



# Permit Type III

## COMMUNITY DEVELOPMENT

806 WEST MAIN STREET  
 MONROE, WA 98272  
 PERMIT CENTER (360) 863.4501  
[www.monroewa.gov](http://www.monroewa.gov)

Project Permit Types
Administrative Approval (when a Conflict of Interest Exists)
Conditional Use
Reasonable Use Exception
Removal of a Six-Year Development Moratorium
<sup>2</sup> Shoreline Conditional Use Permit
<sup>2</sup> Shoreline Variance
Site-Specific Zoning Map Amendment <b>(Site-Specific Rezone)</b>
**Subdivision -Preliminary
Variance
Variance from Flood Hazard Regulation

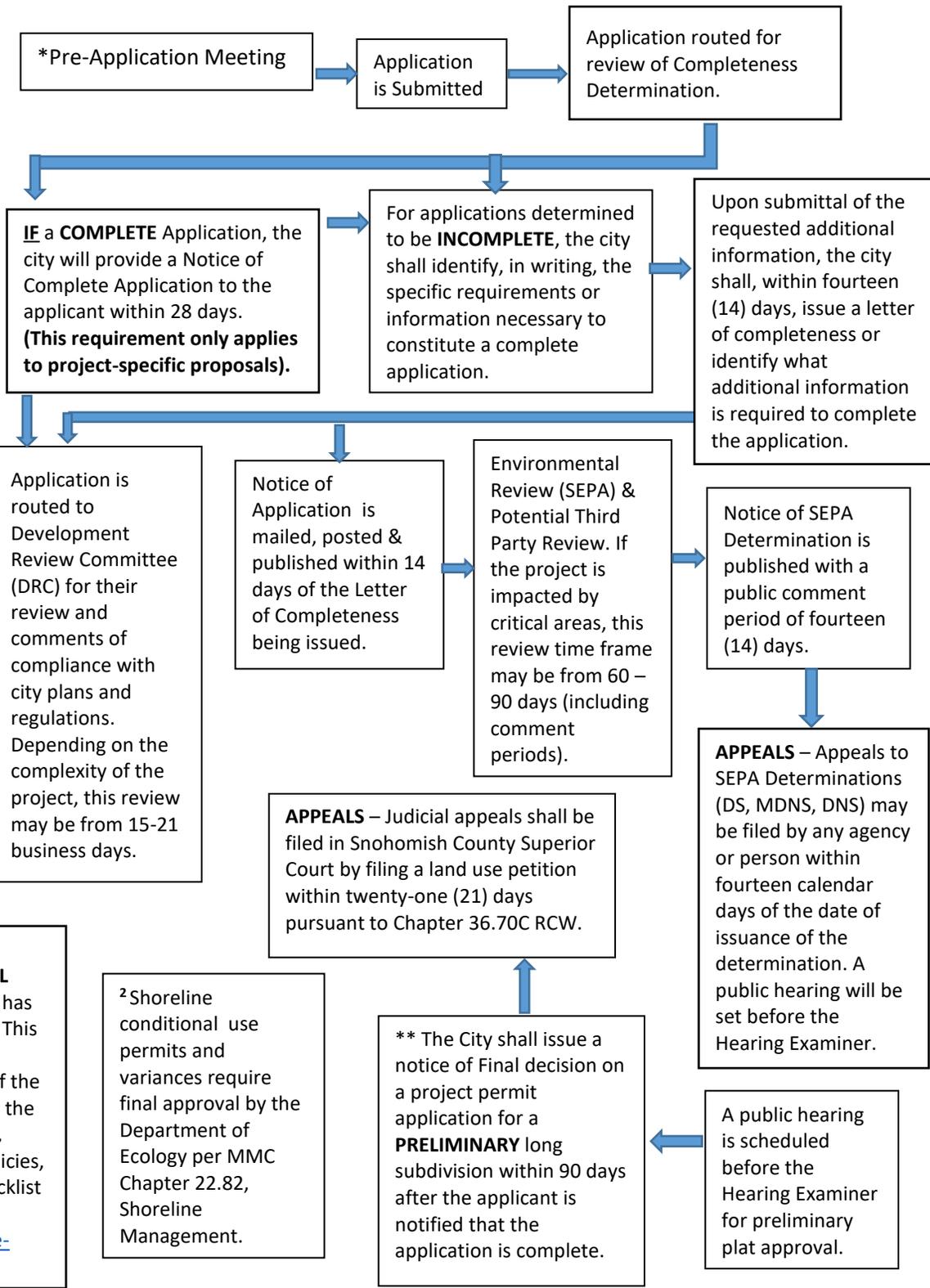
**TYPE III PERMITS ARE:**  
 Quasi-judicial actions subject to public notice and a public hearing. Decisions on Type III actions are made by the Hearing Examiner after consideration of a recommendation from the zoning administrator, unless otherwise specified in Table 22.84.060(B)(2): Decision-Making and Appeal Authorities.

**\*PRE-APPLICATION MEETINGS**  
 Applications for Type III permits **WILL NOT BE** accepted until the applicant has attended a pre-application meeting. This requirement may be waived by the zoning administrator. The purpose of the pre-application meeting is to discuss the proposal, permit requirements, fees, review process, applicable plans, policies, and regulations. Pre-application checklist is available at <http://www.monroewa.gov/512/Pre-Application-Review>

<sup>2</sup> Shoreline conditional use permits and variances require final approval by the Department of Ecology per MMC Chapter 22.82, Shoreline Management.

\*\* The City shall issue a notice of Final decision on a project permit application for a **PRELIMINARY** long subdivision within 90 days after the applicant is notified that the application is complete.

### Project Permit Review Process





## CITY OF MONROE COMMUNITY DEVELOPMENT PERMIT DIVISION

806 WEST MAIN STREET | MONROE, WA 98272  
City Hall 360.794.7400 | [www.monroewa.gov](http://www.monroewa.gov)

### BINDING SITE PLAN (PRELIMINARY)

### 10 LOTS OR MORE

### MMC CHAPTER 22.68.070

The purposes of a Binding Site Plan are to 1) Provide a method for division of land for commercial and industrial zoned property, or condominiums; 2) Allow the zoning administrator to authorize sharing of open space, parking, access and other improvements among contiguous properties subject to the binding site plan.

This checklist is to determine completeness of a submittal.  
It does not verify the accuracy of materials received.

#### **PRE-APPLICATION MEETING:**

The purpose of a pre-application meeting is to provide an opportunity for initial feedback on a proposed application. The pre-application meeting is used to discuss the proposal and associated permit requirements, including the review process and fees, proposed plans, and applicable policies and regulations.

Please note that a pre-application meeting is **REQUIRED** for Type III permits (**PRELIMINARY BINDING SITE PLAN – 10 lots or more**). Pre-application meetings are nonbinding, and shall not prevent the city from enforcing all applicable codes, ordinances, and regulations in effect at the time of application. If you have any questions about what is required, or if you would like to schedule a pre-application meeting, please call the Community Development Department at 360-863-4501 or email [landuse@monroewa.gov](mailto:landuse@monroewa.gov).

#### **SUBMITTAL OPTIONS:**

- **ELECTRONIC** Submittals can be made electronically by requesting a Sharefile link at [landuse@monroewa.gov](mailto:landuse@monroewa.gov). Please see the General Guidelines (*attached*) for electronic submittals.
- **IN PERSON** If you prefer to submit hard copies in person at City Hall, please call the Permit Center @ 360-863-4501 for an intake appointment. If making application in person, please provide (1) original plus (1) copy of all checklist items in addition to a CD with individual PDFs of each of the required items.

#### **SUBMITTAL CHECKLIST:**

Below is a checklist of items that must be submitted as part of your **PRELIMINARY BINDING SITE PLAN APPLICATION**. In addition to the items in the development design standards for the specific permit types, the following items are required in order for a complete application submittal. An applicant for a land use permit shall also demonstrate that the proposed development complies with any applicable regulations and decision criteria.

- APPLICATION FORM.** A completed and signed City of Monroe Combined Permit Application form by majority of those persons having an ownership interest of lots, tracts, parcels, or sites.
- TITLE REPORT.** 30 days to current at time of submittal.

- FEES.** Payment of all applicable fees, as established by the City's current fee schedule.
- VICINITY MAP.** A vicinity map (8.5" X 11") showing the location of the project with respect to public streets and boundaries of adjacent properties.
- WRITTEN PROJECT NARRATIVE.** A summary of the project proposal.
- PRELIMINARY BINDING SITE PLAN MAP (CHAPTER 22.68.040)** - Shall be prepared by a professional land surveyor, at a scale of one inch equals one hundred feet (1" = 100') (unless property size makes this impractical), and containing the following information:
  - Name of the proposed subdivision or development (or dedication);
  - The date, scale of plat, size (in acres) of the property, designation of north, vertical control datum, and certification of the professional land surveyor;
  - The name and address of the applicant;
  - Legal description of the proposed subdivision or development (or dedication);
  - Boundary lines, approximate and to scale, of the property to be subdivided or dedicated;
  - Within the proposed subdivision or development (or dedication) and within a distance of fifty feet from its boundaries, the locations, width, and designation of existing or platted public highways, and the location and designation of existing buildings, utilities, watercourses, power lines, culverts, section lines, and similar features;
  - The zoning of the property and contiguous parcels;
  - Topographic contours at intervals of two feet subject to prior approval by the city engineer;
  - Approximate dimensions of lots and blocks with lot numbers and block designations. The final binding site plan shall contain a legal description of the property;
  - Parcels and tracts to be reserved or dedicated for parks, playgrounds, streets, alleys, schools or other public uses; and
  - Location and direction of flow of watercourses and approximate location of areas subject to inundation or storm water overflow within or adjacent to the proposed subdivision or development (or dedication).
- SITE PLAN.** A site plan drawing or drawings at a scale of not less than one inch for each fifty feet (1" = 50') which shall include or show:
  - The location of all existing and proposed structure, including, but not limited to, buildings, fences, culverts, bridges, roads and streets on the subject property;
  - The boundaries of the property proposed to be developed;
  - All proposed and existing buildings and setback lines;
  - The locations of all critical areas and their associated buffers, if any;
  - All areas, if any, to be preserved as buffers or to be dedicated to a public, private, or community use or for open space under the provisions of this or any other city ordinance, information regarding percentage of area covered, locations, and general types of landscaping;
  - All existing and proposed easements;
  - The locations and size of all existing and proposed utility structures and lines;
  - The storm water drainage systems for existing and proposed structures, including the location and extent of curbs and gutters;
  - All means of vehicular and pedestrian ingress and egress to and from the site and the size and location of driveways, streets and roads;
  - The location and design of off-street parking areas showing their size and locations of internal circulation and parking spaces;
  - Traffic volumes and flows estimate to be generated by the proposed development on adjacent roads;
  - Location and extent of street dedication, widening or other road improvements;
  - Locations and extent of acceleration and deceleration lanes, if needed;

- Location of traffic-control devices on and off the site;
  - The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload; and
  - Location and area, in square feet, of all signs, if applicable.
- A STORM WATER SITE ASSESSMENT.** In substantial conformance with the WA. State DOE Stormwater Manual (latest edition) and the Puget Sound Partnership Low Impact Development technical Guidance Manual for Puget Sound dated December 2012;
- SHARED PARKING AND/OR SHARED ACCESS AGREEMENT.** If applicable.
- LANDSCAPING PLAN.** Criteria to be in accordance with Chapter 22.46. Plans shall be prepared by a Washington State registered landscape architect or other landscape professional.
- LIGHTING PLAN.** Criteria to be in accordance with Chapter 15.15.
- A PRELIMINARY PLAN SHOWING:**
- The location, grade, and sizes of sewer lines, manholes, and other sewerage structures;
  - The location and size of water mains, hydrants, reservoirs, pump stations, and other elements of the proposed water system;
  - The location and size of storm water management facilities;
  - The location and grade of roads, pedestrian facilities, parking areas, and ADA provisions;
- SEPA CHECKLIST.** An original, signed SEPA Environmental Checklist is required, unless the project is categorically exempt. Please consult with a planner if you are unsure if the project is exempt.
- CRITICAL AREAS STUDY.** If the site is constrained by critical areas, provide a critical areas study prepared by a qualified professional, as subject to the requirements of MMC 22.80.070, Critical Areas Studies.
- SNOHOMISH HEALTH DISTRICT APPROVAL(s).** The written approval(s) of the Snohomish Health District, if required.

**ANY OTHER ITEMS DEEMED NECESSARY BY THE ZONING ADMINISTRATOR.**



COMMUNITY DEVELOPMENT PERMIT DIVISION

806 West Main Street, Monroe, WA 98272
Phone (360) 863-4501 landuse@monroewa.gov
www.monroewa.gov

FOR OFFICE USE ONLY
APPLICATION #(s)
File#
SEPA#

COMBINED PERMIT APPLICATION

Permit Submittal Hours:
Monday-Friday 8:00-12:00 / 1:00-5:00

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 X Type IV Permit
Mechanical Rockery Spray Booth See permit types listed in
New Construction Right-of-Way Disturbance Tents & Canopies Monroe MMC
(Commercial/Residential) Utility Service Other
Plumbing Other
Racking
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: 16377 177th Ave SE

Size of site (acre/square feet): 2.78 Acres

Assessor's Tax Parcel Number (14 digits): 270611-001-001-00 & 270602-004-085-00

Applicant: Park Place Monroe LLC Phone # (206) 900-2626

\*Signature: Dan Wick 01/16/26 Printed Name: Daniel Wick

Mailing Address: 6830 NE Bothell Way, Suite C411

City Kenmore State WA Zip 98028 E-mail dan@hvhinc.com

Property Owner: Park Place Monroe LLC Phone # (425) 442-3785

\*\*Signature: Corey Hansen 01/16/26 Printed Name: Corey Hansen

Mailing Address: 6830 NE Bothell Way, Suite C447

City Kenmore State WA Zip 98028 E-mail corey@hot100business.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 Land Use - Page 2**

**Forest Tax Reporting Account Number** (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number): \_\_\_\_\_

**Give a detailed description below of the proposal/work. Provide details specific to your application e.g., description Of proposed business including hours of operation, number of employees, existing and proposed parking spaces.**

The proposed project involves the planning, permitting, and construction of a 55-unit townhouse development to be established as a condominium project. The development will consist of ten buildings, each containing four to six attached townhouse units, along with associated site improvements such as internal access, utilities, drainage, landscaping, and pedestrian amenities. A dedication of property will be required to accommodate frontage improvements and required road width as per code requirements.

The subject property is located adjacent to a designated critical area and includes previously developed improvements and historic use within the associated critical area buffer. The project has been designed in recognition of these existing site conditions and will utilize the provisions of MMC 22.80.050(C)(3)(a), as identified in the City's pre-application comments, to address development within the buffer area while minimizing additional impacts to the critical area.

The project is designed to comply with applicable Monroe Municipal Code requirements and the City's Comprehensive Plan policies.

### **FOR OFFICE USE ONLY**

Planning Application Fee: \_\_\_\_\_

Publication Fee: \_\_\_\_\_

Fire Plan Check Fee: \_\_\_\_\_

Mailing Fee: \_\_\_\_\_

SEPA Fee: \_\_\_\_\_

Technology Fee: \_\_\_\_\_

Hearing Examiner Deposit:  \$1,000  \$2,500

Consultant Review Fee (if applicable) – Deposit for estimated cost + 10% Admin fee: \_\_\_\_\_



## General Requirements

The City of Monroe has determined that the following minimum submittal standards must be met to consider permit application submittal documents sufficient for review.

**Q: Which file types are acceptable for electronic submittals?**

A: All electronic submittals must be in Portable Document Format (PDF).

**Q: Are there any specific requirements for my PDF submittal documents?**

A: Yes, please refer to the list below when creating your PDF submittal documents.

- Each submittal document uploaded to the ShareFile link provided by the Permit staff must be a separate PDF. To request a link to upload your submittal documents, please email your request to [building@monroewa.gov](mailto:building@monroewa.gov) / [landuse@monroewa.gov](mailto:landuse@monroewa.gov) or call the Permit Center at (360) 863-4501.
- Ensure all layers are flattened in the authoring program prior to export and submittal. Scanned documents are inherently flattened.
- Orient all sheets so the top of the page is always at the top of the computer screen (right side up).
- All documents must be titled using the nomenclature below:
  - ✓ Project Title
  - ✓ Lot # (if applicable)
  - ✓ Document Title
  - ✓ Examples: MonroePlat\_WetlandReport **(OR)** MonroePlat\_Lot3\_SitePlan

**Q: What are the requirements for design professional signatures on electronic documents?**

A: Permit submittals, which require the signature of a licensed design professional, may be submitted electronically, provided the signed document is submitted as a “flattened” PDF such that all layers of text, graphics, and content are merged into a single graphic entity. See security settings below for more information. See ***Guidelines for Electronic Documents*** on the [DOL website](#). Refer to [18.43 RCW](#), [18.210 RCW](#), [196-23 WAC](#) and [196-33 WAC](#) for more information.

**Q: May I apply security settings to my submitted documents?**

A: Electronic documents submitted for plan review and permit issuance must be provided in a state that allows for document mark up, file combining and processing. Documents submitted in any manner that prevents the city from completing the review and permit-issuance process, including but not limited to submitting documents that are locked, may result in additional review time and/or permitting delays.

NOTE: All electronic documents submitted to the City of Monroe and on line are subject to public disclosure laws.

**Q: Are there any specific drawing scale requirements?**

A: Yes, please refer to the following list when considering your drawing scale.

**BUILDING PLANS**

- The minimum allowed scale for submittal drawings is 1/4" = 1'.
- The use of a 1/8" = 1' scale for full building floor plans, exterior elevations, or building sections is acceptable when unit plans, core plans, detail plans, detail sections and detail elevations are provided at the minimum scale of 1/4" = 1'.

**SITE PLAN**

- For all projects, the site plan must have a north arrow and drawn at a scale of not less than 1" = 50' unless property size makes this impractical.

**PRELIMINARY AND/OR FINAL PLAT**

- The minimum allowed scale for plans is 1" = 100' unless property size makes this impractical.
- All supplemental and preliminary plat plans must have a north arrow provided.

**CIVIL CONSTRUCTION DRAWINGS**

- For drawings using a horizontal scale of not less than 1" = 50' and a vertical scale of not less than 1" = 10'.
- Match lines and separate plan sheets must be used when necessary to provide acceptable drawing quality and clarity in lieu of over-crowded drawings. An overall keyed reference plan for the match lines should be provided on the associated plan sheets.
- A smaller scale may be acceptable in certain cases. Please contact the Permit Center for specific approval prior to submittal.

**Q: Are there minimum drawing quality standards?**

A: Yes, please refer to the list below when preparing your PDF submittal documents.

- Drawings must be easy to read and free of extraneous information or markings.
- Line-weight(s) must provide sufficient contrast with the background and other drawing elements.
- All code information must be conveyed in a clear and legible manner for review and field inspection purposes.
- Fonts must have a clarity equivalent to, or better than, the fonts Arial, Gill Sans, or Tahoma. 'Boilerplate' font style may be per applicant's standard, but font size for text must be a minimum of 10 pt. or 3/32" for CAD prepared documents.
- Scanned hand drawn documents must be legible in font and drafting.

**Q: Are there any specific drawing size requirements?**

A: Yes, please refer to the following list when considering your drawing size.

- For **minor residential remodel** permit applications the minimum sheet size is 11"x 17" and for **commercial building, preliminary plat and all other applications** the sheet size is 18"x 24" with margins at 2" on the left and 1/2" for the others, when viewed in landscape orientation. Sheet size must not reduce the required minimum drawing scale.

NOTE: All electronic documents submitted to the City of Monroe and are subject to public disclosure laws.

- Smaller sheet sizes for permit applications may be acceptable in certain cases. Please contact the Permit Center for specific approval prior to submittal.
- Approved plans that are provided onsite for the field inspector must be printed at full size to scale ***IN COLOR.***

**Q: Are there any other specific drawing requirements?**

A: Yes, please refer to the following list for **BUILDING CONSTRUCTION DRAWINGS** orientation and layout.

- Drawings must accurately represent what is proposed for construction. Alternative designs, optional layouts (except those allowed in Basic Plans), irrelevant notes and unused details must not be included in the plan set.
- Remove all references to “NOT FOR CONSTRUCTION” or similar language.
- Plan sets must be fully dimensioned.
- Mirrored plans will **NOT BE** accepted.
- For residential projects, the site plan must have a north arrow. Where the floor plan(s) orientation does not match the site plan, north arrows must also be provided on the floor plan(s).
- For commercial projects a north arrow must be provided on all architectural site plans and building floor plan sheets.
- Elevation views must be labeled as North, South, East and West as appropriate. Final grade should be accurately depicted on the elevation views.
- Building plans and Civil Engineered drawings must correspond to the site topographic conditions.

A: Yes, please refer to the following list for **LAND USE DRAWINGS** orientation and layout.

- Plan sets must be fully dimensioned.
- All supplemental and preliminary plat plans must have a north arrow provided.
- Elevation views must be labeled as North, South, East and West as appropriate. Final grade should be accurately depicted on the elevation views.
- Civil Engineered plans must correspond to the site topographic conditions.

**Q: Is it acceptable for my PDF submittal to be a scanned document?**

A: PDF documents created from electronic sources are preferred; however, documents which are only available in paper format may be submitted as scanned document PDFs. Original paper documents must be as clean as possible, and scanned at a resolution which ensures the pages are legible when viewed on a computer screen and when printed.

Scanning must be done at a minimum of 150 dpi and a maximum of 300 dpi to balance legibility and file size. Full-photo scan settings for copies must be avoided.

**Q: Are there any specific drawing layout suggestions?**

A: Yes, the following suggestions can help reviewers navigate your submittal documents more efficiently.

- A title block should be located on the right-hand side of each page. The title block should include page numbers that are unique to each page and provide a logical sequence of drawings.

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- As much as practicable, each drawing sheet should have one scale. Detail sheets with multiple scales are not preferred.
- Locate the title block in the same location on all drawings. This allows approval stamps to be applied more efficiently.
- The building orientation should be the same across all architectural, structural and MEP drawings.

**Q: Are there any additional suggested navigational enhancements for my PDF submittal?**

A: The use of a coversheet index, bookmarks and hyperlinks are strongly encouraged when there are multiple pages within the PDF submittal.

- A drawing index provided on the cover page should be specific to the drawing submittal.
- Bookmarks should match the index sequence.
- Bookmarks should be named in a way so the reviewer can quickly move from sheet to sheet.
- Bookmark settings should be set to open each page at full view.
- Hyperlinks are extremely useful for navigating drawing sets and are strongly encouraged for linking detail callouts on the floor plans to the referenced sheet or specific detail.

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