



**City of Leavenworth**  
Department of Development Services

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**Combined Notice of Complete Application  
and Notice of Application**

**Date of Notice:** February 21, 2020  
**Physical Address of Property:** 144 Cherry Street  
Leavenworth, WA 98826  
**Applicant/Owner:** Marvin Hinz  
144 Cherry St  
Leavenworth, WA 98826  
**Permit #:** SS 2020-01LE  
**Date of Application Submittal:** February 6, 2020  
**Date of Notice of Complete:** February 20, 2020  
**Comment Due Date:** March 6, 2020

**Project Location:** The project site is located at 144 Cherry St, Leavenworth, Washington. The property is legally described as a portion of Block 5, Lot 2, Leavenworth Land Company's First Addition to Leavenworth. The Chelan County Assessor's Parcel Number is 241702670185. The subject site is located within the Residential Low-Density 6,000 (RL6) zoning district of the City of Leavenworth.

**Project Description:** The proposal is a short subdivision of a 120' x 120' (14,400 sq ft) lot into two equally sized 60' x 120' (7,200 sq ft) lots. Proposed Lot 1 (south half of the existing lot) contains an existing single-family residence and garage; Proposed Lot 2 (north half of existing lot) is vacant.

**SEPA Review:** This project is exempt from the State Environmental Policy Act (SEPA) process in accordance with LMC 16.04.250 and WAC 197-11-800(6)(d).

**Preliminary Determination:** The following preliminary determinations were made prior to finding the application complete and ready for noticing. Additional consistency review will occur prior to preliminary approval of the short subdivision.

1. The existing lot is a legal lot of record, pursuant to LMC 17.14.025(E)(3).
2. There are no identified critical areas on the subject property.
3. The minimum lot size in the zoning district is 6,000 square feet. Both lots exceed the minimum lot size standard.
4. The minimum lot width at the front building line for new land divisions in the zoning district is 60 feet for an interior lot and 70 feet for a corner lot. The front building line of Lot 1 (corner lot) is 120 feet and the front building line of Lot 2 (interior lot) is 60 feet; the proposed lot widths are consistent with the required development standards.
5. Proposed Lot 1 has road frontage on Park Avenue (60' ROW) and Cherry Street (40' ROW), with existing vehicular access off Park Ave.
6. Proposed Lot 2 has primary access off Cherry Street and secondary access via a 15-foot public alley to the north.

7. Road improvements, including curb, gutter and sidewalk *are not* included in the proposal. Pursuant to LMC 14.14.160, these requirements may be waived in cases of limited infill development.
8. City Water and Sewer service are available by connection to the main line; permits and connection fees will be required at the time of development of Lot 2. Lot 1 connections are existing.
9. Stormwater will be addressed at the time of development of Lot 2.

**Determination of Completeness:** The application for the project as described above has been reviewed by the City of Leavenworth and has been determined to be **complete**, as it meets the procedural submission requirements of the City and is sufficient for continued processing. This Determination of Completeness shall not preclude the City of Leavenworth from requesting additional information, corrections, studies, mitigation and/or requirements, either at the time of the Notice of Completeness or subsequently, if new information is necessary, corrections are needed, and/or substantial changes in the proposed action occur.

**Required Permits:** This Notice of Application is for Short Subdivision Number SS 2020-01LE. A City of Leavenworth right-of-way (ROW) permit will be required for any work within the City's ROW, including the alley. Water and sewer connection permits will be required at the time of development of Lot 2. Additional permits may be required, which are not identified at this time.

**Public Notice:** This Notice of Application shall be posted at the project site and in three (3) places at City Hall for the duration of the comment period, per Leavenworth Municipal Code Section 21.07.080(B). This Notice of Application shall also be mailed to other agencies with jurisdiction.

**Public Comment / Review / Appeals:** The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable impacts. **This will be your only opportunity to comment on the proposed project.**

It is the right of any person to comment on the above noted application, to receive notice of and participate in any hearings, and request a copy of the decision once it is made, or to appeal such decision subject to the requirements outlined in Title 21 of the Leavenworth Municipal Code. Interested persons must submit written comments and/or requests within fourteen days following the date of publication of this notice. **The comment period ends Friday, March 6, 2020 at 5:00 pm.**

A complete project file is available for review at Leavenworth City Hall at 700 Highway 2, Leavenworth, Washington, or by contacting Development Services Department staff at 509-548-5275.

**Staff Contact:**

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# SS 2020-01LE Vicinity Map



141 West Street

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↑

139 West Street

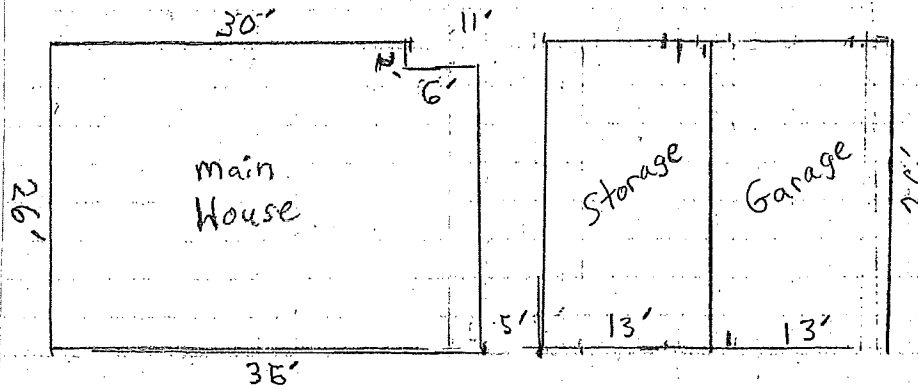
Alley (15')

120'

RECEIVED  
FEB 14 2020  
City of  
Leavenworth

Cherry Street  
(40' ROW)

LOT 2  
(7,200 SQ FT)



144 Cherry St.

LOT 1  
(7,200 SQ FT)

Park Avenue  
(60' ROW)

129 Park Ave.

123 Park Ave.

Key:  
1/16" = 1'