

# LAND USE APPLICATION



## LAND DIVISION PERMIT COMMUNITY & ECONOMIC DEVELOPMENT

18204 59<sup>th</sup> Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE	Date:	File:	Fee: \$								
PERMIT TYPE											
Administrative Decision	<input type="checkbox"/> Binding Site Plan (≤ 9 lots) <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Minor Plat Preliminary (≤ 9 lots) <input type="checkbox"/> Minor Plat Final (≤ 9 lots) <input type="checkbox"/> Unit Lot Preliminary (≤ 9 lots) <input type="checkbox"/> Unit Lot Final (≤ 9 lots)	Required Submittals (Check All That Apply)	<input checked="" type="checkbox"/> Land Division Submittal Requirements Checklist <input checked="" type="checkbox"/> Required Submittal Items <input type="checkbox"/> Shoreline Substantial <input type="checkbox"/> Design Review – Admin. <input type="checkbox"/> Design Review – Board								
Hearing Examiner or Council Decision	<input type="checkbox"/> Binding Site Plat (≥ 10 lots) <input type="checkbox"/> Major Plat Preliminary (≥ 10 lots) <input type="checkbox"/> Major Plat Final (≥ 10 lots) <input checked="" type="checkbox"/> Unit Lot Preliminary (≥ 10 lots) <input type="checkbox"/> Unit Lot Final (≥ 10 lots)										
SITE INFORMATION											
Site Address <small>(Use block # if no bldg. #)</small>	7417 204th St NE	Tax Parcel ID Number(s)	310511-003-040-00 310511-004-007-00								
Property Acreage	4.38 ac	Zoning Classification									
Property Square Feet	190,958 sf	Use Classification No.									
Water Supply	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Proposed</th> </tr> <tr> <td></td> <td>Arlington</td> </tr> </table>	Current	Proposed		Arlington	Sewer Supply	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Proposed</th> </tr> <tr> <td></td> <td>Arlington</td> </tr> </table>	Current	Proposed		Arlington
Current	Proposed										
	Arlington										
Current	Proposed										
	Arlington										
Existing Use of Property	vacant										
On-Site Critical Areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Critical Area Type <small>(e.g. wetland, steep slope, etc.)</small>	Stream on Tract A that is to be dedicated to the City								
Has Site Been Logged in Past 6 years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will Site Be Logged as Part of This Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
OWNER	APPLICANT	CONTACT									
Name	Harmony at Arlington, LLC	Harmony at Arlington, LLC	Merle Ash/Land Technologies, Inc								
Full Address	4012 148th St SE, PMB 30	4012 148th St SE, PMB 30	18820 3rd Ave NE								
	Mill Creek, WA 98012	Mill Creek, WA 98012	Arlington, WA 98223								
Phone Number	425.869.1212	425.869.1212	360.652.9727								
E-mail	msabtahi@outlook.com	msabtahi@outlook.com	merle@landtechway.com								
Relationship of Applicant to Property (check one)	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Lessee	<input type="checkbox"/> Other: _____									
PROJECT ARCHITECT	PROJECT ENGINEER	PROJECT SURVEYOR									
Name	Wattenbarger Architecture Inc.	Tyler Foster/Land Technologies, Inc.	Jay Standish/Sound Development Group, LLC								
Full Address	40 Lake Bellevue Dr, Ste 350	18820 3rd Ave NE	PO Box 1705/ 1111 Cleveland Ave								
	Bellevue, WA 98075	Arlington, WA 98223	Mount Vernon, WA 98273								
Phone Number	425.453.0606	360.652.9727	360.404.2010								
E-mail	TravisM@wattenbarger.com	tyler@landtechway.com	jay@sdg-llc.com								

**PROJECT DETAILS**

<b>Project / Plat Name</b>		Harmony at Arlington
<b>Total Number of Proposed Lots</b>		
<b>Total Number of Proposed Units</b>		60
<b>By Dwelling / Use Type</b>	<b>Single Family</b>	
	<b>Duplex</b>	
	<b>Townhouse</b>	
	<b>Multi-Family</b>	60
	<b>Other</b>	
<b>By Non-Residential Use Type</b>	<b>Commercial</b>	
	<b>Industrial</b>	
	<b>Other</b>	
<b>Has this property been subdivided, or has application for subdivision been made, within the last 5 years?</b>		<input type="checkbox"/> Yes <input type="checkbox"/> No Binding Site Plan # PLN577
<b>If Yes, Provide Applicant Name &amp; Plat Name</b>		

**FINAL PLAT APPLICATION ONLY**

<b>Date Preliminary Plat Approved</b>	
<b>Improvements have been:</b>	<input type="checkbox"/> Built <input type="checkbox"/> Bonded <input type="checkbox"/> Some Built, Some Bonded <input type="checkbox"/> Other:

**FOREST PRACTICE (For Clearing >10,000sf)  
AND MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)**

<b>Associated Land Use Permit No</b>	
<b>Number of Significant Trees to be Harvested</b>	na
<b>Total Acreage to be Harvested</b>	
<b>Is there a Current Development Moratorium on the Site?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Type of Forest Land Conversion</b>	<input type="checkbox"/> Class IV – General <input type="checkbox"/> Class IV – Special _____

**Significant Tree Mitigation Options (A, B, or C)**

<b>Will Significant Trees be Removed During any Phase of this Proposed Project?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If, no, then no mitigation is required)
<b>A) Number of Trees to be Replanted On-Site (3:1 Ratio)</b>	
<b>OR</b> <b>Date Completed</b>	(For Agency Use Only)
<b>B) Number of Trees to be Replanted Off-Site (3:1 Ratio)</b>	
<b>OR</b> <b>Date Completed</b>	(For Agency Use Only)
<b>C) Tree Mitigation In-Lieu Fee</b>	(# of Harvested Trees) ___ X (3) X (Tree Cost) = ___
<b>Date Paid</b>	
<b>Receipt No</b>	

**SHORELINE DEVELOPMENT ONLY**

(Required for all Development Within or Adjacent to a Shoreline)

Will this Proposal be a Substantial Development as Defined in AMC §20.93?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Shoreline Environmental Designation (if yes)	
Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?	<input type="checkbox"/> Yes <input type="checkbox"/> No
All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.	

**APPLICANT CERTIFICATION**

I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT ~~5/29/24~~ SAMMANUS Washington on this date: 5/29/24

Applicant's Signature: 

**REAL PROPERTY OWNER CERTIFICATION**

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT SAMMANUS, Washington on this date: 5/29/24

Owner's Signature: 

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

1) Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

2) Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_