

**File Name:**

**File Number:**

**Instructions for Applicants**

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items, and a notarized affidavit of ownership (if applicable).

**Specific Type of Land Use Application to be submitted (check all that apply):**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit             | <input type="checkbox"/> Landscaping (not with PDR app) | <input type="checkbox"/> Wireless Communication Facility        |
| <input type="checkbox"/> Appeal                              | <input type="checkbox"/> Project Design Review (PDR)    | <input type="checkbox"/> Other (please specify): _____          |
| <input type="checkbox"/> Binding Site Plan                   | <input type="checkbox"/> Rezone/PUD                     |   |
| <input type="checkbox"/> Boundary Line Adjustment/ Lot Comb. | <input type="checkbox"/> Short Subdivision (Short Plat) | <input type="checkbox"/> Comprehensive Plan Suggested Amendment |
| <input checked="" type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Subdivision (Long Plat)        |   |
| <input type="checkbox"/> Environmental Review (SEPA)         | <input type="checkbox"/> Variance                       | <input type="checkbox"/> Comprehensive Plan Amendment           |

**Please Print or Type Legibly**

<b>Applicant:</b> Avalon Project Inc - Glen Merkel			<b>Phone:</b> 714-336-4714
<b>Address:</b> 14670 NE 8th St #200			<b>Cell:</b>
<b>City:</b> Bellevue	<b>State:</b> WA	<b>Zip:</b> 98007	<b>Fax:</b>
<b>E-Mail:</b> glen@avalonproject.us			
<b>Contact Person, if different:</b>			<b>Phone:</b>
<b>Address:</b>			<b>Cell:</b>
<b>City:</b>	<b>State:</b>	<b>Zip:</b>	<b>Fax:</b>
<b>E-Mail:</b>			
<b>Property Owner(s), if different:</b> Three in One Petro LLC			<b>Phone:</b>
<b>Address:</b> 19406 Hwy 99			<b>Cell:</b>
<b>City:</b> Lynnwood	<b>State:</b> WA	<b>Zip:</b> 98036	<b>Fax:</b>
<b>E-Mail:</b> reda_2011@hotmail.com			
<b>Site Address(es):</b> 19406 Hwy 99			<b>Zoning:</b> CG (General Commercial)
<b>Assessor Parcel Number(s) – (APNs):</b> 00585300000700			<b>Comp. Plan Designation:</b>
<b>Description of Proposal:</b> See Attached Project Description			
I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.			
<b>Signature of Applicant/Agent:</b>			<b>Date:</b> 11/29/2021
<b>Signature of Property Owner:</b>			<b>Date:</b> 11/29/2021





I/We Reda Mikhail, owner(s) of the property commonly known as Three in One Petro LLC, do hereby apply for approval of a Conditional Use Permit for the above-referenced property. I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.

Signature of Owner: *Reda Mikhail* Date: 11/29/2021

Please print name: Reda Mikhail

Three in One Petro LLC – 19406 Hwy 99

LEGAL: STATE PLAT BLK 000 D-00 - LOT 7 LESS NELY 50FT ALSO LESS WLY 10FT TO CITY OF  
LYNNWOOD FOR RD PER QCD 1424/376 AUD FILE NO 7811290239

PARCEL NUMBER: 00585300000700

Project Description :

We are requesting a conditional use permit (LMC 1.35.100) and building action to develop the approximately 13,504 SF (0.31 AC), that portion only of the grade level structure used for automobile – repair garage with service bays to retail convenience store use. The development will propose adding approximately 644 SF new floor retail area to the south (front) and west side of the existing structure with new walk-in cooler to north. The intent will be for a complete Tenant Improvement to accommodate a convenience store including hot foods and liquor sales. The existing upper storage levels of the structure will remain unaltered. The existing gas and other services will remain unaffected from the general use.

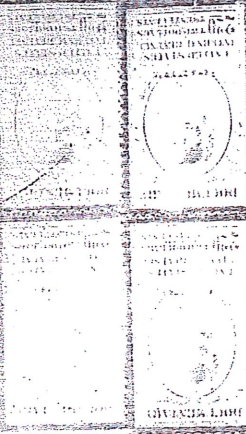
Attached is a recorded parking agreement, in perpetuity together with a non-exclusive easement for ingress, egress and parking as per deed recorded under Auditor's File No. 1361780., to meet all parking demand for the proposed use, and as shown on the proposed drawings. (LMC 21.18.810)  
The landscaping chapter 21.08 LMC does not require any new improvements as the proposal does not increase the existing gross square footage by over 50 percent.

Other chapters of the code that may be addressed based on determination at the building permit submittal.

Refuse Enclosure: Solid waste enclosures are required on sites with new buildings or buildings to be expanded. See LMC 21.46.900(A) for requirements. This property is serviced by Republic Services.  
Exterior Lighting (Chapter 21.17 LMC Lighting): Lighting shall be reviewed at the time of Building Permit review and shall be in full compliance with Chapter 21.17 Lighting.  
Signs (Chapter 21.16 LMC Signs): Signage requirements are set forth in LMC Chapter 21.16 Signs.  
Requirements for Commercial Signs can be found in LMC 21.16.310.

OCT 1 1959

1361780  
Statutory Warranty Deed



PUGET SOUND  
TITLE INSURANCE COMPANY

RECORDED  
VOL. OF  
PAGE OF  
REG. OF  
1959 OCT 1 AM 9 46  
DENISE RAY

DEWELSE WITH AUDITOR  
SIGNIFIED BY  
[Signature]



Mail to P.O. Box 86  
Lynnwood  
Send Tax Statement to

730  
693  
D  
335  
35  
L

1361780

Statutory Warranty Deed  
(CORPORATE FORM)

THE GRANTOR LESSOR'S, INC., a Washington corporation

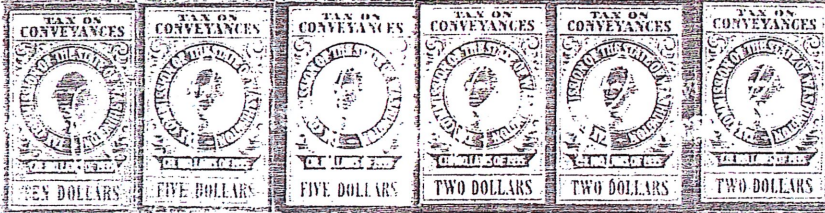
for and in consideration of THIRTY THOUSAND AND No/100 (\$30,000.00) Dollars

in hand paid, conveys and warrants to Dr. J. Harold Brown, M.D. and Lorna M. Brown, his wife

the following described real estate, situated in the County of Snohomish State of Washington:

The Northeasterly 50 feet of Lot 7 and all of Lot 6, State Plat in Section 16, Township 27 N., Range 4 E.W.M.; as per plat recorded in Volume 12 of Plats on Page 71, records of Snohomish County; situate in the County of Snohomish, State of Washington.

SUBJECT TO AND TOGETHER WITH an non-exclusive easement on that portion of the above described property lying within Lot 7, said easement to be used for parking and for ingress and egress in conjunction therewith, and to run for the benefit of the property herein conveyed and also for the benefit of the balance of said Lot 7 in said plat.

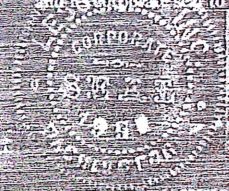


REAL ESTATE SALES INC  
AMOUNT PAID 3.00  
RECEIPT NO 76877

OCT 1 1959

PHONE SUPPLIES  
By [Signature]

ONE BUSINESS WITNESS, WHERKOLE, said corporation has caused this instrument to be executed by its proper officers and has caused the seal to be hereunto affixed this 29th day of September 1959.



Jedson, Dana  
By Andrew Keshbein President  
By Vernon Carlos Fisher Secretary

STATE OF WASHINGTON,  
County of SNOHOMISH

On this 29th day of September 1959 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Andrew Keshbein and Vernon Carlos Fisher, known to me to be the President and Secretary, respectively, of Lessor's, Inc.

The corporation has executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereunto affixed the day and year first above written.



[Signature]  
Notary Public in and for the State of Washington,  
residing at Lynnwood