



# Community Development Department

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135 E Johnson Ave.  
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Chelan, Washington, 98816

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## REVISED NOTICE OF APPLICATION

SUD 2006-03 Northlake Division 2

March 12, 2010

The City of Chelan received a revised preliminary plat drawing on March 2, 2010. The original application was submitted on August 10, 2006, and a determination of complete application was issued on September 7, 2006.

**Proposal:** The proposed “Northlake Division 2” subdivision, formerly known as “Cotter Orchards”, proposal reduced the number of lots to 41 single family lots from 55 lots on approximately 19 acres of land.

**Location:** The project proposal is located on the hillside above State Route 150 to the north, adjacent to the plat of Orchard View, overlooking Granite Ridge and Lake Chelan to the south.

**Applicant:** Cascade Property Ventures, LLC., Wenatchee, WA 98801.

**Environmental Review:** The City of Chelan has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts on this phase of the proposed project. A copy of the threshold determination may be obtained upon request. Agencies and the public are encouraged to review and comment on the proposed project and its probable environmental impacts.

**Comment Period:** Your written comments are encouraged. *The public comment period on this application will remain open until 5:00 p.m. on March 26, 2010.* Any person has the right to comment on this application, receive notice of and participate in any hearings, and request a copy of any decision once made. Appeal procedures can vary according to the type of decision being appealed. Please contact the Chelan Department of Planning & Community Development with questions about appeals. The application and any related studies may be reviewed at City Hall, Department of Planning & Community Development, 135 E. Johnson Avenue, Chelan, WA, during regular business hours. No public hearing date for this proposal has been set. A public hearing notice will be sent in the future.

Comments must be submitted to:  
City of Chelan  
Department of Planning & Community Development  
P.O. Box 1669 Chelan, WA 98816

**Required Permits:** The following local, state and federal permits/approvals are needed for the proposed project:

City of Chelan fill & grade permit  
City of Chelan review of engineering design plans for public infrastructure improvements  
NPDES Permit - WA State Dept. of Ecology

**Required Studies:** The following studies have been completed as part of the proposal:

*Geotechnical Engineering Evaluation*, Nelson Geotechnical Associates, Inc., dated May 19, 2005.

*Traffic Impact Study, Northlake Division 2, City of Chelan, WA, prepared by Transportation Engineering North West LLC dated January 6, 2010.*

The following development regulations will be used for project mitigation and consistency:

- City of Chelan Comprehensive Plan.
- City of Chelan Zoning Ordinance
- City of Chelan Water & Sewer Comprehensive Plan
- City of Chelan Development Standards
- 2003 International Building, Plumbing & Mechanical Codes

