

Permit Number:  
**3040275-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:** 1138 NW 61ST ST SEATTLE, WA 98107

**Legal Description:** LOT 17, BLOCK 88, GILMAN PK ADD

**OWNER**

Peter Locke  
Intracorp Homes  
411 1st Ave S  
#650  
Seattle, WA 98104  
Ph: (206) 290-1704

**APPLICANT**

Emily Terzic  
1319 N 49TH ST  
Seattle, WA 98103  
Ph: (206) 641-7452

**Application Date:** 06/14/2023

**Approved for Issuance:** 10/22/2024

**Issued Date:** 10/30/2024

**Expiration Date:** 10/22/2030

**Fees Paid:** \$28,719.84

**As of Print Date:** 10/30/2024

**Description of Project:** Land use application to allow a 4-story, 16-unit apartment building. No parking proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3040345-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:** No

**Land Use Conditions:** Yes

**King County Survey**

**Recording #:**

Approved Uses	Location
Multifamily Residential Use	0

MUP Type	MUP Component	Component Detail	Outcome
II	Design Review	Design Review	Conditioned

A/P #	Related Cases/Permits	Project Contacts	Name	Email
3040275-LU-002	Developer Contributions	Land Use Reviewer	Greg Johnson	Greg.Johnson@seattle.gov
3040275-LU-PC	Public Comment	Zoning Reviewer	Mike Peli	Mike.Peli@seattle.gov
3040345-EG	Early Design Guidance	Housing Reviewer	Amy Young	Amy.Young@seattle.gov
6891180-DM	Demolition Permit	MHA Reviewer	Mike Peli	Mike.Peli@seattle.gov
6984321-DM	Demolition Permit	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](http://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.**