

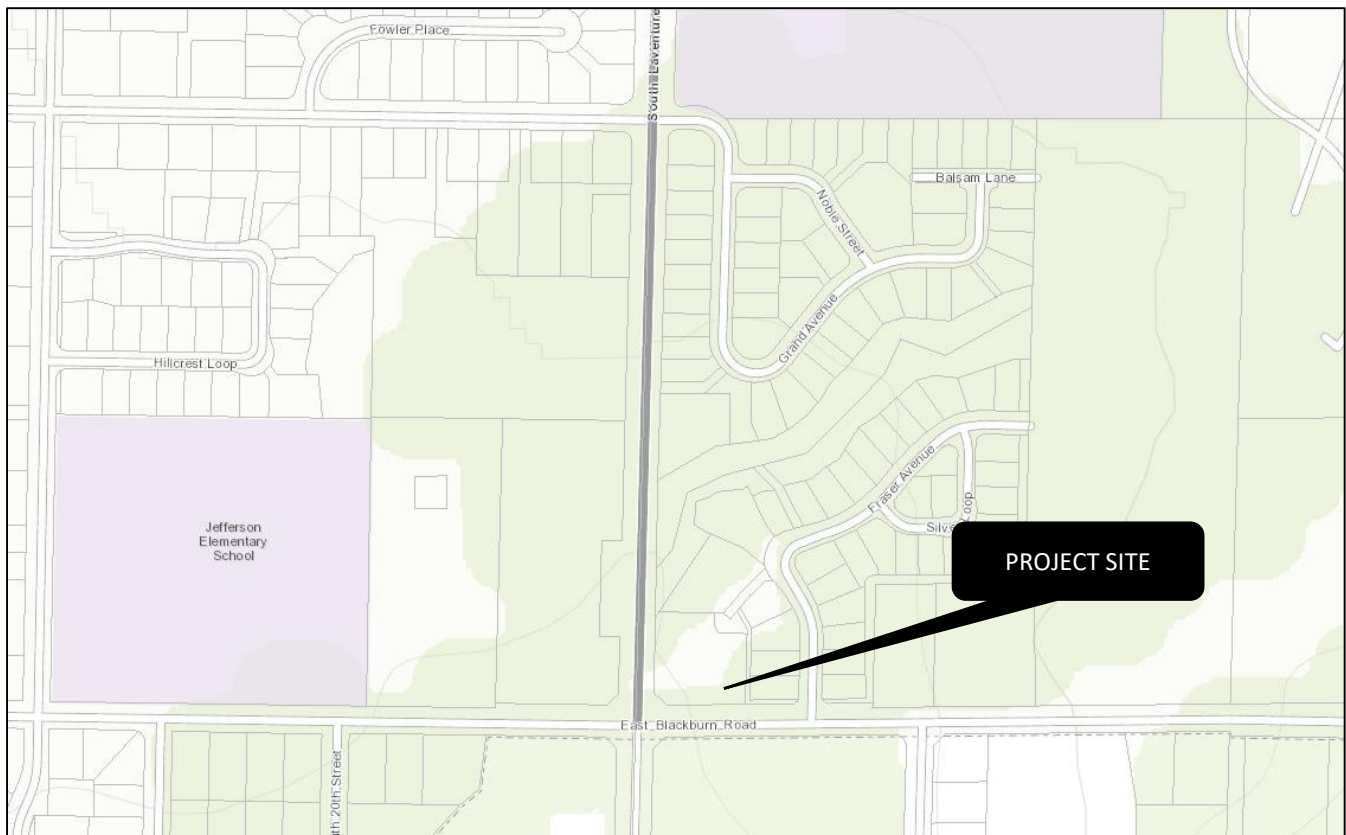
NOTICE OF APPLICATION

NOTICE OF HEARING

APPLICATION NAME/NUMBER: Corner 9 Properties LLC Rezone, Plat Alteration, PUD Modification Request; PLAN19-0031

PROJECT DESCRIPTION: Proposed is a non-project action to change the zoning designation of property that is described below (hereinafter called the 'subject site'). The existing Zoning designation of the subject site is Single Family Residential (R-1 4.0 PUD). The applicant, Corner 9 LLC, has requested these designations be changed to a Zoning designation of Two Family Residential (R-2). In addition, the parcel is a portion of the approved Plat/PUD of Big Fir South and the request would modify the PUD to remove the PUD overlay from Tract F of the PUD and the plat would be altered to remove Tract F and all retail notations associated with the tract. Tract F would become a standalone residential lot Designated as Tract A.

PROJECT LOCATION: The proposal is located on Fraser Avenue near the intersection of Blackburn Road and South LaVenture Road. It is identified by the Skagit County Assessor as parcel P131991 and is located within a portion of Section 28, Township 34 North, Range 04 East, W.M. The exhibit maps below illustrate the location of the project site and show the lot to be removed from the plat and redesignated.



APPLICANT:	PROPERTY OWNER:	STAFF CONTACT:
Anna Nelson	Corner 9 Properties LLC	Marianne Manville-Ailles, Planning Consultant
Landed Gentry	Leatherwood Lane	Development Services Department
504 e Fairhaven Ave	Bow, WA 98232	City of Mount Vernon
Burlington, WA; 98233		910 Cleveland Avenue Mount Vernon WA 98273 Telephone - 360-336-6214

DETAILS:			
Permit Application Date:	March 1, 2019	Counter & Technically Complete:	March 5, 2019
Permits/Review Requested:	Rezone; Plat Alteration; PUD Modification	Other Permits that may be Required:	The proposal is a non-project action and if approved will require all relevant local, state and federal permits for any proposed development actions.

Comments on the Notice of Application must be submitted, in writing, no later than **March 26, 2019**. Comments should be as specific as possible and include; your full name, your mailing address, and the name of the proposal you are commenting on. Comments are required to be mailed or delivered to the Development Services Department at the address listed above. Public comments are not accepted by the department through email. Comments not meeting the requirements of this section are considered as not being received by the city.

An open record public hearing before the City's Hearing Examiner has been set for **April 3, 2019 at 2 P.M.** This hearing will be held at the Mount Vernon City Hall located at 910 Cleveland Avenue. Once the Hearing Examiner renders a recommendation on the subject Rezone the recommendation will be forwarded to the City Council who will hold a closed record public hearing on the application and will make a final decision.

Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.

ISSUED: March 7, 2019

PUBLISHED: March 12, 2019