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CITY OF MOUNT VERNON

MAR 21 2017

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TBD~~

17-035

MASTER LAND USE APPLICATION FORM

FILE NUMBER: _____

PROPERTY OWNER(S): <small>(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)</small>	
NAME: Gregory Hinton Family LLC	
ADDRESS: 18105 NE 23rd St	
CITY/STATE: Redmond, WA	ZIP: 98052
TELEPHONE NUMBER and EMAIL ADDRESS: 425 829-1259 sue.hinton@comcast.net 760 567-8806 skagit442@gmail.com (Greg)	
APPLICANT (if other than owner):	
NAME: Miguel Don	
COMPANY: Harbor Freight Tools <small>(if applicable)</small>	
ADDRESS: 26541 Agoura Road	
CITY/STATE: Calabasas, CA	ZIP: 91302
TELEPHONE NUMBER and EMAIL ADDRESS: 818-836-5111 mdon@harborfreight.com	
CONTACT (if this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: Darren Simpson	
ADDRESS: 818 Stewart St. #1000	
CITY/STATE: Seattle, WA	ZIP: 98101
TELEPHONE NUMBER and EMAIL ADDRESS: 206-332-1900 dsimpson@dc-engineers.com	

PROJECT INFORMATION
Project or development name: Harbor Freight Tools
Property/project address(es)/location: 2400 Riverside Dr. <small>A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.</small>
Skagit County Assessor's parcel number(s): P25918
Existing land use(s): 550 - Retail
Proposed land uses: 550 - Retail
Existing Comprehensive Plan designation: Retail Malls, General Commercial, Commercial/Ind
Proposed Comprehensive Plan designation (if applicable):
Existing Zoning designation: C-2
Proposed Zoning designation (if applicable): C-2
Site Area (sq. ft. or acreage): 3.24 Acres
Project value:
Is the site located in any type of environmentally sensitive area? No

Community & Economic Development Department
P.O. Box 809 / 910 Cleveland Ave. - Mount Vernon, WA 98273
(360) 336-6214 - www.mountvernonwa.gov

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:

Developers:	Address:	Phone and Email Address:
Architect:	Address:	Phone and Email Address:
Jeff Evans	17710 Detroit Ave Cleveland, OH	16-521-5134, jaevans@adaarchitects.c
Engineer:	Address:	Phone and Email Address:
Darren Simpson	318 Stewart St. #1000 Seattle, WA	-787-8917, dsimpson@dci-engineers.c
Surveyor:	Address:	Phone and Email Address:
Danny Slager	10801 Main St #102 Bellevue, WA	425-458-4488, dannys@terrane.net
Title Company:	Address:	Phone and Email Address:
Lender/Loan Officer:	Address:	Phone and Email Address:
Attorney:	Address:	Phone and Email Address:
Contractors:	Address:	Phone and Email Address:
Real Estate Agents:	Address:	Phone and Email Address:
Investors:	Address:	Phone and Email Address:
Other parties providing similar, significant services:	Address:	Phone and Email Address:

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ACKNOWLEDGEMENTS

The following statements **MUST** be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
DKH	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
DKH	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
DKH	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
DKH	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
DKH	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
DKH	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
DKH	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
DKH	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

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Fee Calculations

Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	\$ _____
Land Use Signs:	\$ _____

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

Susan K Hinton & Hinton Family LLC declare that I am (please check one) the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

On this, the 9th day of March, 2017 before me personally appeared Susan K. Hinton known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

Applicant Signature: Susan K Hinton

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
State of Washington
James Miller III
Commission Expires 09-10-2020

James Miller III
Notary Public in and for the State of Washington
Residing at 2201 156th Ave NE, Bellevue, WA 98007
My Appointment Expires 09/10/2020

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STATE OF
WASHINGTON

Office of the Secretary of State
Corporations Division

LEGAL ENTITY REGISTRATION

HINTON FAMILY, LLC
601 UNION ST STE 2600
SEATTLE, WA 98101-4000

Unified Business ID #: 601924584

Expiration: Jan-31-2018

Domestic Limited Liability Company

Renewed by Authority of Secretary of State

By accepting this document the recipient certifies that information provided on the annual report was complete, true, and accurate to the best of his or her knowledge, and that the company will stay in compliance with all applicable Washington State regulations.

Secretary of State

UBI NO.
601924584

EXPIRATION
Jan-31-2018

HINTON FAMILY, LLC
C/O DEAN MESSMER
STE 2600
601 UNION ST
SEATTLE WA 98101-4000

Please tear off this section and keep it with your records.

Note: This is not a Washington business license. The expiration date indicates when you will need to renew your corporation, limited liability company or Massachusetts trust in Washington State.

Please read the information printed on the back side of this document. For Business license information go to business.wa.gov/BLS or 1-800-451-7985.

Annual Report/License Renewal Form
For
Hinton Family, LLC

UBI#: 601 924 584

State of Incorporation: WA

Annual Report Month Due: JANUARY

Company Telephone #: (425) 603-0856

Address of Principle Place of Business: 18105 N.E. 23rd Street
Redmond, WA 98052

Nature of Business: Mangement of family investments.

If a Foreign Company: N/A; Principal Office address in state/country of incorporation:

Is the Company Managed By Manager(s)? YES NO

Address of Governing Persons is Same as Business

MANAGER: Susan K. Hinton

Does your company own real property (including leasehold interest) in WA? Yes

1. If you answered "yes": Has there been a transfer of stock, other financial interest change, or an option agreement exercised during the last 12 months that resulted in a transfer of controlling interests? YES NO
2. Has an option agreement been executed in the last 12 months allowing for the future purchase or acquisition of the entity, that, if exercised would result in a transfer of controlling interest? YES NO

I consent and authorize the online filing with the Business Licensing Service of the above-referenced entity's annual renewal by Lasher Holzapfel Sperry & Ebberson PLLC

Name: Susan K Hinton

Print Name: Susan K Hinton

Date: 1/25/17

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LEGAL DESCRIPTION

PARCEL "A":

THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., LYING SOUTHERLY OF THE COUNTY ROAD ALONG THE NORTH LINE THEREOF, LYING EASTERLY OF OLD HIGHWAY 99 ALONG THE WEST LINE THEREOF, LYING NORTHERLY OF A 60 FOOT STRIP CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED JULY 3, 1959 AND RECORDED JULY 10, 1959, AS AUDITOR'S FILE NO. 582951 AND LYING WESTERLY OF THE WEST LINE (AND SOUTHERLY EXTENSION OF SAID WEST LINE) OF A TRACT CONVEYED TO KEITH S. JOHNSON, ET AL, BY DEED DATED OCTOBER 9, 1957 AND RECORDED OCTOBER 15, 1957, UNDER AUDITOR'S FILE NO. 557246, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION DEEDED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8511050003.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

A STRIP OF LAND 10 FEET IN WIDTH LYING EASTERLY OF AND ADJACENT TO THE EAST LINE OF THAT CERTAIN TRACT IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CONVEYED TO HINTON OLDSMOBILE - G.M.C. TRUCK, INC., A CORPORATION, BY DEED DATED MAY 28, 1968, RECORDED JUNE 3, 1968, UNDER AUDITOR'S FILE NO. 714268. EXCEPTING FROM PARCELS "A" AND "B" ABOVE DESCRIBED, THOSE PORTIONS DEEDED TO THE CITY OF MOUNT VERNON BY INSTRUMENT RECORDED MARCH 28, 2008, UNDER AUDITOR'S FILE NO. 200803280001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.