



## NOTICE OF LAND USE APPLICATION

**NOTICE IS HEREBY GIVEN** that the City of Monroe has received an application for a Preliminary Plat and Planned Residential Development as described below:

**PROJECT NAME:** Eaglemont 7 Preliminary Plat/Planned Residential Development

**PROJECT FILE#:** PLPRD2019-02

**APPLICANT/OWNER:** Lisa Cavell, on the behalf of MainVue WA LLC

**PROJECT LOCATION:** The site is located at 13202 Chain Lake Rd and 13107 197<sup>th</sup> St SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100202300 & 28073000301300.

**PROJECT DESCRIPTION:** The applicant is requesting preliminary plat and planned residential development approval for a 44-lot subdivision on approximately 9.54 acres in the Residential 4 Dwellings per Acre (R4) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. The proposed development will take access off of Chain Lake Road.

**PERMITS/APPROVALS REQUIRED:** Preliminary Subdivision Approval, Preliminary Planned Residential Development Approval, Environmental Review, Grading/Engineering Permits, and any State and Federal Permits if applicable.

**STUDIES REQUIRED:** Traffic Study, Drainage Report, Environmental Checklist, Geotechnical Report, Critical Areas Report.

**APPLICATION PROCESS:** A preliminary plat/PRD application is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 18.84.110 (D) and 21.20.050(F). This project requires a public hearing and decision before the Hearing Examiner.

**APPLICATION DATE:** March 28, 2019

**NOTICE OF COMPLETE APPLICATION:** April 15, 2019

**DATE OF NOTICE OF APPLICATION:** April 22, 2019

**PUBLIC COMMENT PROCEDURE:** Submit written comments on or before **5 p.m., May 6, 2019**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

**PUBLIC HEARING:** A public hearing is required for this project and will be noticed separately.

**STAFF CONTACT:** Amy Bright, Assistant Planner @ (360) 863-4533 or [abright@monroewa.gov](mailto:abright@monroewa.gov)

All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at: <http://www.monroewa.gov>.

A decision on the application will be made within ninety (90) days of the date of the letter of completeness.