



City of Monroe
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www.monroewa.gov

NOTICE OF LAND USE APPLICATION

NOTICE is hereby given that the City of Monroe has received an application for the following project. You are invited to comment on this proposed project. A public hearing is required for this project and will be noticed separately.

Project Name & File: Preliminary Plat and Planned Residential Development (PRD) for Skyview Ridge (15-PLPR-0002)
Applicant: Richard Hanson, Hanson Homes
Date of Application: May 20, 2015
Date of Completeness: July 8, 2015
Tax Parcel I.D. #'s: 28063600100500, 28063600101000, and 28063600100200

PROJECT LOCATION:

The project site is located at 13207 & 13221 191st Ave. S.E. and involves the three tax parcels listed. The project is located in the R4 (Residential 4 Dwellings per Acre) zone of the City of Monroe. The Comprehensive Plan designation for the project is Residential 2-5 dwellings per acre. A portion of the project is located in the Airport overlay zoning district and the Monroe North Area Community Plan.

PROJECT DESCRIPTION:

The proposed project is to subdivide 11.45 acres into 42 residential lots in accordance with the City of Monroe Subdivision, Planned Residential Development, and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code.

PERMITS:

Preliminary Subdivision, Planned Residential Development (PRD), Environmental Review, and Forest Practices permits are contained in the current application. Grading permit, utility permits, building permit and other construction related permits.

REQUIRED STUDIES:

Environmental Checklist, Traffic Impact Analysis, Geotechnical investigation and Technical Information (Drainage) Report, and a Critical Area Study. These documents are available for review Monday – Friday, 8:00 – 5:00 p.m. at Monroe City Hall, 806 W Main St., Monroe WA and online at www.monroewa.gov/skyview.

PUBLIC COMMENT PROCEDURE:

Interested persons may comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and/or be informed of appeal rights. Written comments on the proposal must be received no later than **5:00 pm, Tuesday, August 4, 2015** and can be submitted to Kim Shaw at kshaw@monroewa.gov or at 806 W Main St., Monroe WA 98272.

STAFF CONTACT:

David Osaki, Community Development Director, (360) 863- 4544/ dosaki@monroewa.gov

A decision will be made within 120 days of the date of the letter of completeness excluding time periods as described in MMC 21.50.110.

Posted / Mailed: July 21, 2015

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