



# Planning Permit Application

## LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6<sup>th</sup> ST ~ Vancouver, WA 98660, P.O. Box 1995 ~ Vancouver, WA 98668, Phone (360) 487-7800

Email completed application to [epplans@cityofvancouver.us](mailto:epplans@cityofvancouver.us)

REVIEW TYPE (Check one review and one process type)				
<b>Review Type:</b> <input type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Type III <input checked="" type="checkbox"/> Type IV <input type="checkbox"/> Tree Removal Only (nuisance or hazard)				
<b>Process Type:</b> <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Streamline (Type II Applications only - Pre-submittal Meeting required)				
USE				
<input type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Residential
<input type="checkbox"/> Duplex	<input type="checkbox"/> Wireless Communications Facility (new) see VMC 20.890			
PROJECT INFORMATION				
Site Acres: 98.55	Disturbed Acres:	Zoning: RGX	Sewer: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Public
Proposed # of Lots: 26	Dwelling Units: ~2,100			
Non-Residential Bldg. Square Footage: 666,690	Ground Floor: 406,863	Total of <b>All</b> Upper Floors: 259,827		
Hard Surface Area Square Feet - New: ~3,200,000	Replacement:	Total: ~3,200,000		
PROJECT NAME AND LOCATION				
Proposed project name: <i>HQ Master Plan</i>				
Project site address: <i>17784 SE Evergreen Hwy</i>			Parcel #(s): <i>126669000, 125839000, 126941000</i>	
PROJECT DESCRIPTION				
(Briefly describe the proposed project. Provide more detail in project narrative)				
<i>Master Plan application for Fisher's Quarry site in the Riverview Gateway Subarea. The Master Plan includes multifamily residential uses, mixed-use buildings, office/light industrial uses, and park and open space uses per the Riverview Gateway Plan District regulations of VMC 20.680.</i>				
PRIMARY APPLICANT			CONTACT	
Business Name: <i>Hurley Development</i>			Business Name: <i>Otak, Inc.</i>	
Contact Name: <i>Scot Brantley, Senior Project Manager</i>			Contact Name: <i>Li Alligood, AICP</i>	
Address: <i>275 W 3rd St, Ste 300</i>			Address: <i>700 Washington St, Ste 300</i>	
City/State/Zip: <i>Vancouver, WA 98660</i>			City/State/Zip: <i>Vancouver, WA 98660</i>	
Phone:			Phone: <i>(503) 415-2384</i>	
Email: <i>scot@hurleydev.com</i>			Email: <i>li.alligood@otak.com</i>	
ELECTRONIC PLANS SUBMITTER (required)			OWNER	
(responsible for ePlans uploading and correspondence)			(attached additional sheets for multiple owners)	
Name: <i>Otak, Inc.</i>			Name: <i>HQ Development LLC</i>	
Address: <i>700 Washington St, Ste 300</i>			Address: <i>275 W 3rd St, Ste 300</i>	
City/State/Zip: <i>Vancouver, WA 98660</i>			City/State/Zip: <i>Vancouver, WA 98660</i>	
Email (required): <i>otakcivil@otak.com</i>			Email: <i>scot@hurleydev.com</i>	
Phone: <i>(360) 737-9316</i>			Phone:	
ONLINE PAYMENT				
Existing ePermits User Name:			<a href="#">Request an ePermits Account</a>	
REQUIRED SIGNATURES				
As evidenced by my signature below, I/we agree that City of Vancouver staff has my/our full permission to enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.				
Applicant Signature:			Date: <i>4.22.2021</i>	
Property Owner Signature:			Date: <i>4.22.2021</i>	

## LUP APPLICATION SUB TYPES

Please check all applicable applications and information where necessary

<input type="checkbox"/> <b>Airport Height Overlay District</b>
<input type="checkbox"/> <b>Archaeological Pre-determination</b>
<input type="checkbox"/> <b>Binding Site Plan</b>
<input type="checkbox"/> <b>Boundary Line Adjustment</b> # of lots to be adjusted:
<input type="checkbox"/> <b>Comprehensive Plan Amendment</b> (Including Zone Map Amendment with Comp Plan)
<input type="checkbox"/> <b>Conditional Use Permit</b> <input type="checkbox"/> Initial (Type III) (Comm. Centers, Group Meal Service, Shelters) <input type="checkbox"/> Major Modification (Type III) <input type="checkbox"/> Minor Modification (Type I) Engineering Review Required <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <b>Covenant Release</b>
<input checked="" type="checkbox"/> <b>Critical Areas</b> (not used when in Shoreline) Check one → <input type="checkbox"/> Duplex/Single Family <input checked="" type="checkbox"/> All Other Uses Check one → <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Statement of Exemption (No Fee) Check the applicable critical area(s) <input type="checkbox"/> Fish & Wildlife <input type="checkbox"/> Frequently Flooded <input checked="" type="checkbox"/> Geological Hazards <input type="checkbox"/> Wetlands  <input type="checkbox"/> Minor Exception (not common) <input type="checkbox"/> Reasonable Use (not common)
<input type="checkbox"/> <b>Design Review</b> <input type="checkbox"/> Exterior Modification Only <input type="checkbox"/> All Others
<input type="checkbox"/> <b>Development Agreement</b> <input type="checkbox"/> Initial <input type="checkbox"/> Modification <input type="checkbox"/> Extension
<input type="checkbox"/> <b>Historic Preservation</b>
<input type="checkbox"/> <b>Legal Lot Determination</b> # of lots to be reviewed:
<input checked="" type="checkbox"/> <b>Master Plan/Public Facilities MP</b> <input checked="" type="checkbox"/> Conceptual (without Site Plan Review) <input type="checkbox"/> Detailed (with Site Plan Review) <input type="checkbox"/> Hybrid (Some areas with Site Plan Review)
<input type="checkbox"/> <b>Planned Development</b> <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use* *Ground Floor SF: 406,863      Upper Floor SF:
<input type="checkbox"/> <b>Plat Alteration</b>
<input type="checkbox"/> <b>Post Decision Review/Modification</b> (Includes Planned Development/Master Plan Modifications)  <input type="checkbox"/> Type I <input type="checkbox"/> Type II <input type="checkbox"/> Type III Engineering Review Required <input type="checkbox"/> Yes <input type="checkbox"/> No

<input checked="" type="checkbox"/> <b>Road Modification</b> <input checked="" type="checkbox"/> Minor (Administrative) <input checked="" type="checkbox"/> Technical (Minor) <input type="checkbox"/> Major (Design)  Submitted: <input checked="" type="checkbox"/> Before <input type="checkbox"/> After Decision (submitted after decision is not common)
<input type="checkbox"/> <b>Shoreline Permits</b> <input type="checkbox"/> Substantial Development Permit <input type="checkbox"/> Shoreline Permit Exemption (no fee) <input type="checkbox"/> Shoreline Conditional Use <input type="checkbox"/> Shoreline Variance
<input type="checkbox"/> <b>Site Plan Review</b> <input type="checkbox"/> Type I <input type="checkbox"/> Type II  Check Use Type below <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Qualified Planned Action <input type="checkbox"/> Unoccupied Commercial/Utility Structure <input type="checkbox"/> Commercial Pad <input type="checkbox"/> Land Extensive Stormwater <input type="checkbox"/> Yes <input type="checkbox"/> No    Transportation <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> <b>State Environmental Policy Act (SEPA)</b> <input type="checkbox"/> Check if for Single-Family Residential house (only)  <input type="checkbox"/> Residential Site Plan Review (SPR) <input type="checkbox"/> Grading Only <input type="checkbox"/> Subdivision or Planned Development <input type="checkbox"/> Non-Project Actions (not common) <input checked="" type="checkbox"/> All Other (Includes Comm/Indust SPR) <input type="checkbox"/> Qualified Planned Action (When more than one applies check All Other)
<input checked="" type="checkbox"/> <b>Subdivision/Short Subdivision</b> <input type="checkbox"/> Short Subdivision (2-9 lots) <input checked="" type="checkbox"/> Subdivision (10+ Lots)
<input type="checkbox"/> <b>Temporary Use</b> <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Unforeseen Emergency <input type="checkbox"/> Seasonal or Special Event <input type="checkbox"/> Model Home or Sales Office
<input checked="" type="checkbox"/> <b>Tree Plan</b> Enter Tree Plan Level (1 to 7): 5 (Tree Removal for nuisance or hazard tree(s) is Level 3)
<input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> Check if for Single Family Residential house <input type="checkbox"/> Type I - # requested: <input type="checkbox"/> Type II - # requested: Stormwater <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Transportation <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <b>Zoning Certificate</b>
<input type="checkbox"/> <b>Zoning Map Amendment</b> (Not involving Comprehensive Plan Amendment)
<input type="checkbox"/> <b>Zoning Verification</b>