

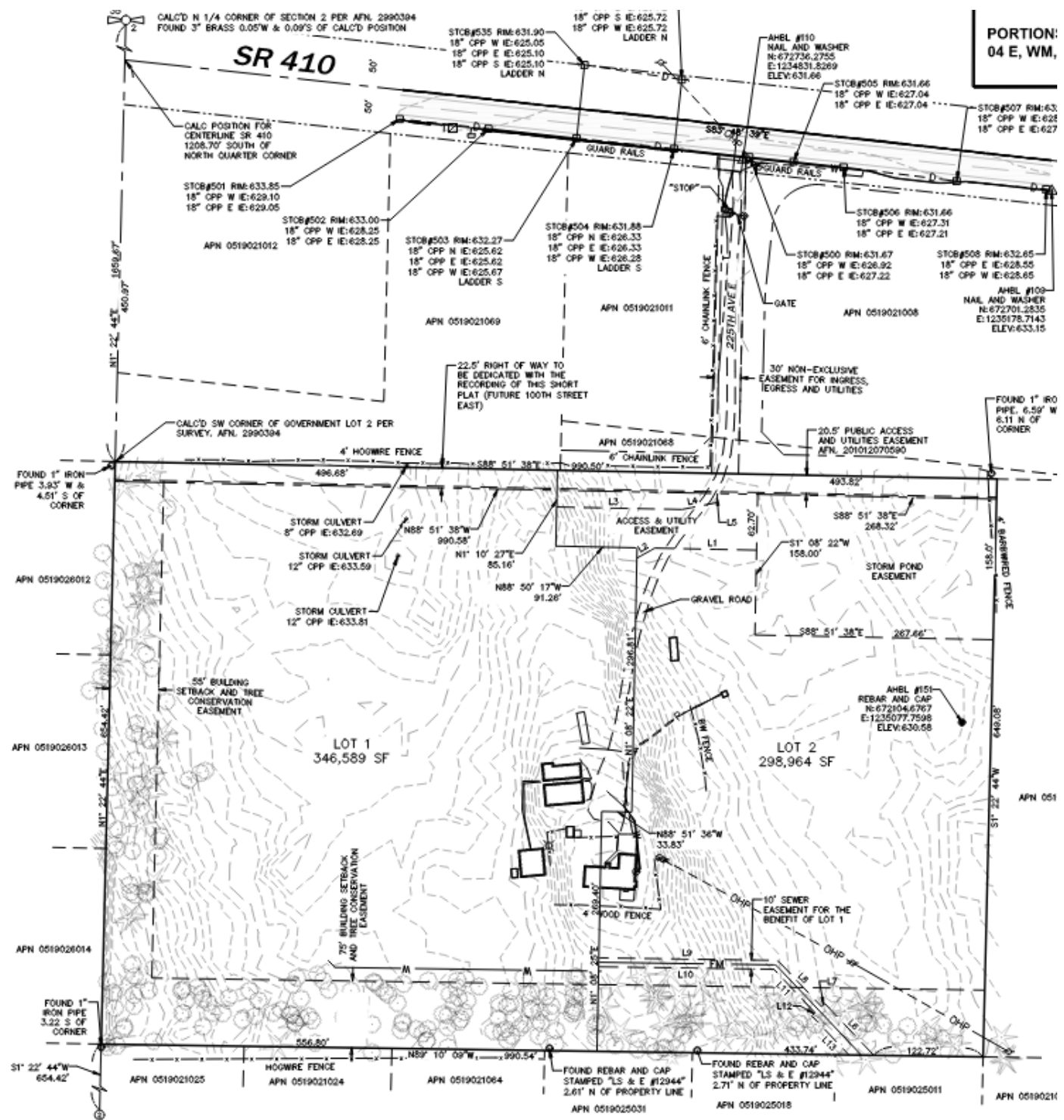


NOTICE OF LAND USE APPLICATION - SEPA EXEMPT

The public has the right to review the contents of the official file for the proposal, provide written comments, participate in the public hearings/meetings, and request a copy of the final decision. The most current application materials are available for public review by clicking on the application number(s) provided in this notice, or by requesting a link from the staff contact listed in this notice. Comments may be emailed to the staff contact identified in the notice, mailed to the attention of the staff contact to P.O. Box 7380, Bonney Lake, WA 98391, or delivered to the Public Services Department located at 9002 Main Street East, Suite 300, Bonney Lake, WA 98391. Comments will be accepted if filed with the Public Services Department on or before 5PM on 11/9/2020.

Application Submittal:	9/28/2020	Application Complete:	10/21/2020
Notice Date:	10/23/2020	Comment Due Date:	11/9/2020
Application Type:	Preliminary Short Plat		
Project Description:	Subdivide one commercial property into two commercial lots		
Project Name:	Eastown Industrial Short Plat		
Name of Applicant(s):	Sherri Greene, AHBL	Site Address:	22318 SR 410 E.
Application Number(s):	PLN-2020-02468	Tax Parcel Number(s):	0519021067
Environmental Review:	<p>NOTICE IS HEREBY GIVEN that the City has determined that the project described above is categorically exempt from review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(6).</p>		
Public Hearing:	The above application is classified as Type 2 Permit pursuant to BLMC 14.30.010 and does not require a public hearing pursuant to BLMC 14.30.020.		
Other Applications:	Building permit(s) for phase II (phase I underway, other approvals including land use, SEPA, civils, and building permits for phase I already approved and final)		
Staff Contact:	Nate Schildmeyer, Associate Planner; (253) 447-4350 or schildmeyern@cobl.us		
Documentation Available:	Proposed short plat, landscape plan, short plat		

PORTION:
04 E, WM,



CALC'D N 1/4 CORNER OF SECTION 2 PER APN 2990394
FOUND 3" BRASS 0.05' W & 0.09' S OF CALC'D POSITION

CALC POSITION FOR
CENTERLINE SR 410
1208.70' SOUTH OF
NORTH QUARTER CORNER

STOB#501 RIM:633.85
18" OPP W IE:629.10
18" OPP E IE:629.05
APN 0519021012

STOB#502 RIM:633.00
18" OPP W IE:628.25
18" OPP E IE:628.25
APN 0519021069

STOB#503 RIM:632.27
18" OPP N IE:625.62
18" OPP E IE:625.62
18" OPP W IE:625.67
LADDER S

STOB#504 RIM:631.88
18" OPP N IE:628.33
18" OPP E IE:628.33
18" OPP W IE:628.28
LADDER S

STOB#505 RIM:631.66
18" OPP W IE:627.31
18" OPP E IE:627.21
APN 0519021011

STOB#506 RIM:631.66
18" OPP W IE:627.04
18" OPP E IE:627.04
APN 0519021008

STOB#507 RIM:631.66
18" OPP W IE:627.04
18" OPP E IE:627.04
APN 0519021008

STOB#508 RIM:632.65
18" OPP W IE:628.55
18" OPP E IE:628.55
APN 0519021008

CALC'D SW CORNER OF GOVERNMENT LOT 2 PER
SURVEY, APN 2990394

22.5' RIGHT OF WAY TO
BE DEDICATED WITH THE
RECORDING OF THIS SHORT
PLAT (FUTURE 100TH STREET
EAST)

30' NON-EXCLUSIVE
EASEMENT FOR INGRESS,
EGRESS AND UTILITIES

20.5' PUBLIC ACCESS
AND UTILITIES EASEMENT
APN 201012070590

FOUND 1" IRON
PIPE, 6.59' W
8.11' N OF
CORNER

FOUND 1" IRON
PIPE 3.23' W &
4.51' S OF
CORNER

APN 0519026012

APN 0519026013

APN 0519026014

FOUND 1" IRON
PIPE
3.22' S OF
CORNER

APN 0519021025

HOVWRE FENCE
APN 0519021024

APN 0519021064

FOUND REBAR AND CAP
STAMPED "LS & E #12944"
2.61' N OF PROPERTY LINE
APN 0519025031

FOUND REBAR AND CAP
STAMPED "LS & E #12944"
2.71' N OF PROPERTY LINE
APN 0519025018

APN 0519025011

APN 0519021

LOT 1
346,589 SF

LOT 2
298,964 SF

55' BUILDING
SETBACK AND TREE
CONSERVATION
EASEMENT

75' BUILDING
SETBACK AND TREE
CONSERVATION
EASEMENT

AHBL #151
REBAR AND CAP
N:6723046707
E:12350777598
ELEV:630.58

AHBL #110
NAIL AND WASHER
N:6727362755
E:12346315269
ELEV:631.66

AHBL #109
NAIL AND WASHER
N:6727012835
E:12308787143
ELEV:633.15