

NOTICE OF APPLICATION

APPLICATION NAME/NUMBER: PLAN19-047 Sustatia 2 Lot Short Plat

PROJECT DESCRIPTION: Proposal seeks to develop a long narrow parcel of land approximately 0.72 acres in size creating two single family lots. The lot is currently vacant. The lots are 15,700 square feet and 15,691 square feet in size respectively. Access to Lot 1 will be from 18th Street and the access to Lot 2 will be south from Olive Street. The Lot 2 access will require approximately 120 linear feet of existing gravel alley to be improved to 20-foot-wide paved access with new curb and gutter. Negligible amounts of cut and fill are anticipated to construct the new access. The turning radii for the corners on the new access are too tight for fire access and as such the new home will be required to have additional fire protection measures. The site and surrounding residential properties are zoned R-1, 5.0.

PROJECT LOCATION: The project site is addressed as 1488 S. 18th Street, is identified by the Skagit County Assessor as: P28553, and is located within a portion of the NE ¼ of the NE ¼ of Section 29, Township 34N, Range 04E, W.M. The exhibit map below illustrates the location of the project site.

OWNER/APPLICANT:

CONTACT PERSON:

Gerardo Sustatia	Tuttle Engineering & Management Attn: Matt Randall
1610 S. 18 th Street	275 W Rio Vista Ave; Suite 1
Mount Vernon, WA 98274	Burlington, WA 98233

STAFF CONTACT:

Marianne Manville-Ailles, Planning Consultant
Development Services Department
City of Mount Vernon
910 Cleveland Avenue, Mount Vernon WA 98273
Telephone - 360-336-6214



ADDITIONOAL PERMIT DETAILS:

Application Submitted to the City on:	March 13, 2019	Application deemed Technically Complete on:	April 10, 2019
Permits Requested:	Short Plat Approval	Other Permits that may be Required:	Grading; Construction; Right-of-Way; Building
Existing Environmental Documents that evaluate the proposed project:	Stormwater Report prepared by Tuttle Engineering & Management dated March 5, 2019 Wetland Determination Memo prepared by NorthWest Environmental Consulting dated July 13, 2018 Geotechnical Report prepared by Tuttle Engineering 7 Management dated August 15, 2018		

Comments on the Notice of Application must be submitted, in writing, no later than **May 24, 2018**. Comments should be as specific as possible and include; your full name, your mailing address, and the name of the proposal you are commenting on. Comments are required to be mailed or delivered to the Development Services Department at the address listed above. Public comments are not accepted by the department through email. Comments not meeting the requirements of this section are considered as not being received by the city.

Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.

ISSUED: May 7, 2019

PUBLISHED: May 10, 2019

DISTRIBUTED TO: NW Clean Air, Skagit PUD #1, PSE, Frontier, CNG, Port of Skagit, Skagit County PDS, Skagit Council of Governments, MVSD #320, Skagit Valley College, Skagit County Assessor, WSDOT, Dike and Drainage Districts