



## CITY OF LAKE STEVENS NOTICE OF LAND USE APPLICATION Administrative Conditional Use

**PROJECT NAME/ FILE NUMBER(s):** Tyler Preliminary Plat Early Clearing & Grading Permit/LUA2016-0170

**APPLICANT:** Land Pro Group Inc. on behalf of Tim Kaintz of C47-1 Tyler LLC

**PROJECT LOCATION:** 10009 South Lake Stevens Road, Lake Stevens, WA / APN 00457000003001

**DATE OF APPLICATION:** October 26, 2016

**DATE OF COMPLETENESS:** October 28, 2016

**NOTICE OF APPLICATION ISSUED:** November 2, 2016

**END OF COMMENT PERIOD:** **November 16, 2016**

**Proposed Project Description:** The applicant requests an Administrative Conditional Use permit to do early site-work for the Tyler Preliminary Plat, a preliminary 66-lot subdivision in the High Urban Residential zoning district and 20<sup>th</sup> Street SubArea on a 9.6 acre lot of record. The applicant proposes to remove trees and grade and prep the site for the construction work associated with the plat. The applicant is also requesting a Forest Practices Application (FPA) from the Department of Natural Resources (DNR). The city has already determined that the proposal is consistent with the Planned Action Area and approved the Planned Action Certificate (PAC) for the plat.

**Permits Required:** Preliminary plat approval, design review, clearing and grading permit (via administrative conditional use), construction plan approval, and final plat approval.

**Review Process:** A Type II decision is an administrative decision with public notice.

### **PUBLIC REVIEW AND COMMENT:**

Interested parties may submit written comments within 14 days of this Notice by sending them to City Hall, Attn: Melissa Place, PO Box 257, Lake Stevens, WA 98258 or by email at [mplace@lakestevenswa.gov](mailto:mplace@lakestevenswa.gov). Upon publication of the Notice of Application, there is a 14-day period comment period. The deadline for public comments is **4:00 PM, November 16, 2016**.

The project file, including a site map is available for review at the Permit Center, located behind City Hall, Monday-Friday 8:30 am- 4:30 pm. Limited materials are available at: <http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>.

For additional information please contact the Department of Community Development at 425-377-3223.

***It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.***

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Distribution: Applicant  
Posted at Permit Center, City Hall, Subject Property and Website  
Mailed to property Owners within 300 feet of project site  
Published in Everett Herald