



GRANITE FALLS

CITY OF GRANITE FALLS
NOTICE OF LAND USE APPLICATION – TYPE II
for Site Plan

PROJECT NAME/ FILE NUMBER: Granite Falls 76 Convenience and Gas/LU2022-001

APPLICANT: Avalon Project, Inc., 14760 NE 8th St, Ste 200, Bellevue, WA 98007

PROJECT LOCATION: 805 W. Stanley St., Granite Falls, WA
APNs #30061300403100

DATE OF APPLICATION: March 14, 2022

DATE OF COMPLETE APPLICATION: March 31, 2022

NOTICE OF APPLICATION ISSUED: May 9, 2022

END OF COMMENT PERIOD: **May 24, 2022**

PROPOSED PROJECT DESCRIPTION: The site area is 45,302 sf (gross) GC zoned. The new development will involve construction of a new single story (Approx. 4638 sf.) wood, frame, stucco, Hardie Siding finish with kitchen, hot food equipment (Approx. 500 sf.), convenience store with slab on grade. It will be Type VB construction for wood walls to convenience store. The site will also include two gas canopies with total six gas/diesel dispensers including underground storage tanks. The project proposal will site development to City of Granite Falls development standards and within the constraints allowed.

PERMITS REQUIRED/REVIEW PROCESS: Site plan review, construction plans approval, and building permit approval. Site plan review as a Type II administrative decisions. No public hearing is required for this action

ENVIROMENTAL DOCUMENTS: SEPA checklist, Critical Areas Study, GeoTech Report, Drainage Report.

PRELIMINARY DETERMINATION OF CONSISTENCY: At a minimum this project will be subject to the following plans and regulations: Municipal Code and Engineering Design Standards.

PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments within 15-days of this Notice by sending them to City Hall, Attn: Darla Reese, City Clerk, PO Box 1440, Granite Falls, WA 98252 or by email at darla.reese@ci.granite-falls.wa.us. Comment period deadline is 4:00pm on May 24, 2022.

The project file is available for review at City Hall. Monday - Friday 9 am - 4 pm. For additional information please contact Darla Reese, City Clerk at (360) 691-6441.

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Applicant
Posted at City Hall, Library, Post Office, and Subject Property and Website
Mailed to property Owners within 300 feet of project site
Published in Everett Herald
Agencies / Parties of Record

Granite Falls 76 Convenience and Gas/LU2022-001
SITE PLAN

