



LAND USE PERMIT APPLICATION

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

FOR AGENCY USE		Date:		File:		Fee: \$	
SITE INFORMATION							
Site Address		8813 Soper Hill Rd (Lot 5)		APN(s)		00590700031804	
Legal Description (abbreviated)		See attached		Section		01	Township 29 Range 05
Comprehensive Plan		CB-WR	Zoning	CB-WR	Shoreline Environment		N/A
Water Supply		Current City		Proposed City		Sewer Supply	
Present Use of Property		Vacant		Current City		Proposed City	
		OWNER		APPLICANT		CONTACT	
Name		Titanium Office, LLC		Titanium Office, LLC		Land Pro Group, Inc.	
Address		10515 20th St SE, ST 202		10515 20th St SE, STE 202		10515 20th St SE, STE 202	
City, State, ZIP		Lake Stevens, WA 98258		Lake Stevens, WA 98258		Lake Stevens, WA 98258	
Phone (home/office)							
Phone (cell)		(360) 631-1829		(360) 631-1820		(360) 631-1820	
E-mail		rlarsen@landprogrp.com		rlarsen@landprogrp.com		rlarsen@landprogrp.com	
PROJECT INFORMATION							
Type of Application		<input type="checkbox"/> Single-family		<input type="checkbox"/> Multi-family		<input checked="" type="checkbox"/> Commercial	
						<input type="checkbox"/> Other	
Permits Needed from Marysville (check all that apply)		<input type="checkbox"/> Annexation		<input type="checkbox"/> BSP		<input type="checkbox"/> BLA	
		<input type="checkbox"/> Major Mod.		<input type="checkbox"/> Conditional Use		<input type="checkbox"/> Critical Areas	
		<input type="checkbox"/> Prelim. Plat		<input type="checkbox"/> Minor Mod.		<input type="checkbox"/> Rezone	
		<input type="checkbox"/> Shoreline CUP		<input type="checkbox"/> Prelim.Short Plat		<input type="checkbox"/> SEPA	
		<input type="checkbox"/> Comp. Plan Amendment		<input type="checkbox"/> Shoreline Variance		<input type="checkbox"/> Multi-family Site Plan	
						<input checked="" type="checkbox"/> Comm. Site Plan	
						<input type="checkbox"/> Grading	
						<input type="checkbox"/> PRD	
						<input type="checkbox"/> Shoreline	
						<input type="checkbox"/> Variance	
						<input type="checkbox"/> Other	
List Any Other Permits Needed (State/Federal)							
Detailed Project Description		Applicant is proposing to construct an approximately 9,900 sf building. Building will be separated into three separate spaces.					

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Unified Development Code and other applicable Marysville Municipal Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Marysville, RCW and the State Environmental Policy Act (SEPA) will be met. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

By: Land Pro Group, Inc. - Authorized Agent

6/21/22

Owner/Owner's Authorized Agent

Date

By: Ryan C. Larsen - VP Land Development

LEGAL DESCRIPTION

LOT 6, CITY OF MARYSVILLE BINDING SITE PLAN NO. PA200043, RECORDED UNDER AUDITOR'S FILE NO. 202107205003 IN THE RECORDS OF SNOHOMISH COUNTY, BEING A PORTION OF LOT 318, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF LOT 2 OF SAID BINDING SITE PLAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE NORTH MARGIN OF SOPER HILL ROAD,

THENCE NORTH 02°17'32" EAST 169.51 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING;

THENCE SOUTH 87°49'28" EAST 148.06 FEET;

THENCE NORTH 02°10'32" EAST 37.95 FEET TO THE SOUTH CORNER SHARED BY LOTS 5 AND 6 OF SAID BINDING SITE PLAN;

THENCE NORTH 87°42'28" WEST 147.98 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID LOT 6, TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 02°17'32" WEST 38.25 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF MARYSVILLE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.