



City of Leavenworth
Department of Development Services

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

Date of Notice: August 30, 2021
Physical Address of Property: NNA Front Street
Leavenworth, WA 98826
Applicant/Owner: 1100 LLC
PO Box 2854
Leavenworth, WA 98826
Permit #: SS 2021-036LE
Date of Application Submittal: July 27, 2021
Date of Notice of Complete: August 24, 2021
Comment Due Date: **September 14, 2021**

Project Location: The project site is a 10,000 square foot vacant parcel located on the 1100 block of Front Street, Leavenworth, Washington. The property is legally described as Lot C, BLA 2021-018LE. The Chelan County Assessor's Parcel Number is 24-17-01-675-006. The subject site is located within the Central Commercial (CG) zoning district of the City of Leavenworth.

Project Description: The proposal is a two-lot short subdivision, creating two equal-sized 5,000 square foot lots. Water and sewer will be provided by the City of Leavenworth. Access to the lots will be provided by Front Street.

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. There is no minimum lot size requirement in the CG zoning district; however, each lot will have a depth that can meet minimum yard setback requirements, provide a satisfactory building envelope, and provide areas for standards required in the LMC.
3. All proposed lots have direct vehicular access off a public street, as required by LMC 17.14.100.
4. Front Street is an improved city street with existing curb, gutter and sidewalk; Road improvements, as deemed necessary by the public works director, may be required.
5. City water and sewer services are available to both lots; Permits and connection fees will be required at the time of individual lot development.
6. The proposed lots shall be provided with adequate provisions for storm drainage as approved by the director of public works or city engineer.

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 2021-036LE**. 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. 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 Tuesday, September 14, 2021 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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