

NOTICE OF APPLICATION

Application Name: Firestone-Wax Road Commercial Site Development Application

Application File Number: LU11-0008/2127

Primary Contact: Kelly Monteiro
Jones Lang LaSalle
601 Union Street, Suite 100
Seattle, WA 98101
206-607-1735

Application Submitted: April 12, 2011

Date of Complete Application: April 28, 2011

Notice of Application: May 13 2011

Project Location: The subject property is located near the southwest corner of the intersection of SE Wax Road and SE 270th Street, Parcel No. 2522059270, and is situated in the SE Quarter of Section 25, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct an 8,500 sq. ft single tenant commercial building and associated site improvements on 1.03 acres located within the City's Mixed Commercial Zone (MC). Water service will be provided by Covington Water District and Sewer service will be provided by Soos Creek Water and Sewer District. Emergency Services will be provided by the City of Covington and the Kent Fire Department, Regional Fire Authority. The site contains no environmentally critical areas.

Comp Plan/Zoning Designation: Downtown Zone Mixed Commercial (MC)

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 13-Surface Water regulations, Title 14-SEPA Environmental Review, and applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Building Permit (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. Qwest, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: May 13, 2011-June 3, 2011

This is a Type 2 Application in accordance with CMC 14.30.040 whereas the City of Covington Community Development Director issues the final decision for the Commercial Site Development application and is the SEPA official for the project. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than June 3, 2011 Please contact Permit Services at 253-638-1110, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal.