

Permit Number:
3039004-LU



CITY OF SEATTLE

Master Use Permit

Seattle Department of
Construction and Inspections
700 Fifth Ave, Suite 2000
PO Box 34019
Seattle, WA 98124-4019
(206) 684-8600

Site Address: 5047 44TH AVE NE SEATTLE, WA 98105

Legal Description: LOT 1, BLOCK 2, BLACHS ALBERT BALCHWOOD ADD

OWNER

FINE STRUCTURES INC
7531 11TH AVE NE #A
SEATTLE, WA 98115
Ph: (206) 525-7600

APPLICANT

BRADLEY KHOURI
B9 ARCHITECTS
610 2ND AVENUE
SEATTLE, WA 98104
Ph: 206-297-1284

Application Date: 07/14/2022

Approved for Issuance: 05/12/2023

Issued Date: 06/12/2023

Expiration Date: 05/12/2029

Fees Paid: \$12,208.75

As of Print Date: 04/26/2024

Description of Project: Land Use Application to allow 1, 3-story single family residence and 2, 3-story townhouse buildings (5 units total). Parking for 5 vehicles proposed. Existing buildings to be demolished.

Permit Remarks:

TRA0 Applies: No
Land Use Conditions: Yes
King County Survey
Recording #:

Approved Uses	Location
Multifamily Residential Use	n/a

MUP Type	MUP Component	Component Detail	Outcome
II	SEPA-II	Determination of Non Significance	Conditioned

A/P #	Related Cases/Permits	Project Contacts	Name	Email
007606-21PA	Building & Land Use Pre-Application	Land Use Reviewer	Irving Chu	Irving.Chu@seattle.gov
3039004-LU-003	Developer Contributions	Zoning Reviewer	Gerald Buker	Gerald.Buker@seattle.gov
3039004-LU-PC	Public Comment	Housing Reviewer	Sissi Zeng	Sissi.Zeng@seattle.gov
		MHA Reviewer	Gerald Buker	Gerald.Buker@seattle.gov
		IZ Reviewer	NA	NA

This Land Use Permit authorizes the use of the property and/or work described above. Permission is hereby given to develop the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

Subsequent Demolition, Construction, Site Work, or Mechanical work may require additional permits and may not begin without the appropriate approval. Additional information may be obtained from the Seattle Department of Construction and Inspections by visiting us at www.seattle.gov/SDCI/Questions.

You Must Have a Paper Copy of Your Approved and Stamped Plan Set Available at Your Job Site for the City Inspector to Review. If You Do Not Have Your Plans Printed and Ready for Review, You May Fail Your Inspection.