



Community Development
Permit Division

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

FOR OFFICE USE ONLY
PERMIT FILE # SITE2022-01
APPLICATION # 8656
SEPA #

RECEIVED
05/03/2022
CITY OF MONROE

COMBINED PERMIT APPLICATION



Building Operations Fire Land Use
[ ] Basic SFR [ ] Engineering Review [ ] Fire Alarm [ ] Type I Permit
[ ] Commercial T/I [ ] Fencing [ ] Fire Sprinkler [ ] Type II Permit
[ ] Demolition [ ] Grading [ ] High Piled Storage [ ] Type III Permit
[ ] Garage/Carport [ ] Retaining wall [ ] Hood Suppression [ ] Type IV Permit
[ ] Mechanical [ ] Rockery [ ] Operational [ ] See permit types listed on
[ ] New Construction attached form
(Commercial/Residential) [ ] Right-of-Way Disturbance [ ] Other
[ ] Plumbing [ ] Utility Service [ ] Tents & Canopies
[ ] Racking [ ] Other [ ] Other
[ ] Residential Remodel
[ ] Other

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 135 and 143 South Ann Street (currently)
Size of site (acre/square feet): Combined area = 0.78 ac = 33,977 sf
Assessor's Tax Parcel Number (14 digits): 27070600300900 and 27070600301000

Applicant: Valor Civil Engineering, PLLC Phone # (253) 861-7741

\*Signature: Frank Marescalco Printed Name: Frank Marescalco

Mailing Address: 1009 North 9th Street Fax #

City Tacoma State WA Zip 98403 E-mail valorcivilengineering@hotmail.co

Property Owner: Riverside Station LLC Phone # (425) 327-5928

\*\*Signature: [Signature] Printed Name: Mr. Emanuel Popa

Mailing Address: 307 North Madison Street Fax #

City Monroe State WA Zip 98272 E-mail support@emandatarecovery.com

Attach a separate sheet for additional property owners/additional addresses

\*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.

\*\*Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.

## Combined Permit Application - Page 2

Engineering review is required for all engineered, civil plans.

**Description of work:**

Demolition of existing site improvements and buildings  
 Construction of new 16-unit mixed use apartment building with ground-floor commercial shell space  
 On-site amenities and surface parking  
 Street improvements including sidewalk, curb, gutter, and drainage

Engineer name Frank Marescalco

Company Valor Civil Engineering, PLLC License Number 53216

Address 1009 North 9th Street

Tacoma, WA 98403

Phone (253) 861-7741 Fax \_\_\_\_\_

Email valorcivilengineering@hotmail.com

**NOTE:** Please complete the plan review table below with total linear feet of water, storm, sewer, and street as shown on your plans. Your plan review fee, due at the time of permit application submittal, will be calculated based on this table. If our determination of linear feet differs from yours, your plan review fee will be adjusted accordingly.

**Plan Review Table:** \$595.00 + \$1.10 per lf

				<b>Total</b>	
Water:	0	Feet	x 1.10 = \$ 0	+ \$595.00	= \$ 595.00
Storm:	0	Feet	x 1.10 = \$ 0	+ \$595.00	= \$ 595.00
Sewer:	0	Feet	x 1.10 = \$ 0	+ \$595.00	= \$ 595.00
Street:	0	Feet	x 1.10 = \$ 0	+ \$595.00	= \$ 595.00
<b>SUBTOTAL</b>					<b>\$ 2,380.00</b>
<b>5% TECHNOLOGY FEE</b>					<b>\$ 119.00</b>
<b>TOTAL PLAN REVIEW FEE</b>					<b>\$ 2,499.00</b>



## ENGINEERING REVIEW

806 WEST MAIN STREET • MONROE, WA 98272  
City Hall 360.794.7400 • Fax 360.794.4007

### **INSTRUCTIONS**

Below is a checklist of items that must be submitted as part of your application for engineering review. Below outlines the minimum information that must be provided on your plan sheets.

If you have any questions about what is required, please contact the Permit Center at (360) 863-4501.

### **SUBMITTAL CHECKLIST**

- Combined Permit Application Form
- Plans at full scale
- All required reports
- Stormwater Management plan meeting the requirements of the MMC 15.01, including temporary erosion and sedimentation control

### **CIVIL PLAN REQUIREMENTS**

- Site plan at a scale of 1" = 50' or larger
- Show lot lines, easements, and right-of-ways with dimensions on and within 100 feet of the site.
- Provide vicinity map, legal description, and assessor's tax parcel number.  
Show existing and proposed topography with a two-foot contour interval.
- Show existing and proposed land use and buildings, existing and proposed roads and utilities. Show dimensions and distances to property lines.