

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: (206) 275-7605 | www.mercerisland.gov



CITY USE ONLY

PROJECT NO.	RECEIPT NO.	FEE

Date Received:

Received By:

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address: 9150 Fortuna Drive, Mercer Island, 98040
Parcel Number(s): 072405-9016
Gross Lot Area(s): 541,964 SF
Net Lot Area(s): NA
Zone: MF-3
Shoreline Environment Designation: Urban Residential
(if located within 200 feet of Lake Washington) Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
 Erosion Hazard
 Seismic Hazard
 Steep Slope

WATERCOURSES

- Type F
 Type Np
 Type Ns
 Piped
 Unknown

WETLANDS

- Category I
 Category II
 Category III
 Category IV
 Unknown

PROPERTY OWNER INFORMATION

Name: Randy Gross
Company (if applicable): Covenant Living Communities
Address: 5700 Old Orchard Rd, Skokie, IL, 60077
E-Mail: REGross@covliving.com
Phone: 847-302-3976

APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner

Name: Joe Taflin
Company (if applicable): Navix Engineering, LLC
Address: 11235 SE 6th St, Bellevue, WA, 98004
E-Mail: jotaflin@langan.com
Phone: 425-455-7900

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Paul E. Jones
Signature

Date 7-18-2025

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

Review for a Shoreline Substantial Development permit application for the re-development of Covenant Living at the Shores independent Living Community.

INDICATE REQUESTED LAND USE APPROVALS

CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION	
<input type="checkbox"/>	Critical Area Review 1	<input type="checkbox"/>	Environmental Impact Statement	<input type="checkbox"/>	Short Plat- Preliminary
<input checked="" type="checkbox"/>	Critical Area Review 2	<input checked="" type="checkbox"/>	SEPA Review	<input type="checkbox"/>	Short Plat- Alteration
DESIGN REVIEW		LEGISLATIVE		<input type="checkbox"/>	Short Plat- Final Plat
<input type="checkbox"/>	Design Review – Signs	<input type="checkbox"/>	Code Amendment	<input type="checkbox"/>	Long Plat- Preliminary
<input type="checkbox"/>	Design Review – Code Official	<input type="checkbox"/>	Comprehensive Plan Docket Application	<input type="checkbox"/>	Long Plat- Alteration
<input type="checkbox"/>	Design Commission Study Session	<input type="checkbox"/>	Comprehensive Plan Application (If Docketed)	<input type="checkbox"/>	Long Plat- Final Plat
<input type="checkbox"/>	Design Commission Review – Exterior Alteration	<input type="checkbox"/>	Rezone	<input type="checkbox"/>	Lot Line Revision
<input type="checkbox"/>	Design Commission Review – Major New Construction	OTHER LAND USE		WIRELESS COMMUNICATION FACILITIES	
DEVIATIONS		<input type="checkbox"/>	Accessory Dwelling Unit	<input type="checkbox"/>	New Wireless Communication Facility
<input type="checkbox"/>	Deviations to Antenna Standards – Code Official	<input type="checkbox"/>	Code Interpretation Request	<input type="checkbox"/>	Wireless Communications Facilities- 6409 Exemption
<input type="checkbox"/>	Deviations to Antenna Standards – Design Commission	<input type="checkbox"/>	Conditional Use (CUP)	<input type="checkbox"/>	Small Cell Deployment
<input type="checkbox"/>	Public Agency Exception	<input type="checkbox"/>	Noise Exception Type I - IV	<input type="checkbox"/>	Height Variance
<input type="checkbox"/>	Reasonable Use Exception	<input type="checkbox"/>	Other Permit/Services Not Listed		
<input type="checkbox"/>	Variance	SHORELINE MANAGEMENT			
<input type="checkbox"/>	Seasonal Development Limitation Waiver – Wet Season Construction Approval	<input type="checkbox"/>	Shoreline Exemption		
<input checked="" type="checkbox"/>	Setback Deviation	<input checked="" type="checkbox"/>	Shoreline Substantial Development Permit		
		<input type="checkbox"/>	Shoreline Variance		
		<input checked="" type="checkbox"/>	Shoreline Conditional Use Permit		
		<input type="checkbox"/>	Shoreline Permit Revision		

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.