



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

NOTICE OF LAND USE APPLICATION

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

PROJECT NAME: Main Brook Townhomes Preliminary Plat

PROJECT FILE#: PL2017-02

APPLICANT/OWNER: Hanson Homes at Main Brook, LLC, PO Box 2289 Snohomish, WA 98291

PROJECT LOCATION: The site is located at Section 1 Township 27 Range 6 Quarter SW LOT 4 OF CITY OF MON SP 199008 REC AFN 199912215006 BEING A PTN OF SW1/4 SW1/4; otherwise known as XXXX W. Main Street, Monroe, Washington, 98272. Snohomish County Tax Parcel Number(s): 27060100310200, 27060100310300, and 27060100310400.

PROJECT DESCRIPTION: The applicant, Hanson Homes, is requesting preliminary plat approval for a 21-lot subdivision containing eighteen (18) zero lot-line townhome lots and three (3) commercial lots to be developed in two (2) phases on approximately 1.42 acres in the Mixed-Use Commercial (MUC) zoning district.

APPROVALS REQUIRED: Preliminary Subdivision and SEPA Environmental Review.

STUDIES REQUIRED: Traffic Study, Drainage Report, Geotechnical Report, and Environmental Checklist.

APPLICATION PROCESS: A preliminary plat is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 21.20.050(F). It requires a public hearing, which will be noticed separately, and decision before the Hearing Examiner.

APPLICATION DATE: September 29, 2017

NOTICE OF COMPLETE APPLICATION: October 17, 2017

DATE OF NOTICE OF APPLICATION: October 20, 2017

COMMENT PERIOD: Submit written comments on or before **5 p.m., November 3, 2017**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

STAFF CONTACT: Anita Marrero, Senior Planner @ (360) 863-4513 or amarrero@monroewa.gov

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

A decision on the application will be made within one hundred twenty (120) days of the date of the letter of completeness.