



Presubmission Conference Details

Project Name: RJ Development
Townhomes
Permit Number: 20-1169
Address: 3602 7TH AVE SW LOT
Parcel Number: 12817430200
Parcel Owner: LUHR CORP, THE
Applicant: RJ Development
Date: 04/14/2020

Proposed Project Description
The development and construction of 2 two-story structures containing four individual townhome units each resulting in a total of eight units overall. Each unit will provide residents with desirable features such as a private entrance, two-car garage, and backyard. Associated figures and square footage below are for both of the structures combined and represent the entire development. "Gross Floor Area" and "Ground Floor" square footage include the two-car garage associated with each unit.

Proposed Zoning:
Parcel Area - Existing (Sq. Ft.): 36150.00
Parcel Area - To Be Added (Sq. Ft.): 0.00
Parcel Area - Total (Sq. Ft.): 36150.00
Number of Lots – Existing: 1.00
Number of Lots - To Be Added: 7.00
Number of Lots – Total: 8.00
IBC Building Type – Existing:
IBC Building Type - To Be Added:
Occupancy Type – Existing: VACANT
Occupancy Type - To Be Added: RESIDENTIAL
Number of Buildings – Existing: 0.00

Number of Buildings - To Be Added:	2.00
Number of Buildings – Total:	2.00
Building Height - Existing (Ft.):	0.00
Building Height - To Be Added (Ft.):	30.00
Building Height - Total (ft.):	30.00
Number of Stories - Existing (Including Basement):	0.00
Number of Stories - To Be Added (Including Basement):	2.00
Number of Stories - Total (including basement):	2.00
Basement - Existing (sq. ft.):	0.00
Basement - To Be Added (sq. ft.):	0.00
Basement - Total (sq. ft.):	0.00
Ground Floor - Existing (sq. ft.):	0.00
Ground Floor - To Be Added (sq. ft.):	9950.00
Ground Floor - Total (sq. ft.):	9950.00
Second Floor - Existing (sq. ft.):	0.00
Second Floor - To Be Added (sq. ft.):	8500.00
Second Floor - Total (sq. ft.):	8500.00
Remaining Floors - Existing (sq. ft.):	0.00
Remaining Floors - To Be Added (sq. ft.):	0.00
Remaining Floors - Total (sq. ft.):	0.00
Gross Floor Area of Building - Existing (sq. ft.):	0.00
Gross Floor Area of Building - To Be Added (sq. ft.):	23000.00
Gross Floor Area of Building - Total (sq. ft.):	23000.00
Landscape Area - Existing (sq. ft.):	0.00
Landscape Area - To Be Added (sq. ft.):	9700.00
Landscape Area - Total (sq. ft.):	9700.00
Paved Parking - Existing (sq. ft.):	0.00
Paved Parking - To Be Added (sq. ft.):	2860.00
Paved Parking - Total (sq. ft.):	2860.00
Number of Parking Spaces – Existing:	0.00
Number of Parking Spaces - To Be Added:	16.00
Number of Parking Spaces – Total:	16.00
Bicycle Parking - Existing (spaces):	0.00
Bicycle Parking - To Be Added (spaces):	4.00
Bicycle Parking - Total (spaces):	4.00
Total Impervious Area - Existing (sq. ft.):	0.00
Total Impervious Area - To Be Added (sq. ft.):	19500.00
Total Impervious Area - Total (sq. ft.):	19500.00
Sewer – Existing:	None
Sewer - To Be Added:	City Sewer
Water – Existing:	City Water Service
Water - To Be Added:	Not Applicable
Primary Contact Name:	Tyler Burbidge
Primary Contact Email Address:	tyler@rjdevelopment.com
Primary Contact Phone Number:	(360) 810-8349

Owner or Agent:

Owner's Agent