



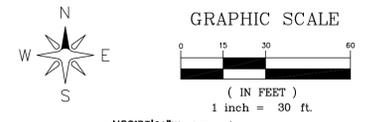
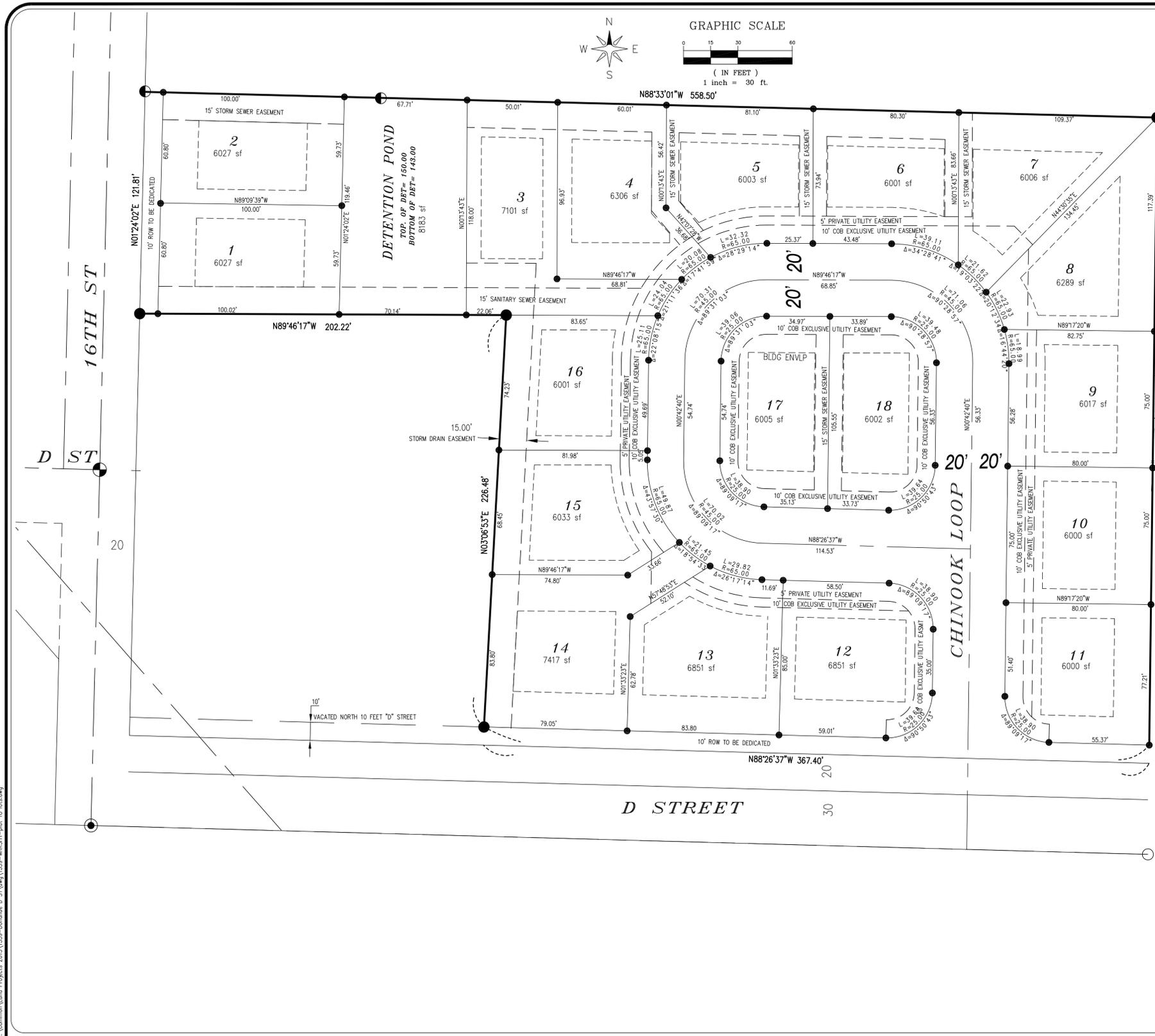
Notice of Application Notice of Public Hearing

January 28, 2016

Posted January 14, 2016

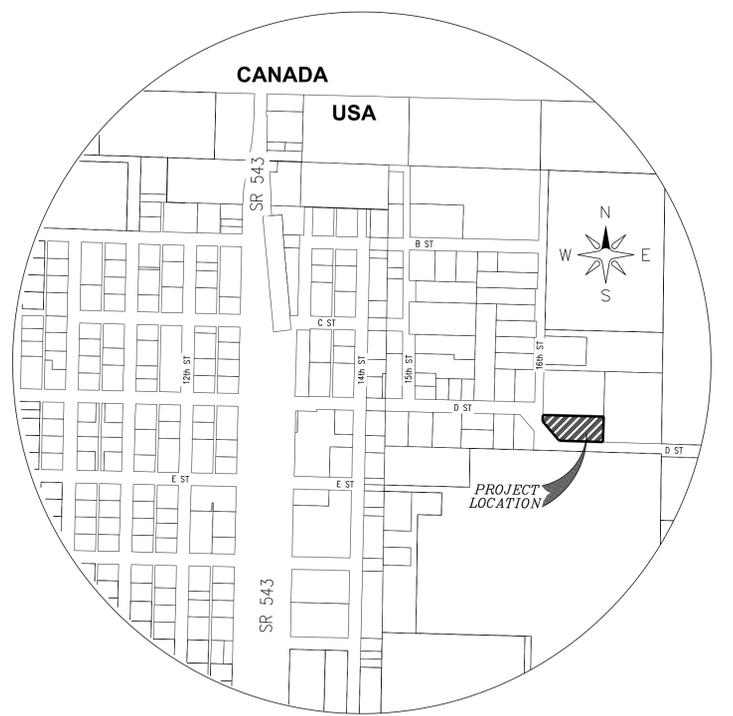
City of Blaine CDS *et* 435 Martin St., Ste. 3000 *et* Blaine, Washington 98230

Applicant	Mountain Estates Builders Inc. Joe Imperio, Owner 4204 Sweet Road Blaine, WA 98230	Ramon Llanos, P.E. Land Development Engineering & Surveying, Inc. 5160 Industrial Place, Suite 108 Ferndale, WA 98248
Project Name	Mountain Estates	
File Number(s)	LOP-1-15 & VAR-3-15	
Proposal	Notice is hereby given that on October 23, 2015 the Community Development Services Department received a Preliminary Plat application consisting of an eighteen lot subdivision intended for single family residences. The subdivision includes an internal public roadway with a reduced right-of-way width of 40 feet, which requires a Plat Variance.	
Location	The property is in the 1600 Block of "D" Street and fronts on both D Street and 16 th Street.	
Public Hearing	The Public Hearing has been scheduled for 7:00pm Thursday, January 28, 2016 in the City Council chambers located at 435 Martin Street, Suite 4000.	
Required Permits	Preliminary Plat & Plat Variance	
Environmental Review	The proposal is subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Blaine SEPA Guidelines (Chapter 17.80 BMC). An environmental checklist has been submitted and a Mitigated Determination of Non-Significance has been issued.	
Required Studies	No additional studies have been provided at this time.	
Public Comments	The submitted application documents and the proposed project plans are on file for public review in the Community Development Services Department between 8:30 a.m. and 4:30 p.m. weekdays. Agencies and members of the public are encouraged to review and comment on the proposed project. Please note that written comments will be accepted up to the close of the Public Hearing.	
Staff Contact	Alex Wenger, AICP, Community Planner II City of Blaine, CDS Dept. 435 Martin Street, Suite 3000, Blaine, Washington 98230 Phone (360) 332-8311, e-mail: awenger@cityofblaine.com	
Final Decision	Final Decision on the proposal is made by the City of Blaine Planning Commission. A Notice of Final Decision will be sent to the Parties of Record (those who have commented on the project.)	
Appeal Procedure	The Final Decision is appealable pursuant to 17.06.180 of Blaine Municipal Code.	



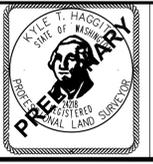
AREA BREAKDOWN

TOTAL PARCEL AREA (BEFORE 10FT DEDICATION):	152,006 SF
TOTAL PARCEL AREA (AFTER 10FT DEDICATION):	147,116 SF
TRACT AREA:	8,183 SF
ROW AREA:	29,988 SF
LOT AREA:	112,935 SF



R:\Common\Land Projects 2015\1539 - Donahue, D ST\dwg\1539 - MRSCHT - plot 18 lots.dwg

NO.	REVISION	BY	DATE
1	SUBMITTAL 1	RL	XXX



LDES, INC.
 5160 INDUSTRIAL PL. #108
 FERNDALE, WA 98248
 PHONE 360-383-0620
 FAX 360-383-0639

JOB NO.:	1539
DWG. NAME:	
DESIGNED BY:	RL
DRAWN BY:	YC
CHECKED BY:	KH

PRELIMINARY SUBDIVISION PLAN
OPTION 1
MOUNTAIN ESTATES

SHEET
1