



Substantial Shoreline Development Submittal Requirements

Nonresidential or Single Family

Any development in a shoreline area within 200 feet that exceeds permit exemptions specified in the Bellevue Shoreline Master Program.

You must apply for this permit online and upload PDF documents through MyBuildingPermit. Paper plans are not accepted.

Substantial Shoreline Development (WG)

Minimal Required Documents
Bill-To Form
Boundary and Topographic Survey
Project Description and Code Compliance Narrative
Site Plan
Project Specific Required Documents
Elevation Plan
Environmental Checklist
Mitigation Plat
Preliminary Clearing & Grading Plan
Special Shoreline Report
Vegetation Conservation Plan

Other Requirements

- The property owner is responsible for the accuracy and completeness of all information provided with or affecting the application submittal.
- If the property contains or is adjacent to critical areas (streams and stream buffers, wetland, floodplains, and geologic hazard area), additional information may be required.
- You may choose to waive a minimum submittal item that does not apply to your project. However, during application intake or review an item that is waived for submittal may be required to evaluate the application for compliance with city codes and standards. To avoid delays please consult with the Land Use Division prior to application submittal.