



152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0552

CITY OF SEQUIM NOTICE OF APPLICATION

PROJECT NAME: VAN ROMER PRELIMINARY SHORT (MINOR) SUBDIVISION.

FILE REF: SHP19-002.

LOCATION: Southwest corner of the W. Fir Street / Sequim Avenue intersection at 415 N. Sequim Avenue -- Clallam County Assessor's tax parcel number 033019-140100.

PUBLIC COMMENT PERIOD ENDS: January 18, 2020

PROPERTY OWNER: Leslie Van Romer TTE

PROJECT LEAD / DESIGNATED CONTACT: Scot Clark, Clark Land Office, P.O. Box 2199, Sequim, WA 98382.

PROJECT DESCRIPTION: Short subdivision of approximately 0.69 acres of property into two lots. The property is situated adjacent to the south side of the W. Fir Street right-of-way and the west side of the N. Sequim Avenue right-of-way, all within the "Downtown Mixed Use-1" (DMU-1) zone. As submitted, proposed Lot 1 would be 12,100 square feet in area and proposed Lot 2 would be 17,119 square feet in area. The application and supporting materials are available for review at the City of Sequim Civic Center, 152 West Cedar Street, Sequim, WA 98362.

CONSISTENCY W/APPLICABLE CITY OF SEQUIM PLANS & REGULATIONS: The proposal will be reviewed for compliance with all applicable codes and standards, including the Comprehensive Plan & Sequim Municipal Code.

ENVIRONMENTAL REVIEW: This proposed short subdivision is not on lands covered by water and would not create more than four lots; therefore, the proposal is categorically exempt pursuant to WAC 197-11-800(6)(d).

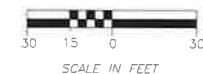
COMMENTS: Persons wishing to comment on the project should submit written comments no later than 4:00 PM on January 18, 2020 to the City of Sequim, Department of Community Development (DCD), c/o Tim Woolett, 152 West Cedar Street, Sequim, WA – twoolett@sequimwa.gov.

Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Public comments may be mailed, emailed, personally delivered or faxed to the City. Any person has the right to comment on the application and receive a copy of the decision once made, and may appeal the decision once it's made. Please contact the City of Sequim for information regarding the appeal process and timelines.

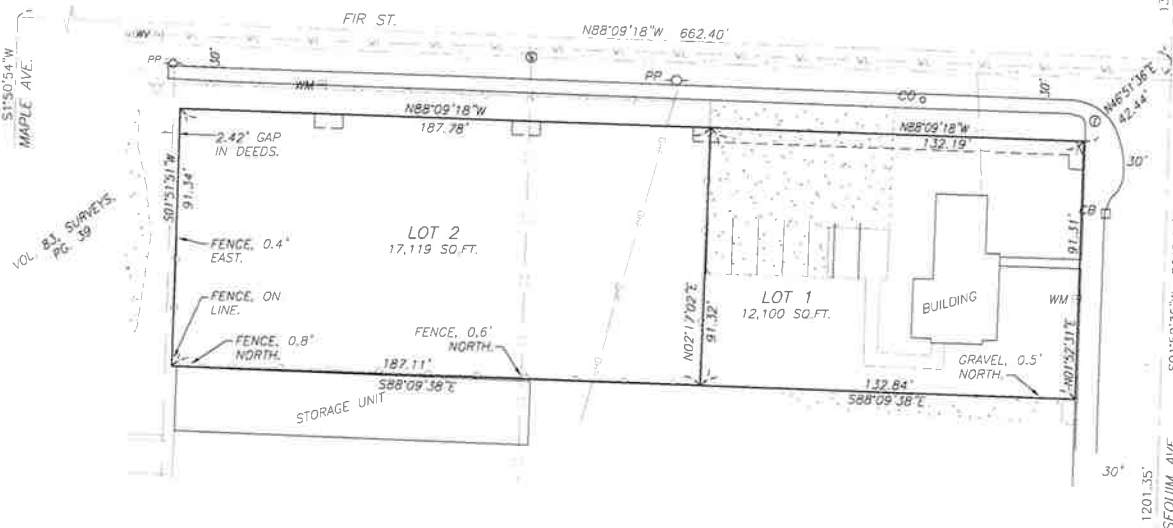
A final decision on the application will be made by the Community Development Director within 90 days of the date of the determination of completeness, per SMC 20.01.230 and RCW 58.17.140(1).

PRELIMINARY VAN ROMER SHORT PLAT

IN SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON



SECTION CORNER
FOUND 3" BRASS CAP IN
CONCRETE STAMPED: "CLALLAM
COUNTY ENG. DEPT."
GEOMPT#03301911.
(TIED 3/12/18)



TOTAL ACREAGE:
0.67 ACRES

LOT 1:
0.28 ACRES

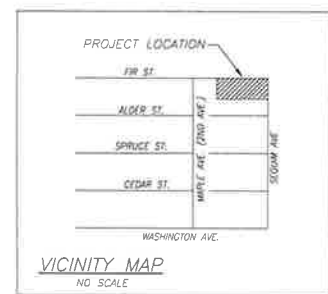
LOT 2:
0.39 ACRES

LEGEND:

- DENOTES FOUND 3" BRASS CAP IN MONUMENT WELL. (3/12/18)
- DENOTES FOUND 1" IRON PIPE IN MONUMENT WELL. (3/12/18)
- DENOTES CATCH BASIN.
- DENOTES FIRE HYDRANT.
- DENOTES SANITARY SEWER CLEANOUT.
- ⊙ DENOTES SANITARY SEWER MANHOLE.
- Ⓣ DENOTES TELEPHONE MANHOLE.
- PP-○ DENOTES POWER POLE.
- WM R DENOTES WATER METER.
- WM V DENOTES WATER VALVE.
- ▨ DENOTES EXISTING GRAVEL.
- ▩ DENOTES EXISTING ASPHALT ROAD.
- ▭ DENOTES EXISTING CONCRETE.
- — — DENOTES EXISTING FENCE.
- — — DENOTES OVERHEAD POWER LINE.

QUARTER CORNER
2" BRASS CAP STAMPED: "X"
GEOMPT#03301941. PER VOL.
39 OF SURVEYS, PAGE 86

LEGEND:
□ TEMPORARY CONSTRUCTION
EASEMENT PER AFN.
2018-1371113.



COPY

FINAL CHECK: SBC
PLAT CHECK: SBC
DRAWN BY: KRS
SER#: 033019-VNRL1801_BASE-110218

N.T.S.
19(30N-3W)

LAND SURVEYING	DATE: 11/15/18
MAPPING	DATE: 11/15/18
DEVELOPMENT CONSULTING	DATE: 11/15/18
CONSTRUCTION MANAGEMENT	DATE: 11/15/18