



**City of Leavenworth**  
Department of Development Services

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

**Date of Notice:** July 29, 2020  
**Physical Address of Property:** NNA Central Ave  
Leavenworth, WA 98826  
**Applicant/Owner:** Jordan McDevitt  
J&O, LLC  
11143 North Road, Unit 4  
Leavenworth, WA 98826  
**Permit #:** SS 2020-025LE  
**Date of Application Submittal:** July 6, 2020  
**Date of Notice of Complete:** July 28, 2020  
**Comment Due Date:** August 12, 2020

**Project Location:** The project site is a 1.87-acre vacant parcel located at the terminus of Central Avenue, north of the Alpenglow Village Phase I Subdivision, Leavenworth, Washington. The property is legally described as Lot B, BLA 2020-022LE. The Chelan County Assessor's Parcel Number is 24-17-01-320-063. 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 nine-lot cluster short subdivision with one open space tract. Lots 1-9 range in size from 4,885 square feet to 6,931 square feet (average lot size 5,736 sq ft); the open space tract is 13,490 sq ft and includes a natural drainage. Water and sewer will be provided by the City of Leavenworth, via extension of the main lines. Access to the lots will be provided by an extension of Central Ave and a new road extending to the west, off Central Ave (running parallel to Pinegrass St).

**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(D).
2. The property is located in an area with known hydrogeologic conditions. A geotechnical engineering evaluation has been prepared by Nelson Geotechnical Associates, dated June 19, 2020. Compliance with the recommendations outlined in this report will be required for the development.
3. The use of LMC Chapter 17.16 Cluster Subdivision, supersedes the individual lot size requirements of the RL6 zoning district, but maintains the zoning district's maximum density at the project level. The allowable density for this project is 13 lots; the applicant is proposing 9 lots.
4. The minimum lot size in the zoning district is 6,000 square feet; however, pursuant to LMC 17.16.060, the 6,000 square feet can be reduced further up to a maximum of 50 percent for cluster subdivisions.
5. All proposed lots have direct vehicular access off a public street, as required by LMC 17.14.100.

6. Road improvements, including installation of curb, gutter and sidewalk and drainage swales are included in the proposal.
7. City water and sewer services are available via extension of the main lines; Permits and connection fees will be required at the time of individual lot development.
8. Stormwater connections for the subdivision are proposed to tie into the existing pond, located on Tract B of Alpenglow Village I, which will require improvements.

**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 **SS2020-025LE**. A City of Leavenworth right-of-way (ROW) permit will be required for all work within the City's ROW. Water and sewer connection permits will be required at the time of individual lot development. A lighting permit for subdivision lighting will be required prior to installation. 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 Wednesday, August 12 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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