



Home of the Tualatin River National Wildlife Refuge

Case No. CUP 14-01
Fee 4611-
Receipt # 981632
Date 2-6-14
TYPE III

City of Sherwood Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- Annexation
- Plan Amendment (Proposed Zone _____)
- Variance (list standard(s) to be varied in description)
- Site Plan (Sq. footage of building and parking area)
- Planned Unit Development
- Conditional Use
- Partition (# of lots _____)
- Subdivision (# of lots _____)
- Other: _____

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: Threat Dynamics LLC Phone: 503-692-2992
 Applicant Address: 8250 SW Tonka Rd Tualatin, OR 97062 Email: rtuttle@threatdynamics.com
 Owner: Lanz Properties LLC Phone: 541-435-4050
 Owner Address: 3025 W 7th Pl Eugene, Or 97402 Email: _____
 Contact for Additional Information: Ryan Tuttle (503)896-7508 Kim Tuttle-Kirk (541) 609-0343

Property Information:

Street Location: 13565 SW Tualatin Sherwood Rd, Suite 300, Sherwood, OR 97140
 Tax Lot and Map No: 2s128BD 00700
 Existing Structures/Use: General Industrial
 Existing Plan/Zone Designation: General Industrial
 Size of Property(ies) Total leased area is 12000 sq feet, Retail area will be approximately 1050 sq feet.
Total building sq footage is 85,000.

Proposed Action:

Purpose and Description of Proposed Action: Threat Dynamics, LLC, is applying for a conditional use permit under Chapter 16.82 of the Sherwood Zoning and Development Code, for the retail shop. The retail area will take up less than 10% of the allowed use under the zone. The entire leased area is 12,000 sq feet, and the retail will be approximately 1050 sq feet. The remaining leased area is an approved use for the zone, Training School.

Proposed Use: Retail area provide sales of firearms and related accessories that is consistent and associated to support the approved use of the facility. Retail area is approximately 1050 square feet of total 12,000 leased area.

Proposed No. of Phases (one year each): 1

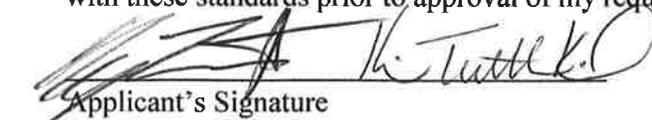
LAND USE APPLICATION FORM

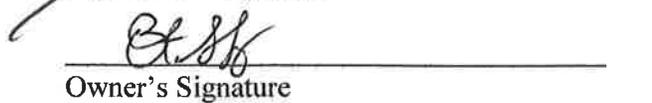
Authorizing Signatures:

Threat Dynamics LLC

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


 Applicant's Signature


 Owner's Signature

1/30/14
 Date

1/30/14
 Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

- 3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).
- Copy of Deed** to verify ownership, easements, etc.
- At least 3 * folded** sets of plans
- At least 3 * sets** of narrative addressing application criteria
- Fee** (along with calculations utilized to determine fee if applicable)
- Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)
- Signed checklist** verifying submittal includes specific materials necessary for the application process

*** Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.