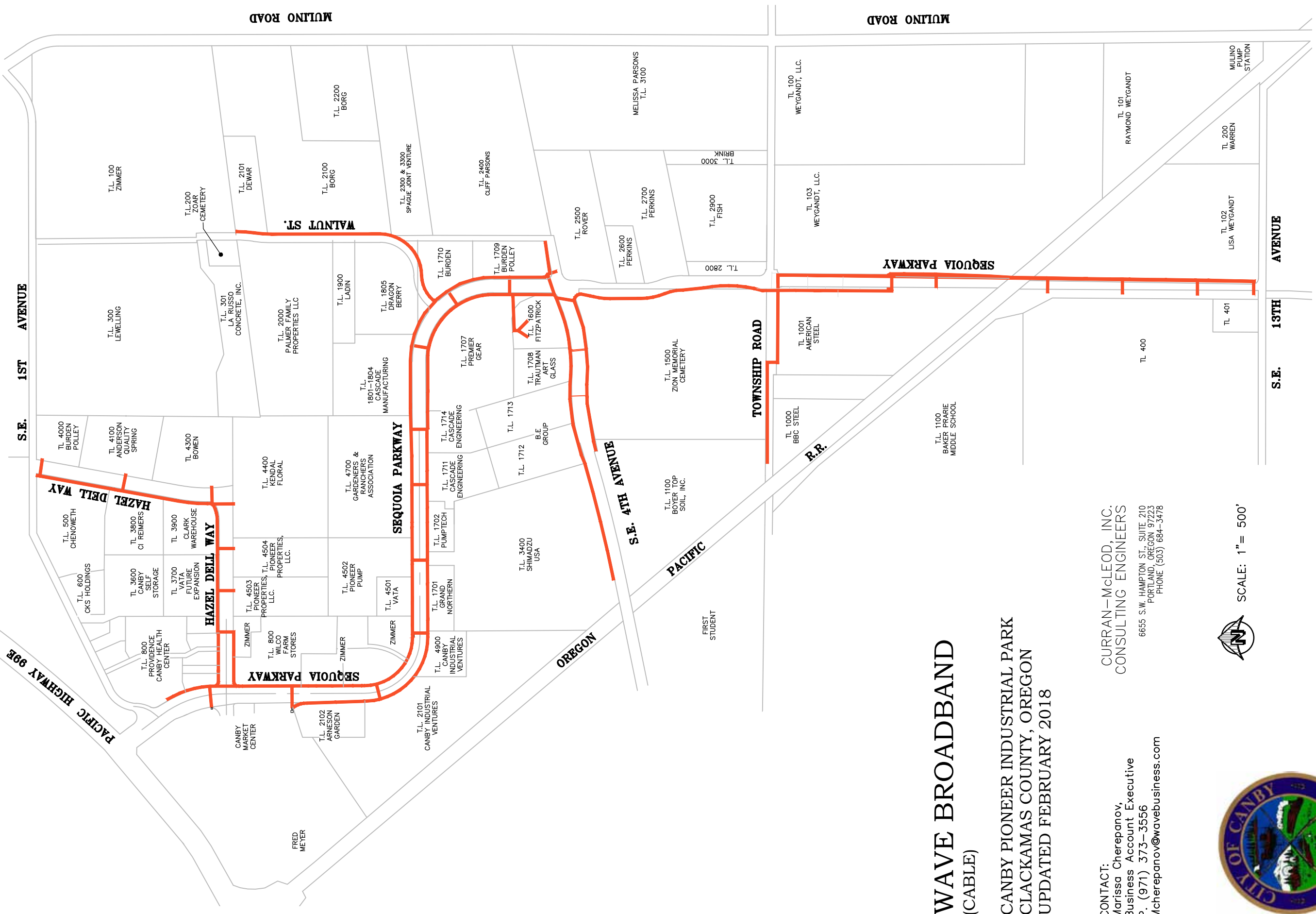
CONTACT:
 Dihn Vu, DirectLink
 P. (503) 266-8201
 F. (503) 266-8219
 dihnvu@directlink.coop

CURRAN-McLEOD, INC.
 CONSULTING ENGINEERS
 6655 S.W. HAMPTON ST., SUITE 210
 PORTLAND, OREGON 97223
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WAVE BROADBAND (CABLE)

CANBY PIONEER INDUSTRIAL PARK
CLACKAMAS COUNTY, OREGON
UPDATED FEBRUARY 2018

CONTACT:
Marissa Cherepanov,
Business Account Executive
P. (971) 373-3556
Mcherepanov@wavebusiness.com

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS
6655 S.W. HAMPTON ST., SUITE 210
PORTLAND, OREGON 97223
PHONE (503) 684-3478



SCALE: 1" = 500'

S.E. 13TH AVENUE

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For more information, contact us at:

222 NE 2nd Avenue

Canby, OR 97013

503-266-0701

www.canbybusiness.com

