

Permit Number:
3039169-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: 3020 NE 45TH ST SEATTLE, WA 98105

Legal Description: APN: 243720-0030,-0034,-0036,-0041,-0065;

OWNER

BRAD REISINGER
LENNAR MULTIFAMILY COMMUNITIES
1325 4TH AVE, SUITE 1300
SEATTLE, WA 98101
Ph: (206) 428-1937

APPLICANT

DERRICK OVERBAY
ENCORE ARCHITECTS
411 FIRST AVE S
SUITE 310
SEATTLE, WA 98104
Ph: (206) 240-0409

Application Date:	12/08/2022
Approved for Issuance:	05/10/2024
Issued Date:	05/28/2024
Expiration Date:	05/10/2030
Fees Paid:	\$54,510.52
As of Print Date:	05/28/2024

Description of Project: Land Use Application to allow 2, 7-story and 1, 8-story apartment buildings with retail (796 units total). Parking for 679 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3039209-EG.

Permit Remarks: This MUP has been extended to the maximum lifespan of 6 years, per Seattle Council Bill 120674. No further extensions are allowed after the 6-year term for permits that benefit from this legislation unless a building permit has been accepted by SDCI. City Council approved an amendment to the ordinance that impacts MUPs issued Sept. 1, 2019 to Dec. 31, 2026.?

TRA0 Applies: Yes

Land Use Conditions: Yes

**King County Survey
Recording #:**

Approved Uses	Location
General Retail Sales & Service	0
Multifamily Residential Use	0

MUP Type	MUP Component	Component Detail	Outcome
II	Design Review	Design Review	Conditioned
II	SEPA-II	Determination of Non Significance	Withdrawn
II	Administrative Conditional Use	Residential Uses	Approved

A/P #	Related Cases/Permits	Project Contacts	Name	Email
008264-21PA	Building & Land Use Pre-Application	Land Use Reviewer	David Landry	David.Landry@seattle.gov
3039169-LU-003	Developer Contributions	Zoning Reviewer	Leah Carlson	Leah.Carlson@seattle.gov
3039169-LU-PC	Public Comment	Housing Reviewer	NA	NA
6880831-DM	Demolition Permit	MHA Reviewer	Leah Carlson	Leah.Carlson@seattle.gov
6959222-DM	Demolition Permit	IZ Reviewer	NA	NA
Additional Information on File				

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.