



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

## NOTICE OF LAND USE APPLICATION

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

**PROJECT NAME:** Houck Preliminary Short Plat

**PROJECT FILE#:** SP2018-02

**APPLICANT:** Justin Pedersen, Harmsen & Associates, 125 E Main Street, Suite 104, Monroe, WA 98272

**OWNER:** Janine Houck, 15628 179<sup>th</sup> Avenue SE, Monroe, WA 98272

**PROJECT LOCATION:** The site is located at SEC 02 TWP 27 RGE 06RT-35) BEG NE COR SE1/4 TH S89\*50 10W 170FT TH S01\*12 40E 75FT TH N89\*50 10 E 25FT TPB TH S01\*12 40E 149.11FT TH N 89\*50 02E 125FT TO W R/W LN VALLEY VT- EW RD TH N ALG SD R/W LN 150FT M/L TAP75FT S OF NE COR OF SE1/4 TH W 125FT M/L TO TPB; otherwise known as 15628 179<sup>th</sup> Avenue SE, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 27060200400100.

**PROJECT DESCRIPTION:** The applicant is requesting preliminary short plat approval for a 2-lot short subdivision on approximately .43 acres in the Urban Residential (UR6000) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. There is an existing single-family residence that will remain. The new lot will take access off of Grand Street.

**APPROVALS REQUIRED:** Preliminary Short Subdivision Approval, Grading/Engineering Permit

**STUDIES REQUIRED:** Drainage Report

**APPLICATION PROCESS:** A preliminary short plat is administratively reviewed per City of Monroe Municipal Code (MMC) 17.32.010. It does not require a public hearing.

**APPLICATION DATE:** June 29, 2018

**NOTICE OF COMPLETE APPLICATION:** July 11, 2018

**DATE OF NOTICE OF APPLICATION:** July 16, 2018

**PUBLIC COMMENT PROCEDURE:** Submit written comments on or before **5 p.m., July 30, 2018**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. This will be the only opportunity to comment on the impacts of the proposed short plat.

**STAFF CONTACT:** Anita Marrero, Senior Planner @ (360) 863-4513 or [amarrero@monroewa.gov](mailto:amarrero@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 [www.monroewa.gov/houck](http://www.monroewa.gov/houck).

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