

Planning Department  
Sedro-Woolley Municipal Building  
325 Metcalf Street  
Sedro-Woolley, WA 98284  
Phone (360)855-0771  
Fax (360) 855-0733

# CONDITIONAL USE PERMIT APPLICATION

DATE STAMP: **RECEIVED**  
AUG 19 2016

APPLICATION NUMBER: 2016-201

Pre-application File #: 2016-009

Pre-application date: 7/14/16

## Section 1 - Applicant Information

Applicant Name: JAMESON AVENUE LLC

Applicant Address: 21606 ALDERBROOK LANE MT. VERNON WA 98274

Applicant Phone: \_\_\_\_\_ Cell#: 360-333-7577 Fax#: 360-424-8228

Applicant email: ADAMPWARE @ GMAIL. COM

Owner: JAMESON AVENUE LLC.

Owner Address: 21606 ALDERBROOK LANE MT. VERNON WA 98274

## Section 2 - Project Information (1404 THIRD ST)

Location: CORNER OF JAMESON & THIRD ST. (SEE MAP) 130474, 113969

Assessor's Parcel number(s): 75934 & 130475 Zoning Classification: INDUSTRIAL

Describe existing use at the location and proposed use/land-use action: MULTI FAMILY RENTALS / APARTMENTS WE ARE PROPOSING CONTINUING SAME USE AS EXISTING & PREVIOUSLY APPROVED (SEE CUP # 1702) BUT MAY BE REDUCED IN # OF UNITS & SIZE OF BUILDINGS (SEE SITE PLAN)

Zoning Designation: INDUSTRIAL Flood zone: X

Total site size in acres: 1.6 ± Critical Areas by type and acres: 0

Describe existing conditions on and adjacent to site: MULTI FAMILY & SINGLE FAMILY PROPERTYS & CLEARED FLAT LAND & SCHOOL

**EXHIBIT E**

In reviewing a conditional use permit request, the Hearing Examiner must consider the following criteria specified in Section 17.56.060 of the Sedro-Woolley Municipal Code. Use extra sheets if needed:

1. How does the proposed use conform to the Comprehensive Plan for the City of Sedro-Woolley? THE EXISTING & PROPOSED USES ARE PRE-EXISTING IN THE AREA & ON THE LAND. THE PROPOSED USE WILL PROVIDE NEEDED HOUSING (SEE CHAPTER 5 HOUSING ELEMENT) (SEE CUP STAFF REPORT & FINDINGS)
  
2. Is the proposed use compatible with the surrounding area, this is, causes no unreasonable adverse impacts on other properties in the immediate vicinity? (If yes, please explain how the use is compatible. If no, explain how any impacts might be mitigated). YES IT IS THE SAME AS EXISTING.
  
3. Is the proposed development or use well planned in all respects so as to be an asset to the community? YES THE PROPOSAL HAS BEEN PREVIOUSLY APPROVED (SEE CUP # 1702)
  
4. Other applications or variances being applied for as part of project: BUILDING PERMITS.

**Please attach the following:**

- Site plan - see site plan instructions.
- Written comments from City from Pre-Application meeting.
- Current title report (within 6 months of application).
- State Environmental Policy Act (SEPA) checklist (if required). (SEE PREVIOUS CUP)
- Three sets of pre-addressed, postage-paid envelopes. See mailing procedure.
- Fees based on current fee schedule.
- The terms and conditions of covenants and agreements regarding the intended development.
- Written confirmation that the property owner is aware and supportive of proposed use.

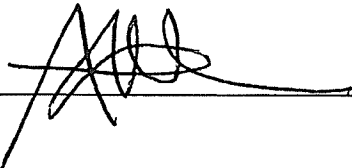
Site Plan Requirements: A scale drawing containing the following:

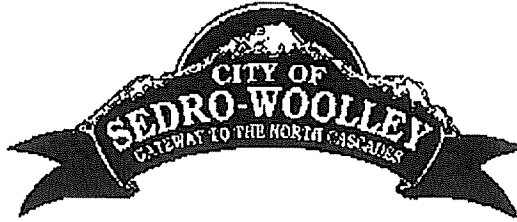
- Name of property owner, north arrow, scale
- All property lines, easements and their dimensions
- Adjacent streets and rights-of-way
- Circulation for vehicles and pedestrians
- Parking
- Location, size and shape of buildings existing and proposed
- Location of wells, creeks, lakes, rivers, waterfront, dikes, drainage ditches
- Location and dimensions of sewage systems
- Dimension and depth of any fill on the site
- Topography at appropriate contour intervals
- Structures on adjacent property (approximate location)
- Significant trees: Trees over 6" diameter at a point 5 feet above the ground. Stormwater facilities (may be part of separate stormwater report)

### Section 3 – Signature

Application is hereby made for a CONDITIONAL USE PERMIT concerning the above stated activity. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the officials of the City of Sedro-Woolley the right to enter the above-described location to inspect the proposed or completed work.

Printed Name: ADAM WARE

Signature:  Date: 8/15/16



PAID

AUG 19 2016

CITY OF SEDRO WOOLLEY

AMT. \$ 27717

Invoice

Site Address: 1402 Third St  
Invoice for: Jameson Avenue LLC  
21606 Alderbrook Ln ← paid

Permit #: 2016201 Issued by: John Coleman

Fees Charged to Permit: 2016201

Fee Name	Description	Amount
Conditional Use Permit - Residential	322.10.01.000 001	\$300.00
Hearing Examiner - Type III Procedures	322.10.01.000 001	\$500.00
Land Use Sign	345.83.00.001	\$25.00
Publication Fee-Deposit	341.81.00.000 001	\$250.00
SEPA - Site Visit	345.83.00.001 001	\$100.00
	345.83.00.001 001	\$150.00

Receipt: 27717 08/19/2016  
Acct #: 16027 COPY  
City Of Sedro-Woolley  
325 Metcalf St  
Sedro-Woolley, WA 98284  
3608551661

Permit: 1,325.00  
Amount Outstanding: 1,325.00

Piazza Reality- Kathy Jameson Avent  
120 E. George Hopper STE 200  
Burlington, WA 98233

Permitting  
Memo Permit #2016201

Planning Permits	800.00
Copying, Postage, Envelopes	250.00
Planning Review Fees	275.00
Non Taxed Amt:	1,325.00
Total:	1,325.00
Chk: 5008	1,325.00
Ttl Tendered:	1,325.00
Change:	0.00

Issued By: Christine  
08/19/2016 11:11:33