



INFORMATION FOR DEVELOPER MEMORANDUM

Project Name: Harbor's Edge
Project File No.: REVII22-001
Applicant: Sage Homes Northwest, LLC
Date: 04.18.2022
Project Address: 3618 W. Mukilteo Blvd
Tax Parcel #(s): 004336-000-048-02, 004336-000-047-00, 004336-000-046-00, 004336-000-045-00
Zoning: NB, Neighborhood Business
Land Use Designation: Commercial Mixed Use

A review of this project by the Planning Division indicates that the following conditions shall be met:

1. Proof of mitigation tax credits from Skykomish Habitat Mitigation Bank will be required prior to issuance of Public Works permits.
2. The project will be required to comply with applicable regulations in EMC 19.
3. Modifications to the plans submitted for this land use permit and/or as needed require Planning Division approval and may require public review if significant. Any future minor modifications, as determined by the planning director, may be reviewed as a Review Process I.
4. Submission of a complete final short plat application will be required prior to recording.
5. All work required as part of the Public Works permit must be completed prior to submission of the final short plat application.
6. The preliminary approval will expire in five years from the Date of Decision. An extension may be granted by the city for one year, provided that the applicant files a written request with the planning director requesting the extension at least thirty days before the expiration date.

