



City of Monroe
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NOTICE OF HEARING EXAMINER RECOMMENDATION

NOTICE is hereby given that the **HEARING EXAMINER RECOMMENDATION** has been issued for the following application:

PROJECT NAME & FILE: Preliminary Plat & Planned Residential Development (PRD) of Klier-Parmenter – City File No. PLPRD2016-01

APPLICANT: Robert Ford, Tera Tellus, Inc.

PROJECT LOCATION: 13315 & 13407 Chain Lake Rd. SE, Monroe, WA 98272

PROJECT DESCRIPTION: The applicant, Tera Tellus Inc., has requested Preliminary Plat approval for an 88 lot Planned Residential Development on 26.88 acres (approximately 1,170,822 square feet). The project is located in the R4 (Residential 4 Dwellings per Acre) zone in the City of Monroe. The Comprehensive Plan Designation for the project is Low Density Single Family Residential (Low Density SFR).

RECOMMENDATION: The Hearing Examiner recommendation is that the City Council **APPROVE** the requested Preliminary Plat / Preliminary Planned Residential Development (PRD) of Klier-Parmenter **SUBJECT TO CONDITIONS**.

The Hearing Examiner recommendation is scheduled to go to City Council for action on **Tuesday, December 6, 2016 @ 7:00 p.m. at Monroe City Hall, 806 W Main St., Monroe, WA. 98272.**

The file is available for review during regular business hours at City Hall, 806 West Main Street, Monroe, WA 98272. If you have any questions or need additional information, please contact Kim Shaw, Land Use Permit Supervisor, at (360) 863-4532.

EMAILED TO PARTIES OF RECORD: November 18, 2016