



**Planning & Permitting Division
Permit Assistance Center**

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

FOR OFFICE USE ONLY	
PERMIT #(s)	15-PLPR-0007
	HE 2153

CITY OF MONROE
RECEIVED

MAY 20 2015

COMBINED PERMIT APPLICATION

PERMIT SUBMITTAL HOURS

MONDAY – FRIDAY / 8:00 - 12:00 & 1:00 – 5:00

COMMUNITY DEVELOPMENT

Building	Operations	Fire	Land Use
<input type="checkbox"/> Commercial T/I	<input checked="" type="checkbox"/> Engineering Review	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Demolition	<input type="checkbox"/> Fencing	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation
<input type="checkbox"/> Garage/Carport	<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> High Piled Storage	<input type="checkbox"/> Conditional/Special Use
<input type="checkbox"/> Mechanical	<input checked="" type="checkbox"/> Retaining wall	<input type="checkbox"/> Hood Suppression	<input type="checkbox"/> Land Clearing/Forest Practices
<input type="checkbox"/> New Construction (Commercial/Residential)	<input type="checkbox"/> Rockery	<input type="checkbox"/> Operational	<input checked="" type="checkbox"/> Planned Residential Development
<input type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Right-of-Way Disturbance	<input type="checkbox"/> Spray Booth	<input type="checkbox"/> Shoreline Permit
<input type="checkbox"/> Racking	<input type="checkbox"/> Special Flood Hazard Area	<input type="checkbox"/> Tents & Canopies	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Residential Remodel	<input type="checkbox"/> Utility Service	<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Subdivision/Plat
<input type="checkbox"/> Sign	<input type="checkbox"/> Other _____		<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____			<input type="checkbox"/> Other _____

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 13207 & 13221 191st ave SE Monroe, Wa
 Size of site (acre/square feet): 11.45 acres 498,703 SF
 Assessor's Tax Parcel Number (14 digits): 28063600100500, 28063600101000, 28063600100200

Applicant: Hanson Homes at Sky View Ridge LLC Phone # (425) 328-5202
 *Signature: [Signature] MEMBER Printed Name: Rich Hanson
 Mailing Address: PO Box 2289 Fax # () _____
 City Shobomish State WA Zip 98291 E-mail richhansonhomes@gmail.com
 Property Owner: See attached Phone # () _____
 **Signature: _____ Printed Name: _____
 Mailing Address: _____ Fax # () _____
 City _____ State _____ Zip _____ E-mail _____

Attach a separate sheet for additional property owners/additional addresses

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.
 **Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.

**City of Monroe
Land Use Permit Application- Page 2**



Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

800 078 455

Detailed Description of work:

11.45 acres to be subdivided into 42 single family lots, utilizing the City of Monroe's PRD codes. The project will also include logging, grading, and construction.

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Planning Application Fee: _____

Publication Fee: _____

Fire Plan Check Fee: _____

Mailing Fee: _____

SEPA Fee: _____

Technology Fee: _____

TOTAL FEES: _____

Owners:

Carl and Pamela Malone (1-005)

13221 191st Ave SE

Monroe, WA 98272

Signature

Printed Name

Pamela Malone

Pamela J. Malone

Carl J. Malone

Carl J. Malone

* Shooting Star Farm LLC

Contact: Carroll E Harder

18811 134th St SE

Monroe, WA 98272

Signature

Printed Name

Carroll Harder

CARROLL HARDER

Muriel Anderson

40502 Porcupine Rd

Davenport, WA 99122

Signature

Printed Name

Muriel Anderson

Muriel Anderson

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COMMUNITY DEVELOPMENT

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LAND USE CONSULTANTS
Design • Planning • Management
3605 Colby Avenue - Everett, WA 98201
tele (425) 258-4438 - fax (425) 258-1616
landuse@nwlink.com

May 19, 2015

City of Monroe
806 West Main Street
Monroe, Washington 98272

Re: **Sky View Ridge** ~ Project Narrative

To whom it may concern

All of the information within this narrative will also be found on the preliminary plat map Sheet 1 of 1 and other reports or maps in the application presented to the city for review and approval.

The current owners of this property are Chain Lake Estates, LLC, the Malone's, the Anderson's and Shooting Star Farm, LLC. On behalf of our client Chain Lake Estates, LLC, who is located at P.O. Box 2289, Snohomish, Washington 98291. The primary contact there is Mr. Rick Hanson who may be reached at (425) 328-5202 we would like to submit the following project narrative.

The project consists of the following tax parcel numbers 28063600100500, 28063600101000 and 28063600100200.

The site addresses for the existing parcels are 13207 & 132211 191st Avenue S.E. Monroe, Washington 98272.

This property within this application contains 498,703 square feet or 11.45 acres

The current zoning of the property is R-4 and the comprehensive plan designation is R 2-5.

A portion of the project is in the Airport overlay zoning district as well as the Monroe north area community plan.

This property is outside of any floodway area, flood hazard area or any landslide hazard area. Other than a small wetland on site we found no other evidence of critical areas within this application's boundary.

Sky View Ridge Divisions 1 through 3 is being proposed as a 42-lot subdivision using the City Of Monroe's PRD codes. The project may be developed in up to three phases. At this time the project phases are Phase I ~ 22 Lots, Phase II ~ 11 Lots and Phase III ~ 9 Lots. For a total of 42 Lots

The proposed project phase lines are shown on the attached maps.

We are proposing to record the entire project boundary while we record phase I, to include all tracts. The other phases will be shown as future development tracts with all the open space tracts previously recorded. Any equipment\play area in the open space tracts that will be required with this subdivision will be bonded and installed as additional phases are recorded.

The internal project roads will be constructed to the City of Monroe's Standards. The project is a continuation of the road network from the proposed plat of Eaglemont. The road network will continue east until its intersection with 191st Avenue S.E. Please see the proposed engineering design by OMEGA Engineering attached with this application.

A timber harvest together with land clearing is proposed with this application.

There is a category 3 wetland located in the Middle portion of the project. This wetland will not be disturbed with this application. We are proposing buffer averaging for this wetland and it is proposed to be in a native growth protection tract to be protected in perpetuity.

Using the City of Monroe's Density calculations for project it is calculated as follows

$498,703 \times 0.80 = 398,962 / 10,890 = 36.636$ units

$36.636 \text{ units} \times 0.30 = 10.991$ bonus units. $36.636 \text{ units} + 10.991 \text{ bonus units} = 47.627$ units rounded up to 48 units. We are proposing 42 units in this application.

There is a mixture of lot sizes ranging from 4,543 square feet to 9,036 square feet in this application. A Lot range table is shown on sheet 1 of 1 of the preliminary plat map.

We are also proposing a concurrent boundary line adjustment with this application and it is attached for your review and approval.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application and project. If you have any questions or comments concerning this application or project feel free to contact me at (425) 258-4438 office, or (425) 231-5050 cell. My email is ry@orcalsi.com

Sincerely,



Ry L McDuffy

Land Resolutions 2014-109