

Master Use Permit

Record Number: 3020114-LU

Description of Work: Land Use Application to allow a four-story structure containing 55 apartment units, 2 live-work units, and retail space totaling 2,900 sq. ft. on the first level. No parking is proposed. Existing structure is to be demolished.

Application Name:

Status = Issued

Application Completed Date: 02/29/2016

Issued Date: 06/15/2018

Expiration Date: 07/28/2020

Address Information

Address	Primary
6726 GREENWOOD AVE N SEATTLE, WA 98103	Y

Dev Site Information

Dev Site	Primary
DV0004330	N

Contacts Information

Name	Address	Primary
JAY JANETTE SKIDMORE JANETTE ARCHITECTURE	JAY JANETTE SKIDMORE JANETTE ARCHITECTURE 5405 LEARY AVE NW, SUITE 2 SEATTLE, WA 98107	Y
PHINNEY FLATS	PHINNEY FLATS 408 AURORA AVE N SEATTLE, WA 98109	N
TYLER CARR	TYLER CARR 506 2ND AVE SUITE 1020 SEATTLE, WA 98104	N
TYLER CARR	TYLER CARR 506 2ND AVE STE 1020 SEATTLE, WA 98104	N

Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
Pre-Submittal-Conference Notes.pdf	SDCI_INT_CONSTRUCTION/Pre-Submittal-Conference Notes	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018

Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Notice.pdf	SDCI_INT_TRADELICENSING/Notice	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Design Proposal Cover Page.pdf	SDCI_INT_GENERAL/Design Review Proposal cover page	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
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Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Design Proposal Cover Page.pdf	SDCI_INT_GENERAL/Design Review Proposal cover page	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
EPA Correspondence.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Notice.pdf	SDCI_INT_TRADELICENSING/Notice	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Design Proposal Cover Page.pdf	SDCI_INT_GENERAL/Design Review Proposal cover page	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
MUP Cycle 4 Correction Response.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Other Correction Response.pdf	SDCI_INT_GENERAL/Correction Response	05/03/2018
Plan Set.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
MUP SIGN GRAPHIC GREENWOOD/68TH.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Correction Response - Other.pdf	SDCI_INT_GENERAL/Correction Response	05/03/2018
PUBLISHED Decision/Recommendation.pdf	SDCI_INT_LAND USE/PUBLISHED Decision/Recommendation	05/03/2018
SEPA Checklist.pdf	SDCI_INT_GENERAL/SEPA Checklist	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
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Notice.pdf	SDCI_INT_TRADELICENSING/Notice	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Traffic Report.pdf	SDCI_INT_GENERAL/Traffic Report	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018
Correspondence.pdf	SDCI_INT_GENERAL/Correspondence	05/03/2018
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Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Plan Set.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	05/03/2018
GHG worksheet.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018
PUBLISHED Decision/Recommendation.pdf	SDCI_INT_LAND USE/PUBLISHED Decision/Recommendation	05/03/2018
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Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Hearing Examiner?s Findings and Decision.pdf	SDCI_INT_GENERAL/Other	05/03/2018
MUP Cycle 6 Correction Response.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
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Coversheet_DCI.pdf	SDCI_INT_GENERAL/Other	05/03/2018
SEPA Checklist.pdf	SDCI_INT_GENERAL/SEPA Checklist	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
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Plan Set.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
REC2 Report.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018

Plan Set.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
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Plan Set.pdf	SDCI_INT_LAND USE/Plan Set - Land Use	05/03/2018
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MUP Cycle 2 Correction Response.pdf	SDCI_INT_GENERAL/Other	05/03/2018
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Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Appendix "A" Report.pdf	SDCI_INT_GENERAL/Other	05/03/2018
2nd EDG Report.pdf	SDCI_INT_GENERAL/Other	05/03/2018
MUP Application Appendix B.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018
PUBLISHED Decision/Recommendation.pdf	SDCI_INT_LAND USE/PUBLISHED Decision/Recommendation	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Seattle Public Utilities Approval Letter.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018
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Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018
EDG Report.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Approved Pre-submittal Minutes Pre- Submittal-Approved Notes/Minutes.pdf		05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018

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Coversheet.pdf	SDCI_INT_REPORTS/Cover Sheet	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
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Early Design Guidance (EDG) Application.pdf	SDCI_INT_LAND USE/Early Design Guidance (EDG) Application	05/03/2018
Correction-Other.pdf	SDCI_INT_REPORTS/Correction Letter	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
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Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Environmental Report.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018

Neighborhood Meeting 07252016.pdf	SDCI_INT_GENERAL/Other	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
DRAFT Decision/Recommendation.pdf	SDCI_INT_LAND USE/DRAFT Decision/Recommendation	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
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Public Comment.pdf	SDCI_INT_LAND USE/Public Comment	05/03/2018
Correction Response - Other.pdf	SDCI_INT_GENERAL/Correction Response	05/03/2018
3020114_Cycle9Responses_2018_0427.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	05/03/2018
MUP_Cycle9_20180427.pdf	SDCI_EXT_OPTIONAL_APPLICANT_UPLOAD/Optional Applicant Upload	05/03/2018
SDCI063_BillingInvoice_20180612_015959.pdf	SDCI_INT_REPORTS/Billing Invoice	06/12/2018
Plan Set.pdf	SDCI_INT_GENERAL/Plan Set	06/12/2018
Correction Response.pdf	SDCI_INT_GENERAL/Correction Response	06/12/2018
SDCI063_BillingInvoice_20180615_084322.pdf	SDCI_INT_REPORTS/Billing Invoice	06/15/2018

Application/Permit Information

MUP DETAILS

Fee Exception Type None

LAND USE STREET ELEMENTS

Number of Curb Cuts This Permit 0

Green Factor Required Yes

TRAO

Units Occupancy Unit(s) on Property Not Affected by Scope

GROUND DISTURBANCE

Land Disturbing Activity Yes

PASV Required This Permit? Yes

PERMIT APPLICATION COMMON

Work in the Right of Way (street/alley) Required? No

Property Type Commercial

Project Value 5000000

PERMIT TRACKING COMMON

Review Level Full C

Application Completed Date 02/29/2016

Permit Issued Date 06/15/2018

Decision Date 12/29/2016

Start of MUP Life 07/28/2017

120 Day Target 06/28/2016

Permit Remarks Interpretation under 3027166

MUP TYPE

MUP Type	MUP Component	Component Detail	Approval Type	Outcome
II	Design Review	No Departure Requested	Decision	Conditioned
II	SEPA	SEPA DET of Non Significance	Decision	Conditioned

LAND USE EXISTING

Use	Sq. Ft.	Floor(s)	Use (Confirmed)
Vacant Land, no established use	0	0	Vacant Land- No Established Use
Restaurant	0	0	Restaurant
Live-Work Unit	0	0	Live-Work Unit
Multifamily Residential Use	0	0	Multifamily Residential Use

LAND USE PROPOSED

Use	Sq. Ft.	Floor(s)	Use (Confirmed)
Restaurant	0	0	Restaurant
Live-Work Unit	0	0	Live-Work Unit
Multifamily Residential Use	0	0	Multifamily Residential Use

HOUSING UNITS

Type of Housing Unit	# of Units Existing	# of Units Removed	# of Units Added	# of Sleeping Rooms
Accessory Live/Work	0	0	2	0
Apartment	0	0	57	0

REQUIRED REVIEWS

Review Type	IP Estimate
Addressing	0.0
EDG Review	0.0
Land Use	10.0
Neighborhoods	0.0
Transportation DPD	0.0
WATER	0.0
Zoning	9.0

LAND USE NOTICES

Notice Type	Status	Is Renotify?	Sign Type	Comments	Publication Date	End of Appeal Period	End of Comment Period	End of Extended Comment Period	Date of Meeting/Hearing	Time of Meeting/Hearing	Location of Meeting/Hearing
Application	Notice Published	No	Environmental/Large Sign	HANSEN OTHER NOTICE TYPE: checklist, dr - parties of record; HANSEN COMMENTS: comment period extended via email, jdc.	03/03/2016			03/30/2016			
Decision Notice- Appeal Period	Notice Published	No			12/29/2016	01/12/2017					

Notice Type	Status	Is Renotify?	Sign Type	Comments	Publication Date	End of Appeal Period	End of Comment Period	End of Extended Comment Period	Date of Meeting/Hearing	Time of Meeting/Hearing	Location of Meeting/Hearing
Decision Notice- Appeal Period	Replaced	Yes		HANSEN COMMENTS: SEPA - CG (3/3/16), DR - CG, CARLY - RENOTICE TO CORRECT AN ADMIN, ERRORS	01/09/2017	01/22/2017					
Decision Notice- Appeal Period	Replaced	Yes		HANSEN OTHER NOTICE TYPE: dr/cg, sepa (3/3/16)/cg; cag; renotify to correct errors in orig dec & in 1st renot; no fees	01/23/2017	02/06/2017					
Design Review- Recommended Notice	Notice Published	No	Land Use Sign	HANSEN OTHER NOTICE TYPE: RECOMMEN DATION MEETING; HANSEN COMMENTS: PARTIES OF RECORD	07/14/2016		08/01/2016		08/01/2016	18:30:00	Ballard Comm Ctr, Sunset/Cpt Ballard Rm
Design Review- Recommended Notice	Notice Published	No	Land Use Sign	HANSEN OTHER NOTICE TYPE: 2nd REC (parties) (rec mtg 8/1/16); mmd	09/08/2016		09/26/2016		09/26/2016	20:00:00	Ballard Comm Ctr, Sunset/Cpt Ballard Rm
Hearing Notice	Notice Published	No		HANSEN OTHER NOTICE TYPE: applicant, appellant, HE, parties, planner (MMD)	03/06/2017		05/01/2017		05/01/2017	09:00:00	HE Office, SMT-40-00, 700 5th Ave
Public Meeting	Notice Published	No	Placards in Lieu of Large Sign	HANSEN OTHER NOTICE TYPE: PUBLIC MEETING - ADDRESS 6532 PHINNEY AVE N; HANSEN COMMENTS: PARTIES OF RECORD, 4 PLACARDS	07/14/2016		07/25/2016		07/25/2016	18:30:00	PHINNEY COMM CENTER, BLUE BLDG, ROOM #7

LAND USE CONDITIONS

Record Type	Condition Category	Condition Details	Building ID	Verification Group	Verification Date	Verified By	Comments	Modified By	Modified Date	Modification Details
Parcel	For Life	The building and landscape design shall be substantially consistent with the materials represented at the Final Recommendation meeting and in the materials submitted after the Final Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Michael Dorcy, (206) 615-1393, michael.dorcy@seattle.gov.		LU Planner	06/15/2018	Transferred to parcel #DV0004330				

Record Type	Condition Category	Condition Details	Building ID	Verification Group	Verification Date	Verified By	Comments	Modified By	Modified Date	Modification Details
Construction	Prior to Construction Permit Issuance	A Construction Management Plan will be required, including contact information in the event of complaints about construction noise and, and measures to reduce or prevent noise impacts. The submittal information and review process for Construction Management Plans are described on the SDO website at: http://www.seattle.gov/transportation/cmp.htm . A Construction Noise Management Plan with specific mitigation for work beyond non-holiday weekdays from 7:00 AM to 6:00 PM is required to be incorporated into the Construction Management Plan.		LU Planner	06/15/2018	Transferred to child #6463943-CN				
Construction	Prior to Construction Permit Issuance	Pursuant to SMC 25.05.675.B, the applicant shall be required to limit periods of noise generating construction activities to non-holiday weekdays from 7:00 AM to 6:00 PM, unless modified through a Construction Noise Management Plan, to be determined by SDCI prior to issuance of a demolition, grading, or building permit, whichever is issued first.		LU Planner	06/15/2018	Transferred to child #6463943-CN				

Record Type	Condition Category	Condition Details	Building ID	Verification Group	Verification Date	Verified By	Comments	Modified By	Modified Date	Modification Details
MUP	Prior to Permit Issuance	The building and landscape design shall be substantially consistent with the materials represented at the Final Recommendation meeting and in the materials submitted after the Final Recommendation meeting, before the MUP issuance. The building's south wall shall be light in color as recommended by the Board. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.		LU Planner	06/15/2018	Lisa Rutzick		Hearing Examiner	07/24/2017	

LAND USE HEARING

Hearing Type	Hearing Body	Appealed By	Hearing Date	Decision Date	Hearing Decision
Appeal	Hearing Examiner	NON APPLICANT	05/02/2017	07/24/2017	DECISION: AFFIRMED; COMMENTS: decision affirmed/ interpretaion reversed remanded

Fee Information

Fee Description	Fee Amount	Fee Balance
Design Review - Minimum	\$5,600.00	\$0.00
DON Environmental (SEPA) Review	\$250.00	\$0.00
Early Design Guidance - Minimum	\$2,500.00	\$0.00
Intake Appointment for Land Use Reviews	\$190.00	\$0.00
Intake Appointment for Review	\$190.00	\$0.00
Land Use Review - Additional Hours	\$62.50	\$0.00
Land Use Review - Additional Hours	\$81.00	\$0.00
Land Use Review - Additional Hours	\$648.00	\$0.00
Land Use Review - Additional Hours	\$810.00	\$0.00
Land Use Review - Additional Hours	\$840.00	\$0.00
Land Use Review - Additional Hours	\$866.25	\$0.00
Land Use Review - Additional Hours	\$972.00	\$0.00
Land Use Review - Additional Hours	\$1,023.75	\$0.00
Land Use Review - Additional Hours	\$1,050.00	\$0.00
Land Use Review - Additional Hours	\$1,102.50	\$0.00

Land Use Review - Additional Hours	\$1,215.00	\$0.00
Land Use Review - Additional Hours	\$1,470.00	\$0.00
Land Use Review - Additional Hours	\$1,496.25	\$0.00
Land Use Review - Additional Hours	\$1,687.50	\$0.00
Land Use Review - Additional Hours	\$2,240.00	\$0.00
Land Use Review - Additional Hours	\$2,362.50	\$0.00
Land Use Review - Additional Hours	\$2,441.25	\$0.00
Land Use Review - Additional Hours	\$2,441.25	\$0.00
Land Use Review - Additional Hours	\$2,590.00	\$0.00
Land Use Review - Additional Hours	\$3,000.00	\$0.00
Land Use Review - Additional Hours	\$3,386.25	\$0.00
Land Use Review - Additional Hours	\$3,570.00	\$0.00
Land Use Review - Additional Hours	\$5,276.25	\$0.00
Land Use Review - Additional Hours	\$5,276.25	\$0.00
Land Use Review - Additional Hours	\$6,580.00	\$0.00
Land Use Review - Additional Hours	\$6,860.00	\$0.00
Land Use Review - Additional Hours	\$7,140.00	\$0.00
Land Use Review - Additional Hours	\$8,820.00	\$0.00
Land Use Review - Additional Hours	\$25,672.50	\$0.00
Notice - Posting	\$118.00	\$0.00
Notice - Posting	\$118.00	\$0.00
NOTICE - POSTING (EDG)	\$118.00	\$0.00
NOTICE - POSTING (EDG)	\$118.00	\$0.00
NOTICE - PUBLIC MTG ROOM RENTAL	\$119.00	\$0.00
NOTICE - PUBLIC MTG ROOM RENTAL (EDG)	\$119.00	\$0.00
NOTICE - PUBLIC MTG ROOM RENTAL (EDG)	\$119.00	\$0.00
NOTICE - PUBLIC MTG ROOM RENTAL (REC)	\$119.00	\$0.00
Notice – City News Decision Publication	\$184.00	\$0.00
Notice – LUIB	\$190.00	\$0.00
Notice – LUIB	\$190.00	\$0.00
Notice – LUIB	\$190.00	\$0.00
Notice – LUIB	\$190.00	\$0.00
Notice – LUIB (Decision)	\$190.00	\$0.00
Notice – LUIB (REC)	\$190.00	\$0.00
Notice – Mailed (EDG)	\$190.00	\$0.00
Notice – Posting (REC)	\$118.00	\$0.00
Pre-application Site Visit Inspection	\$142.50	\$0.00
Pre-Sub Conference - Minimum	\$500.00	\$0.00

Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Land Use		12/22/2015	Passed	Jeff Dela Cruz
Large Sign Confirmation		10/01/2015	Passed	Rudy Camacho
Large Sign Confirmation		12/23/2015	Passed	Jeff Dela Cruz
Large Sign Confirmation		03/03/2016	Passed	Rudy Camacho
Large Sign Confirmation		07/15/2016	Passed	Jeff Dela Cruz
Large Sign Confirmation		09/08/2016	Passed	Jeff Dela Cruz

Pre-App Site Visit	03/16/2015	03/17/2015	Completed	Roxanne Kennedy
Land Use Intake Appointment	02/19/2016		Scheduled	Myra Stallworth

Related Records

Record Number	Record Type	Status
3020114-EG	Early Design Guidance	Completed
6463943-CN	Construction Permit	Reviews In Process
6560359-DM	Demolition Permit	Reviews Completed
3020114-LU-001	Upload Documents	Completed
3031657-AN	Land Use Analysis Request	Withdrawn
3027166-IR	Land Use Code Interpretation Request	Published