



NOTICE OF APPLICATION LAND CLEARING PERMIT

DATE: August 12, 2014

APPLICATION: Land Clearing Permit, PL14-044. This project was deemed counter complete on August 6, 2014 and deemed technically complete on August 12, 2014.

PROJECT DESCRIPTION: The applicant is seeking approval of a Land Clearing Permit to allow the harvest and sale of approximately 44 marketable trees (yielding approximately 44,000 board feet of timber) on the below described site. The applicant plans on completing this work in the Summer of 2014. The subject land clearing is in anticipation of a future single-family residential plat being constructed on the site.

The Mount Vernon Municipal Code requires notification to all property owners within 300 feet of the property that is the subject of Land Clearing applications.

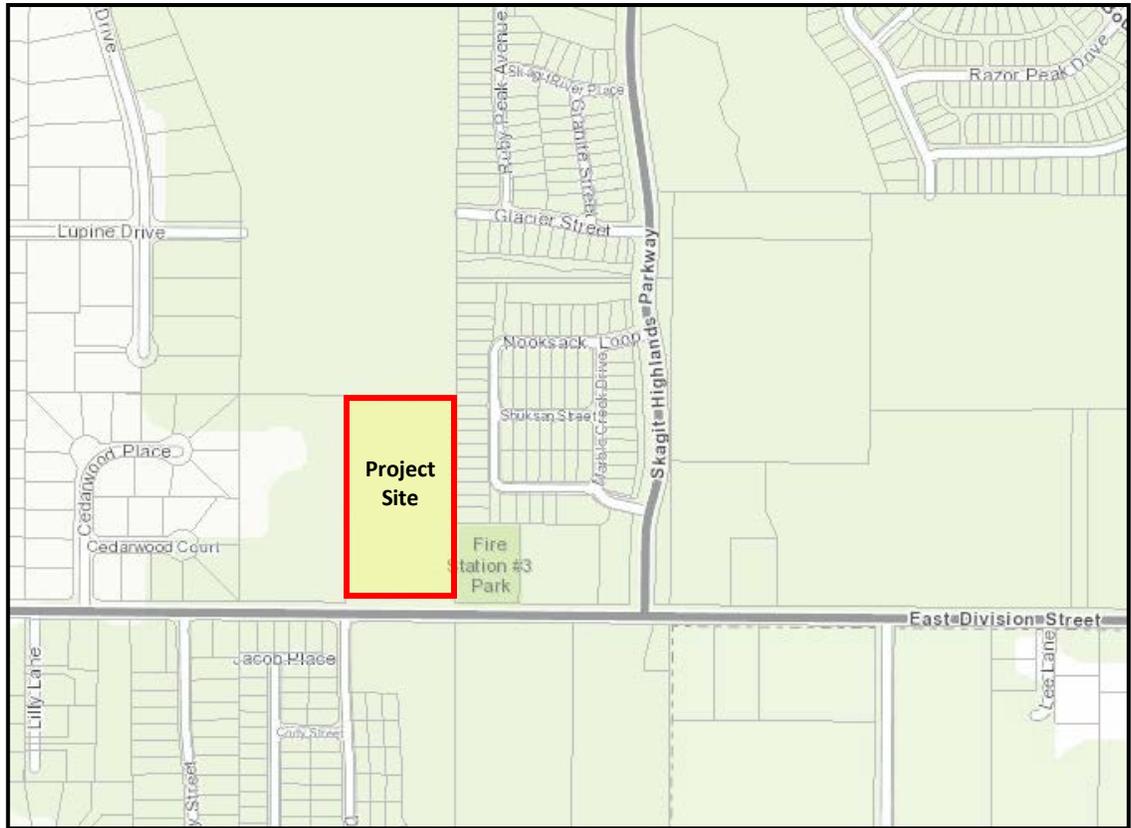
OTHER PERMITS REQUIRED: In addition to the subject Land Clearing Permit the applicant will need to obtain a Fill & Grade and Right-of-Way Permit(s) to install the required plat infrastructure. Final Plat approval and Building Permits will also be required.

The SEPA process was previously completed for this project under file LU06-087; and Preliminary Plat approval was granted in 2007 with Resolution 740 for the future residential subdivision.

APPLICANT/OWNER: PW Creek, Inc, Attention: Kendall Gentry, 504 East Fairhaven Ave., Burlington, WA 98233, (360) 661-3812

PROJECT LOCATION: The subject property is located at 4601 East Division Street in Mount Vernon, the Skagit County Assessor identifies the site as parcel: P27529, it is located on the north side of Division Street with Skagit Highlands Parkway offsite to the east and Cedarwood Place offsite to the west, and is within a portion of Section 22, Township 34 North, Range 04 East, WM in Skagit County, Washington.

Please see the map below that has the subject site outlined in red.



LAND USE:

The proposal is consistent with the Single-Family Detached Residential District (R-1, 4.0) designation of the property and its Comprehensive Plan designation of 'Medium Density Single-Family'.

CONTACT PERSON:

Rebecca Lowell, Senior Planner
City of Mount Vernon Community & Economic Development
P.O. Box 809 (mailing address)
910 Cleveland Avenue (physical address)
Mount Vernon WA 98273
Telephone - 360-336-6214; Facsimile - 360-336-6283
rebeccab@mountvernonwa.gov

Comments on this Notice of Application must be submitted, in writing, no later than **5:00 p.m. on August 28, 2014**. Comments should be as specific as possible. Only those persons who submit written comments by the deadline are entitled to receive a notice of decision and have standing to appeal the decision.

Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

Issued: August 12, 2014

Published: August 15, 2014