PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT APPLICATION

Client-
SADDLE RIDGE CROSSING INC

Design by-
Seika Architecture Ltd
331 Macewin Drive NW, CALGARY, ALBERTA, T3K 1P1
T: 403.210.5063
Development Permit Drawings

BUILDING "A"
MAIN FLOOR AREA: RETAIL AND CONSUMER SERVICES = 1,189 SF
2ND TO 5TH FLOOR
1 BED + DEN = 2 x 5 SF = 10 UNITS
2 BED ROOMS = 6 x 5 SF = 30 UNITS
2 BED ROOMS = DEN = 5 x 5 SF = 25 UNITS
3 BED ROOMS = DEN = 3 x 5 SF = 15 UNITS
TOTAL UNITS = 55 UNITS
PARKING REQUIREMENT
MAIN FLOOR AREA: RETAIL AND
LAND USE BY LAW 791 (2036)
RETAIL & CONSUMER SERVICES = 1,985 SF X 1/20 X 2 = 100 UNITS
2ND TO 9TH FLOOR
TOTAL UNITS = 25 UNITS
LAND USE BY LAW 791 (2036)
REQUIRED PARKING: 6 STALLS X 50/72 STALLS
VISITORS PARKING: 1 STALL X 90 STALLS X 8 UNITS = 10 STALLS
TOTAL PARKING REQUIRED FOR BUILDING "A"
RESIDENTIAL = 40 UNITS - LOCATION BUILDING "A" PARKADE
RETAIL & CONSUMER SERVICES = 40 UNITS - LOCATION SURFACE & BUILDING "B" PARKADE
RETAIL AND CONSUMER SERVICES - BICYCLE PARKING
LAND USE BY LAW 286 (10)
CLASS ONE: RETAIL AND CONSUMER SERVICES ZERO
CLASS TWO: RETAIL AND CONSUMER SERVICES 1 PER 2000 SF
RETAIL & CONSUMER SERVICES ARE = 1,085 SF X 1/8 X 8 BAYS
BICYCLE PARKING CLASS ONE
DWELLING UNITS = 1 PER UNIT @ 0.5 X 95=48 STALLS
BICYCLE PARKING CLASS TWO
DWELLING UNITS = 1 PER UNIT @ 0.1 X 95=10 STALLS

BUILDING "B"
MAIN FLOOR AREA: 1,220 SF (13,165.69 SF2)
2ND FLOOR AREA: 1,266 SF (13,567.22 SF2)
3RD FLOOR AREA: 1,008 SF (10,800.11 SF2)
TOTAL FLOOR AREA: 4,502 SF (47,532.42 SF2)
MAIN FLOOR AREA: RETAIL AND CONSUMER SERVICES = 1,056 SF
2ND OFFICE AREA = 1,117 SF2
3RD OFFICE AREA = 975 SF
PARKING REQUIREMENT
MAIN FLOOR AREA: RETAIL AND
CONSUMER SERVICES = 1,056 SF X 1/20 X 2 = 100 UNITS
2ND TO 3RD FLOOR OFFICE AREA = 1,132 SF X 1/20 X 1 = 56 STALLS
TOTAL PARKING REQUIRED FOR BUILDING "B" = 43 STALLS
LOCATION - SURFACE & BUILDING "B" / "C" PARKADE
BICYCLE PARKING CLASS ONE
RETAIL AND CONSUMER SERVICES = ZERO
OFFICE SPACE 2,132 X 1000=2 STALLS
BICYCLE PARKING CLASS TWO
RETAIL AND CONSUMER SERVICES = 1,068 X 50=44 STALLS
OFFICE SPACE 2,132 X 1000=2 STALLS

BUILDING "C"
MAIN FLOOR AREA: 1,043 SF (11,238.8 SF2)
2ND FLOOR AREA: 1,043 SF (11,238.8 SF2)
3RD FLOOR AREA: 1,207 SF (13,049 SF2)
TOTAL FLOOR AREA: 3,293 SF (35,526.8 SF2)
MAIN FLOOR AREA: RETAIL AND CONSUMER SERVICES = 944 SF
2ND OFFICE AREA = 864 SF
3RD OFFICE AREA = 844 SF
PARKING REQUIREMENT
MAIN FLOOR AREA: RETAIL AND
CONSUMER SERVICES = 944 SF X 1/20 X 2 = 47 STALLS
2ND AND 3RD FLOOR OFFICE AREA = 1,175/1000 X 1 = 17 STALLS
TOTAL PARKING REQUIRED FOR BUILDING "C" = 38 STALLS
LOCATION - SURFACE & BUILDING "B" / "C" PARKADE
BICYCLE PARKING CLASS ONE
RETAIL AND CONSUMER SERVICES = ZERO
OFFICE SPACE 1,675 X 1000=3 STALLS
BICYCLE PARKING CLASS TWO
RETAIL AND CONSUMER SERVICES = 1,081 X 50=44 STALLS
OFFICE SPACE 1,675 X 1000=3 STALLS

BUILDING "D" & "F"
MAIN FLOOR AREA: 1,406 SF (15,760.42 SF2)
2ND FLOOR AREA: 1,457 SF (16,031 SF2)
3RD FLOOR AREA: 1,457 SF (16,031 SF2)
4TH FLOOR AREA: 1,457 SF (16,031 SF2)
5TH FLOOR AREA: 1,457 SF (16,031 SF2)
6TH FLOOR AREA: 1,457 SF (16,031 SF2)
TOTAL FLOOR AREA: 8,741 SF (96,368 SF2)
MAIN FLOOR AREA: RETAIL AND CONSUMER SERVICES = 1,396 SF
2ND TO 6TH FLOOR
1 BED + DEN = 2 X 5 SF = 10 UNITS
2 BED ROOMS = 4 X 5 SF = 20 UNITS
3 BED ROOMS = DEN = 3 X 5 SF = 15 UNITS
3 BED ROOMS = DEN = 3 X 5 SF = 15 UNITS
TOTAL UNITS = 65 UNITS
PARKING REQUIREMENT
MAIN FLOOR AREA: RETAIL AND
LAND USE BY LAW 791 (2036)
RETAIL AND CONSUMER SERVICES = 1,396 SF X 1/20 X 3 = 28 STALLS
2ND TO 6TH FLOOR
TOTAL UNITS = 65 UNITS
LAND USE BY LAW 791 (2036)
REQUIRED PARKING: 6 STALLS 50/72 STALLS
VISITORS PARKING: 1 STALL X 40 UNITS = 40 STALLS
TOTAL PARKING REQUIRED FOR BUILDING "D" & "F"
RESIDENTIAL = 48 UNITS - LOCATION BUILDING "D & F" PARKADE
VISITORS = 98 UNITS - 3 STALLS LOCATION SURFACE PARKING
-3 STALLS 50/72 PARKADE
RETAIL AND CONSUMER SERVICES = 28 STALLS - LOCATION SURFACE & BUILDING "D" / "F" PARKADE
RETAIL AND CONSUMER SERVICES - BICYCLE PARKING
LAND USE BY LAW 286 (10)
CLASS ONE: RETAIL AND CONSUMER SERVICES ZERO
CLASS TWO: RETAIL AND CONSUMER SERVICES 1 PER 2000 SF
RETAIL AND CONSUMER SERVICES ARE = 1,396 SF X 1/8 X 8 BAYS
BICYCLE PARKING CLASS ONE
DWELLING UNITS = 1 PER UNIT @ 0.5 X 60=30 STALLS
BICYCLE PARKING CLASS TWO
DWELLING UNITS = 1 PER UNIT @ 0.1 X 60=6 STALLS
## Development Permit Drawings

### BUILDING "E"

**Main Floor Area**: 785 sq ft (8.8406 sq ft)
**2nd Floor Area**: 765 sq ft (8.6400 sq ft)
**Total Floor Area**: 1,550 sq ft (16,320 sq ft)

- **Main Floor**: Retail and Consumer Services Area = 682 sq ft
- **Main Floor Parking**: 40 stalls

**Parking Requirement**
- **Main Floor Area**: Retail and Consumer Services
- **Land Use Bylaw**: 1.1.117

### BUILDING "G"

**Main Floor Area**: 1,362 sq ft (14.5644 sq ft)
**3rd Floor Area**: 1,332 sq ft (14.5732 sq ft)
**4th Floor Area**: 1,353 sq ft (14.7232 sq ft)
**Total Floor Area**: 5,085 sq ft (55.8744 sq ft)

- **Main Floor Area**: Retail and Consumer Services = 1,195 sq ft
- **2nd to 4th Floors**
  - **Bedroom**: 4 x 3 units
  - **2 Bedroom Rooms**: 4 x 3 units
  - **2 Bedroom Rooms**: 1 x 3 units
  - **2 Bedroom Rooms**: 1 x 3 units
  - **Total Units**: 48 units

**Parking Requirement**
- **Main Floor Area**: Retail and Consumer Services = 645 sq ft
- **2nd to 4th Floors**
  - **Independent Living**: 80 units
  - **Total Parking Required for Building "G"**: 160 stalls

**Bicycle Parking Class One**
- **Retail and Consumer Services**: 0 stalls
- **Dwelling Units**: 4 x 3 units

**Bicycle Parking Class Two**
- **Retail and Consumer Services**: 1,185 x 5 units
- **Dwelling Units**: 1 x 1 units

### BUILDING "H"

**Main Floor Area**: 1,342 sq ft (14.4237 sq ft)
**2nd Floor Area**: 1,260 sq ft (13.4477 sq ft)
**4th Floor Area**: 1,240 sq ft (13.4477 sq ft)
**5th Floor Area**: 1,240 sq ft (13.4477 sq ft)
**6th Floor Area**: 1,240 sq ft (13.4477 sq ft)
**Total Floor Area**: 7,800 sq ft (84.0000 sq ft)

- **Main Floor Area**: Retail and Consumer Services = 645 sq ft
- **2nd to 4th Floors**
  - **Independent Living**: 80 units
  - **Total Parking Required for Building "H"**: 160 stalls

**Parking Requirement**
- **Main Floor Area**: Retail and Consumer Services = 645 sq ft
- **2nd to 4th Floors**
  - **Independent Living**: 80 units
  - **Total Parking Required for Building "H"**: 160 stalls

**Bicycle Parking Class One**
- **Retail and Consumer Services**: 0 stalls
- **Dwelling Units**: 4 x 3 units

**Bicycle Parking Class Two**
- **Retail and Consumer Services**: 1,185 x 5 units
- **Dwelling Units**: 1 x 1 units

### PHASE ONE DEVELOPMENT

<table>
<thead>
<tr>
<th>Building Type</th>
<th>User Type</th>
<th>Required Total</th>
<th>Projected Total</th>
<th>Parking Location</th>
<th>Available Parking Stalls</th>
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<td>A'</td>
<td>Residential</td>
<td>80</td>
<td>80</td>
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<td>B'</td>
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<td>21</td>
<td>Parking &quot;A&quot;, &quot;B&quot;, &quot;C&quot;, &quot;D&quot;</td>
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<td>C'</td>
<td>Office</td>
<td>22</td>
<td>22</td>
<td>Parking &quot;A&quot;, &quot;B&quot;, &quot;C&quot;, &quot;D&quot;</td>
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<tr>
<td>D'</td>
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<td>21</td>
<td>Parking &quot;A&quot;, &quot;B&quot;, &quot;C&quot;, &quot;D&quot;</td>
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**Summary**
- **Total Available Parking Stalls**: 353
- **Total Surface Parking Stalls**: 45
- **Available Parking Stalls for Phase Two**: 308 stalls

### PHASE TWO DEVELOPMENT

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<th>Building Type</th>
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<th>Required Total</th>
<th>Projected Total</th>
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<th>Available Parking Stalls</th>
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<td>Retail &amp; Consumer Services</td>
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<td>30</td>
<td>Surface Parking</td>
<td>30</td>
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</tbody>
</table>

**Summary**
- **Total Available Parking Stalls**: 308
- **Available Parking Stalls for Phase Two**: 308 stalls

**Notes**
- **Surface Parking Stalls Used for Phase Two**: 41 stalls

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**Design by**: Saddle Ridge Crossing Inc
**Proposed Mixed Development at 9607 & 8825 82nd Street N.E., Development Permit Drawings**

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**City of Edmonton**
**Proposed Use**: 100 units
**Floor Area**: 8,000 sq ft
**Floor Number**: 1-5
**Building Size**: 8,000 sq ft
**Proposed Use**: 100 units

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**City of Edmonton**
**Proposed Use**: 100 units
**Floor Area**: 8,000 sq ft
**Floor Number**: 1-5
**Building Size**: 8,000 sq ft
**Proposed Use**: 100 units
Development Permit Drawings

PROPOSED MIXED DEVELOPMENT
AT 8627 & 8625 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
SUBDIVISION OVERLAY SITE PLAN

Client: SADDLE RIDGE CROSSING INC
Design by: SADLER RICHARDSON LTD

PO Box 148
1740 10th Ave.
Vancouver, BC V6H 1A9

PROJ. 58-148
ARCHITECT
A-02

ISC: UNRESTRICTED

Page 7 of 77
Development Permit Drawings

The diagram depicts the floor plans for the proposed development at CPC2019-0822. The plans include details of the building layout, parking arrangements, and other architectural features. The drawing is marked as "ISC: UNRESTRICTED."
Development Permit Drawings

The series of drawings depicted above illustrates the proposed development at 8925 & 8927 52nd Street N.E. The plans detail the building layout, floor plans, and internal configurations, all adhering to the architectural design specifications provided. These drawings are crucial for understanding the layout and design of the proposed development, ensuring compliance with local building codes and regulations. The diagrams are intended to provide a clear visual representation of the proposed structure, facilitating better planning and approval processes.
Development Permit Drawings

MATERIAL LEGEND

- ALUMINIUM ANODIZED COLOUR Block
- ALUMINIUM ANODIZED COLOUR Block
- GLASS PANELS E.G. 1/2" FLOAT GLASS
- FRAMES: CHERRY YEARS
- FRAMES: LIGHT ELM
- FRAMES: LIGHT ELM
- FRAMES: LIGHT ELM
- FRAMES: LIGHT ELM
- ANODIZED ALUMINUM COLOUR Block
- ALUMINIUM ANODIZED COLOUR Block
- ALUMINIUM ANODIZED COLOUR Block
- ALUMINIUM ANODIZED COLOUR Block
- ALUMINIUM ANODIZED COLOUR Block
- ANODIZED ALUMINUM COLOUR Block
- ANODIZED ALUMINUM COLOUR Block

SADDLE RIDGE CROSSING INC

PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS

BUILDING A ELEVATIONS

Sheet 1 of 12

SADDLE RIDGE CROSSING INC

PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS

BUILDING A ELEVATIONS

Sheet 1 of 12

SADDLE RIDGE CROSSING INC

PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS

BUILDING A ELEVATIONS

Sheet 1 of 12
Development Permit Drawings

Notes:

1. Mounting height: 2.8 meters from room floor level.
2. Exterior lighting does not extend beyond the boundaries of the site.
Development Permit Drawings

UNIT 1 RETAIL AND CONSUMER SERVICES AREA = 140m²

UNIT 2 RETAIL AND CONSUMER SERVICES AREA = 180m²

UNIT 3 RETAIL AND CONSUMER SERVICES AREA = 275m²

UNIT 4 RETAIL AND CONSUMER SERVICES AREA = 118m²

UNIT 5 RETAIL AND CONSUMER SERVICES AREA = 105m²

UNIT 6 RETAIL AND CONSUMER SERVICES AREA = 105m²

ISC: UNRESTRICTED
Development Permit Drawings
Development Permit Drawings

NOTE:
1) MOUNTING HEIGHT - 2 METERS FROM ROOM FLOOR LEVEL
2) EXTERIOR LIGHTING DOES NOT EXTEND BEYOND THE BOUNDARIES OF THE SITE
Development Permit Drawings
Development Permit Drawings
Development Permit Drawings

UNIT 2 RETAIL AND CONSUMER SERVICES
AREA = 317m²

UNIT 2 RETAIL AND CONSUMER SERVICES
AREA = 243m²

UNIT 1 RETAIL AND CONSUMER SERVICES
AREA = 126m²

UNIT 1 RETAIL AND CONSUMER SERVICES
AREA = 126m²

ELEVATOR LOBBY

ENTRANCE LOBBY

NORTH

ISC: UNRESTRICTED
Development Permit Drawings
Development Permit Drawings

NOTE:
(1) MOUNTING HEIGHT: 2 METERS FROM ROOM FLOOR LEVEL.
(2) EXTERIOR LIGHTING DOES NOT EXTEND BEYOND THE BOUNDARIES OF THE SITE.
Development Permit Drawings
Development Permit Drawings

Material Legend:

- Composite Panel: Colour Dark Brown
- Cultured Stone: Light & Dark
- Stucco: Grey
- Underbrush Colour Arctic White On Black Back
- Wood Panel: Brown & Natural Colour
- Alumawood Window Colour: Black
- Glass Snow White Colour: Clear
- Insulated Glass Colour: Black
- Safety Door: Colour: Black

CL-4
ELEVATION TO EAST SIDE

CL-5
ELEVATION TO WEST SIDE

Class: SADDLE RIDGE CROSSING INC
Design By: SADU Architecture Ltd

PROPOSED MIXED DEVELOPMENT AT 887 & 8825 82ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - E.F. ELEVATIONS

ISC: UNRESTRICTED
Development Permit Drawings
Development Permit Drawings

ELEVATION TO SOUTH SIDE

UNIT
UNIT
UNIT
UNIT
CRU

RAMP SECTION DETAILS

NOTE: RAMP TO BE HEATED WHERE ENCROACHED
Development Permit Drawings
Development Permit Drawings

MATERIAL LEGEND:

- CULTURED STONE, BALCONIES
- STUCCO - LIGHT GRAY
- STUCCO - MEDIUM GRAY
- STUCCO - DARK GRAY
- WOOD PANEL, SIDING & TRIM - LIGHT COLOUR
- STUCCO, COLOUR MATCHED SIDING
- WINDOW FRAMES - WHITE
- PINEWOOD DOOR - CULTURED STONE

ALUMINUM/BUCKET COLOUR:
- BLACK
- CLAY/BROWN/COUNTRY COLOUR - CLAY
- ALUMINUM/BUCKET COLOUR - WHITE
- VAPORISED COPPER COLOUR - BLACK
- FACADE FLECK ALUMINIUM COLOUR - BLACK
- GARAGE DOOR - CULTURED STONE

PROPOSED MIXED DEVELOPMENT
AT 6807 & 6825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - A EXTERIOR MATERIAL COLOUR INFORMATION

Cl: SADDLE RIDGE CROSSING INC
Arch: Soike Architecture Ltd

ISC: UNRESTRICTED
Development Permit Drawings

MATERIAL LEGEND:

- CULTURED STONE, BROWN & SYSTEM
- STUDDED, LIGHT GRAY
- HANDRUBBED COAT, BRUSHED COAT, OR BRUSHED LITECT
- WOOD PANEL, BROWN & NATURE COLOUR
- MASONRY, STONE, SMALL & BROWN COLOUR
- BRICK RED & WOOD
- ANODIZED EXTERIOR COLOUR, BLACK
- GLASS EXTERIOR COLOUR: 0-06
- CLAD EXTERIOR COLOUR
- RAINWOOD CONCRETE: BLACK, BRICK RED, COLOUR: BLACK
- COMPOSITE EXTERIOR, GOLDEN GROVE OR SIMILAR

ELEVATION FACING TO EAST SIDE

ELEVATION FACING TO WEST SIDE

ELEVATION FACING TO SOUTH SIDE

ELEVATION FACING TO NORTH SIDE

This drawing is intended for use by the developer and architect and is not to be reproduced in whole or in part without the written permission of the architect. The architect reserves the right to make changes and modifications in the design at any time during the course of construction.
Development Permit Drawings

MATERIAL LEGEND:
- CULTURED STONE, BALCONIES & BOUNDARIES
- LIGHT BROWN
- BRICK: LIGHT BRICK
- GYPSUM BOARD & MATERIAL COLOUR
- WOOD PANEL, LOUVER & MATERIAL COLOUR
- GLASS, SILENT GLASS & MATERIAL COLOUR
- INSULATED GLASS COLOUR: BLACK
- INSULATED GLASS COLOUR: CLEAR
- INSULATED GLASS COLOUR: BLACK
- INSULATED GLASS: COLOUR
- BRICKWORK: COLOUR BLACK
- COMPOSITE WALL MATERIAL: BLUE BRICK/FLY ASH

ELEVATION FACING TO EAST SIDE

ELEVATION FACING TO WEST SIDE

ELEVATION FACING TO SOUTH SIDE

ELEVATION FACING TO NORTH SIDE

Client: SADDLE RIDGE CROSSING INC

Proposed Mixed Development
At 5807 & 0825 52nd Street N.E.
Development Permit Drawings

BUILDING: MIXED USE
MATERIAL COLOUR INFORMATION

PROJECT NUMBER: 53-106
DEVELOPMENT: 0825 52ND STREET

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Development Permit Drawings

52ND STREET MIXED USE DEVELOPMENT | LANDSCAPE DESIGN

Legend - Site Area 1 & 2
1. Drive Lane
2. Boulevard Trees
3. Trees
4. Planting Bed
5. Seating ledge
6. Path Space with Movable Furniture
7. Bike Parking
8. Multipurpose Open Space
9. Bench
10. 2.5m Bus Zone
11. 3m Wide Regional Pathway

Legend - MR Park
12. Multipurpose Open Space
13. 2.5m Wide Local Asphalt Pathway
14. Asphalt/Water Seating
15. Bench

ISC: UNRESTRICTED

MAY 7, 2019
Development Permit Drawings
Development Permit Drawings

The project is proposed for the use of SADDLE RIDGE CROSSING INC. The project is located at 6667 & 8825 52ND STREET N.E. in the City of Vancouver, Washington, Pierce County. The project includes the development of a mixed-use building with residential and commercial spaces. The project is under the jurisdiction of the City of Vancouver, Washington, under the Code of Ordinances, Chapter 21.6. The project is subject to the terms and conditions of the Development Permit. The applicant has submitted all required documents and fees as per the City's regulations.