

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"/> Environmental Review (SEPA) | <input type="checkbox"/> Wireless Communication Facility |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Project Design Review | <input type="checkbox"/> Other (please specify): |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Rezone/PUD | |
| <input type="checkbox"/> Boundary Line Adjustment/ Lot Combination | <input type="checkbox"/> Short Subdivision (Short Plat) | <input type="checkbox"/> Comprehensive Plan Suggested Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision (Long Plat) | <input type="checkbox"/> Comprehensive Plan Amendment |
| | <input type="checkbox"/> Variance | |

Please Print or Type Legibly

Applicant: LMA - Ed Minshull			Phone: 206-325-2553
Address: 130 Lakeside, Suite 250			Cell: 206-226-6017
City: Seattle	State: WA	Zip: 98122	Fax: 206-328-0554
E-Mail: edm@lmueller.com			
Contact Person, if different:			Phone:
Address:			Cell:
City:	State:	Zip:	Fax:
E-Mail:			
Property Owner(s), if different: Conax Properties USA INC			Phone: 425-678-4983
Address: 5804 204th Street SW			Cell: 425-210-5470
City: Lynnwood	State: WA	Zip:	Fax: 425-678-4994
E-Mail: mstankey@convoy-supply.com			
Site Address(es): 5804 204th St SW			Zoning: Light Industrial (LI)
Assessor Parcel Number(s) – (APNs): 27042100311900			Comp. Plan Designation:
Description of Proposal: <small>Construction of a 40-stall parking lot, paved storage yard and a fleet parking area with perimeter and internal landscaping. All new parking is for existing employees who are using street parking.</small>			
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 Applicant/Agent: _____			Date: _____
Signature of Property Owner: 			Date: 6-22-22

File Name:

File Number:

Property Owner: Conax Properties USA, Inc. c/o Marc Stankey
 Contact Address: 5804 204th Street SW Phone: 206-325-2553

Any person with a verifiable interest in the subject property must complete this form. If the above property owner has an express interest in additional parcels involved in the listed project than there is space provided for below, those parcel numbers and associated legal descriptions must be provided on further copies of this form.

Site Address: 5804 204th St SW, Lynnwood WA APN: 27042100311900

Legal Description: Section 21 Township 27 Range 04 Quarter SW - N 360FT NW1/4 NW1/4 SW1/4 OF SD SEC EXC N 30FT & W 30FT THOF PER CITY OF LY LOT COMB NO 2011BLA0002 REC AFN 201105185601

Site Address: _____ APN: 27042100311900

Legal Description: _____

AFFIDAVIT OF OWNERSHIP – To Be Completed in the Presence of a Notary Public

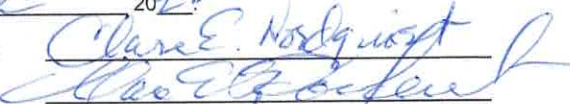
I, Conax Properties USA, Inc. c/o Marc Stankey, being duly sworn, depose and say that I am the owner of record of that certain real property identified as Snohomish County Parcel Number(s) 27042100311900, and that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.

Signature of Owner:  Date: 6-22-2022
 Please print name: _____

STATE OF Washington)
 COUNTY OF Snohomish) ss.

I certify that I know or have satisfactory evidence that Marc Stankey is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Clare E. Nordquist
Notary Public
 State of Washington
 Commission expires 09/01/2023
 Lic# 155896

SUBSCRIBED AND SWORN TO before me this 22nd day of June 2022
 NAME (print): Clare E. Nordquist
 NAME (sign): 
 Notary Public in and for the State of WA
 Commission Expires: 09/01/2023

- a plant list, caliper size of proposed plants, and species of existing trees.
- 7. A landscape irrigation plan.
- 8. A landscape maintenance plan.
- 9. A sign plan.
- 10. A site lighting plan, including lighting placement, product specifications, lighting levels and all requirements of Chapter 21.17 LMC, Outdoor Lighting Standards.
- 11. Product specifications for all pedestrian amenities, such as benches.
- 12. Photographs of the site.
- 13. Color photographs or digital perspectives of the proposal showing the surrounding context.
- 14. A colors and materials board showing all proposed colors and materials.
- 15. A vicinity map, showing the location of the site in relation to nearby streets and properties.
- 16. A copy of all recorded documents pertaining to the subject property.
- 17. A summary table of project statistics, including site area, building coverage, coverage by impervious surfaces, required and proposed parking, etc.
- 18. A list of other permits that are or may be required for the development of the property as known to the applicant at the time of submittal.
- 19. A list of permits that are to be processed concurrently with this application.
- 20. If the project is to be developed or occupied in phases, a schedule for each phase.
- 21. A complete copy of each applicable Design Guidelines checklist.
- 22. All site and development plans.
- 23. A completed SEPA application, unless the project is categorically exempt from SEPA review.
- 24. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.
- 25. Application fee(s).

For Staff Use ONLY	
Verified	Waived

FEEES See LMC 3.104 or contact our office for current fee information.

NOTES

1. The approval of a Project Design Review Application does not in any way replace, modify or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations including, but not necessarily limited to, those of the Building, Fire or Public Works Departments. You are advised to contact these departments concerning such requirements.
2. Design plans need to be developed to the point that compliance with decision criteria and guidelines are clearly evident.
3. Approval expires two years from the date of the final decision unless the applicant begins construction or submits to the city a complete building permit application for the proposed development (LMC 21.25.165). The Community Development Department Director may grant a single one-year extension to this time limit, provided a written request for an extension is received before expiration. The applicant must substantially complete construction for the development approved under Project Design Review and complete the applicable conditions listed in the decision within five years of the date of the final decision (LMC 21.25.165).

4. It is the responsibility of the owners, applicants and agents to become aware of the requirements of Title 21-Zoning of the Lynnwood Municipal Code. It is strongly encouraged that a pre-application conference with the City staff be scheduled prior to submittal of an application.

5. An application may be amended only in writing.

6. *Optional consolidated review:* Per LMC 1.35.080, projects involving two or more land use applications filed at the same time may be "consolidated" upon written request by the applicant at the time of submittal. When applications are consolidated for review, the entire package will proceed using the process involving the highest decision-making authority. For example, for a project involving a Project Design Review application and a Rezone application, both applications would have a final decision issued by City Council. It is strongly recommended that you speak with a staff member about consolidated review so that you are informed of your options and how your applications would be affected.

I/We hereby request consolidated review.


7. Submittal of this application grants the appropriate city officials the right of entry to the project site during a reasonable hour and, upon proper identification, to the building, structure and/or premise, which is directly related to this application.

8. In each application the burden of proof rests with the applicant, petitioner or proponent.

9. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.

I/We Conax Properties USA, Inc. c/o Marc Stankey, owner(s) of the property commonly known as 5804 204th Street SW in Lynnwood WA, do hereby apply for approval of Project Design Review 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:



Date:

6-22-22

Please print name:

Marc Stankey