

City of Sultan  
**NOTICE OF PUBLIC HEARING**  
Monday July 10, 2006  
2:00 PM

City Council Chambers  
319 Main Street - Sultan, Washington

This Application has been remanded back to the Hearing Examiner by the Sultan City Council to consider information the Hearing Examiner requested on the Traffic Analysis and Design Review Board Recommendation. The Application includes a revised driveway entrance design that if Approved would increase the density of the project by 1-Unit for a total of 40-Units.

- Project Name:** AJ's Place, Proposed Townhouse Condominium Development and Binding Site Plan
- File Number:** AJ's Place Townhouse Condominium Development Conditional Use Permit and Binding Site Plan File Number BSP05-001
- Project Description:** The Applicant proposes to construct a 40-Unit Townhouse Condominium project on 6.05 acres of property. Located on the eas side of First Street directly east and across the street from Osprey Park approximately 500 feet south of Willow Avenue. Physical address is 918 First Street, Sultan, WA. The Development will provide public streets landscaping, recreation facilities, water, sewer, and storm water facilities.
- Location:** The subject property is generally located 500 south of Willow Avenue, east of First Street and Osprey Park. Physical address is 918 First Street, Sultan, WA
- Zoning:** Moderate Development (MD)
- Applicant:** Sultan Real Property Investments  
Dave Huber  
7304 10th Street SE  
Everett, WA 98205
- Tax Parcel Numbers:** 28083200204500 and  
28083200202500

Surrounding property Owners are being notified of this Land Use Application and are invited to attend the Public Hearing. This will be the only Open Record Public Hearing and opportunity to give verbal comments. Written comments may be submitted to the City prior to or at the Hearing. If you have any questions concerning this pending Land Action and Appeal Rights, please direct your inquiries and comments to the Director of Community Development, 319 Main Street, Suite 200 - P.O. Box 1199 - Sultan, WA 98294; phone (360) 793-2231; fax (360) 793-3344. The Supplemental Staff Report will be available for Public Review at City Hall seven (7) days prior to the Public Hearing.

**ADA Notice:** Accommodations for persons with disabilities will be provided upon advance request. Please make arrangements one week prior to the hearing by calling City Hall at (360) 793-2231