

LEARNED

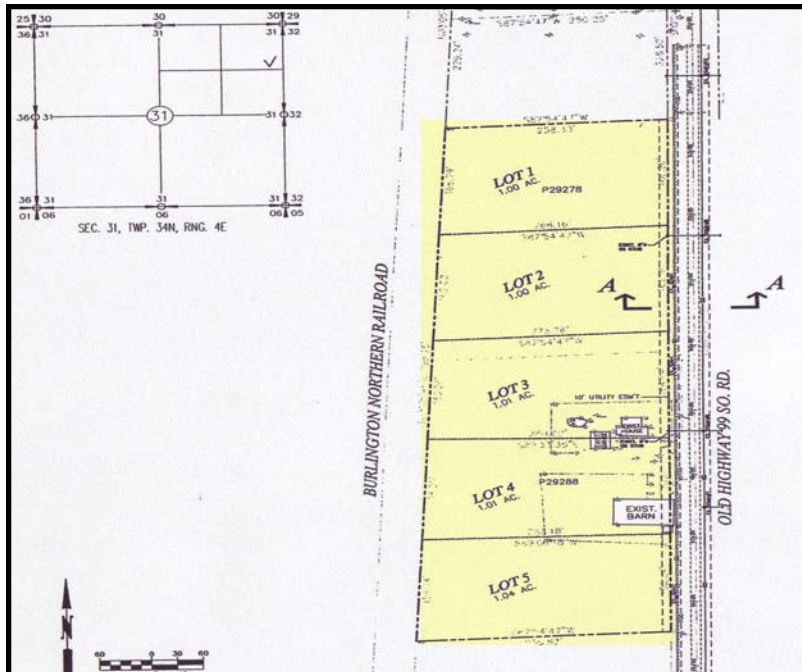
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

For Sale

Lots 1—5
Old Hwy 99 S. Road
Mount Vernon, WA

- ◆ Five 1+/- acre lots on Hwy 99 south
- ◆ Off site improvements and storm water detention will be completed
- ◆ Located near I-5 exit 225
- ◆ \$390,000 each lot

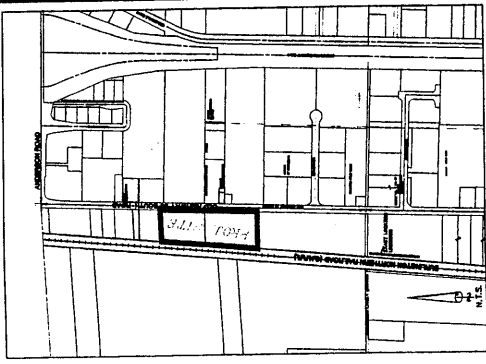


CLAY LEARNED

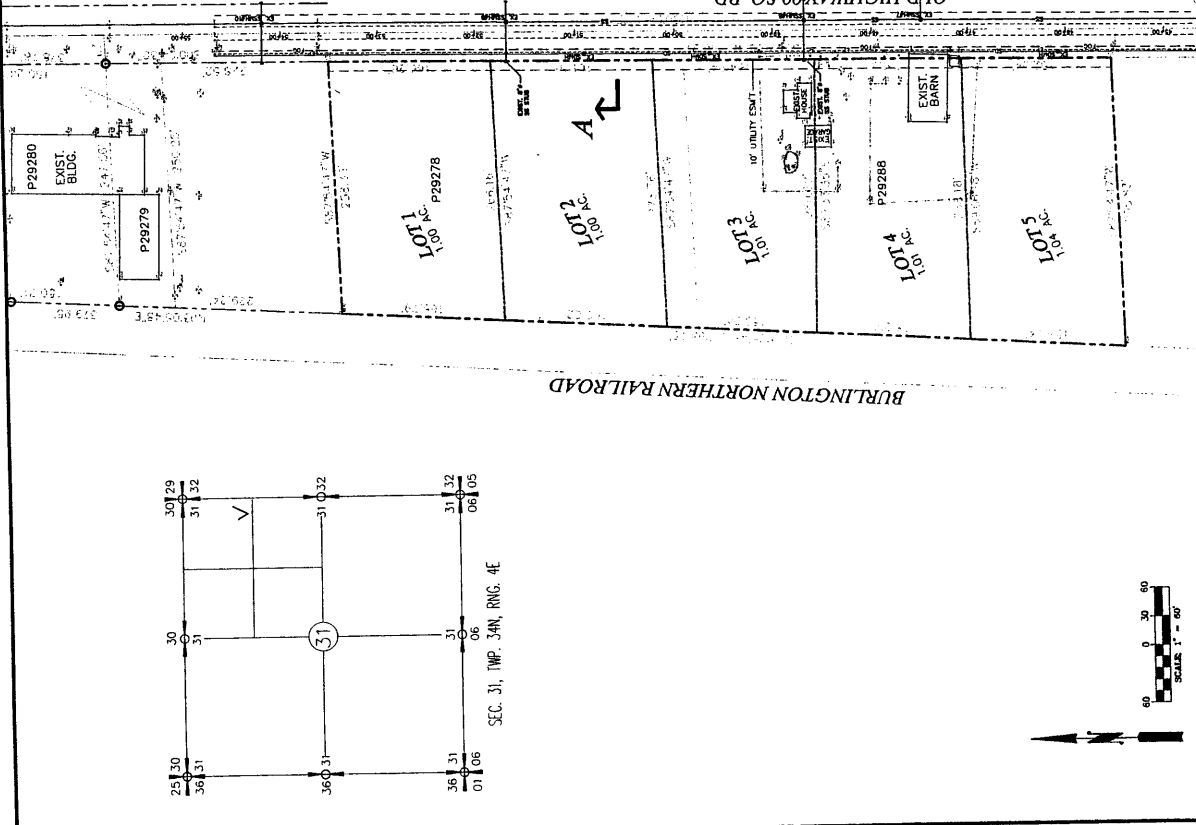
108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
www.claylearned.com

All info deemed reliable however verification recommended

**VALLEY BUSINESS PARK BINDING SITE PLAN
ROAD WIDENING PLAN**



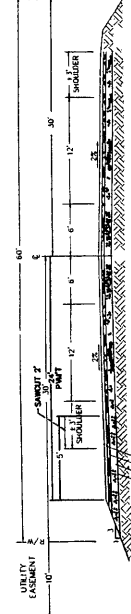
ONLY THE WORK SHOWN HEREIN IS TO BE CONSIDERED
1-800-421-2355



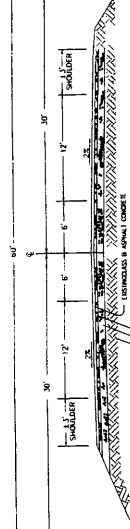
BURLINGTON NORTHERN RAILROAD

OLD HIGHWAY 99 SO. RD.

SECTION A-A



PROPOSED OLD HIGHWAY 99 SO. ROAD WIDENING SECTION A-A
FROM STA. 42+24 TO STA. 34+32



EXISTING OLD HIGHWAY 99 SO. ROAD SECTION A-A

PROJECT INFORMATION:
ZONING: C-1, COMMERCIAL/LIMITED
NUMBER OF LOTS: 5 COMMERCIAL LOTS
OWNER: CITY OF MOUNT VERNON
TELEPHONE: VERNON
CABLE: COMCAST
OWNER'S ADDRESS: 1000 W. 1ST AVE., VERNON, WA 98773
LAND SURVEYOR: SUMMIT ENGINEERS & SURVEYORS, INC.
CONSULTING ENGINEER: SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SO. RD., MOUNT VERNON, WA 98723

CIVIL SHEET INDEX:
04: PLUM. NO. 0039
05: EARTHWORK QUANTITY
06: MON. IN CASE
07: FENCE
08: AMERSON ROAD/OLD HIGHWAY 99 SA. ROADWAY-417.23
09: EROSION CONTROL PLAN & NOTES
10: C2.1

EARTHWORK QUANTITY:
FILL: 280 C.Y.
CUT: 120 C.Y.

MON. IN CASE
AUG. 2006

SUMMIT ENGINEERS & SURVEYORS, Inc.
2218 Old Highway 99 So. Mount Vernon, WA 98723 Phone: (509) 416-6928 Fax: (509) 416-1949



REVISIONS	DATE

DESIGNED BY: T.SJM
DRAWN BY: Y.SJM
CHECKED BY:

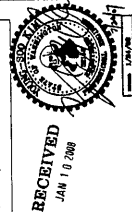
PREPARED BY: N.T.S.
PLOT AT: N.T.S.
LAST EDIT DATE: JAN-14-2007

CITY OF MOUNT VERNON
DEPARTMENT OF PUBLIC WORKS
COMMUNITY DEVELOPMENT

RECOMMENDED FOR APPROVAL

APPROVED: _____ DATE: _____
APPROVED: _____ DATE: _____
APPROVED: _____ DATE: _____

The plan shall be approved for construction in accordance with the City of Mount Vernon Comprehensive Zoning Ordinance. Any work undertaken by the contractor shall be in accordance with the City Code. Actual performance of the work shall be subject to the City Engineer's inspection. The contractor shall be responsible for obtaining all necessary permits from the appropriate agencies. The contractor shall be responsible for obtaining all necessary permits from the appropriate agencies. The contractor shall be responsible for obtaining all necessary permits from the appropriate agencies.



RECEIVED
JAN 19 2008

LU#

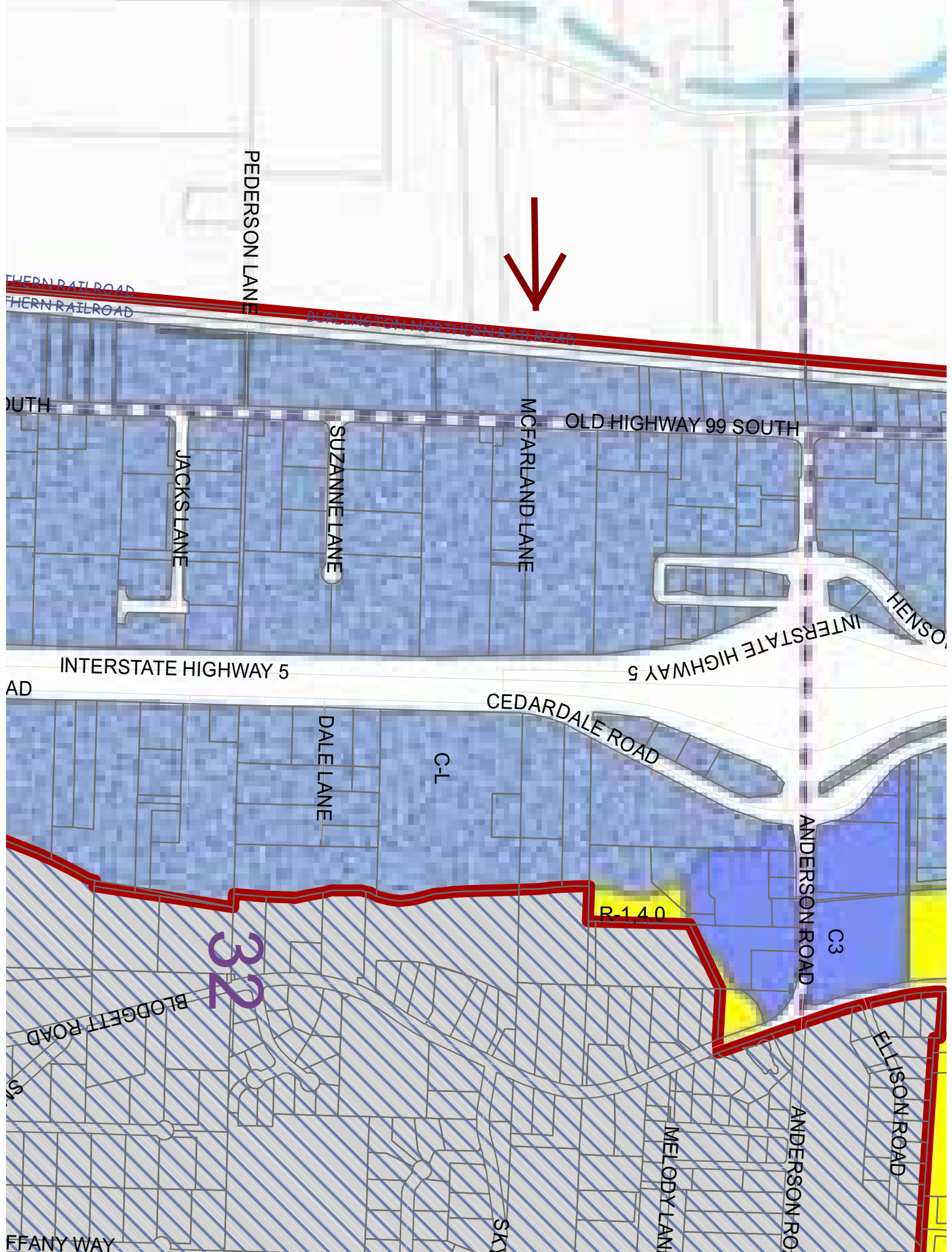
PROJECT:
VALLEY BUSINESS PARK BINDING SITE PLAN C1.1
DEVELOPER: KUNNE WARD, 725 BAINBRIDGE LANE, MOUNT VERNON, WA 98723

PRELIMINARY ROAD WIDENING PLAN

SHEET DESCRIPTION

REVISIONS

DATE



PEDERSON LANE

BURLINGTON NORTHERN RAILROAD

BURLINGTON NORTHERN RAILROAD

OLD HIGHWAY 99 SOUTH

OLD HIGHWAY 99 SOUTH

JACKS LANE

SUZANNE LANE

MCFARLAND LANE

HENSON

INTERSTATE HIGHWAY 5

INTERSTATE HIGHWAY 5

AD

CEDARDALE ROAD

DALE LANE

C-1

ANDERSON ROAD

R-1,4.0

C3

32

BLODGETT ROAD

MELODY LANE

ANDERSON ROAD

ELLISON ROAD

EFFANY WAY

SKY

Chapter 17.56

C-L COMMERCIAL/LIMITED INDUSTRIAL DISTRICT

Sections:

- 17.56.010 Intent.
- 17.56.020 Permitted uses.
- 17.56.030 Accessory uses.
- 17.56.040 Prohibited uses.
- 17.56.050 Conditional uses.
- 17.56.060 Public facility requirement.
- 17.56.070 Performance standards – Violation deemed nuisance.
- 17.56.080 Storage yard requirements.
- 17.56.090 Lot area and width.
- 17.56.091 *Repealed.*
- 17.56.100 Setbacks.
- 17.56.110 Building height.
- 17.56.120 Landscaping.
- 17.56.130 Parking.
- 17.56.140 Signs.
- 17.56.150 Site plan review.

17.56.010 Intent.

The intent of this chapter is to implement the goals and objectives of the city’s overall economic development plan (OEDP) by promoting the development of retail, limited industrial/manufacturing, and business office park developments concurrent with the expansion of urban public facilities and services and in consideration of the community’s development standards, objectives, and environmental requirements. (Ord. 3315, 2006; Ord. 2864 § 1, 1998).

17.56.020 Permitted uses.

Permitted primary uses in the C-L district include:

- A. Commercial Uses.
 - 1. Retail stores;
 - 2. Personal services;
 - 3. Office, banks, and financial institutions;
 - 4. Hotels, motels and lodging houses;
 - 5. Eating and drinking establishments;
 - 6. Theaters, bowling alleys, skating rinks, and other entertainment uses;
 - 7. Laundry and dry cleaning pickup stations;
 - 8. Commercial parking lots and commercial garages;
 - 9. Outside sales of operable vehicles, boats, and mobile homes or equipment;
 - 10. Drive-in banks and eating establishments;

- 11. Gasoline service stations, automobile repair garages conducted inside a building and car washes;
- 12. Day nurseries;
- 13. Public utility installations, excluding repair and storage facilities;
- 14. Private vocational and technical schools;
- 15. Plumbing, electric, and carpenter shops;
- 16. Printing and newspaper offices;
- 17. Publishing plants;
- 18. Pet stores and veterinary clinics;
- 19. Upholstery and furniture repair shops;
- 20. Farm implement sales;
- 21. Other commercial uses which have similar environmental influences and impacts;
- 22. Contractor’s offices.

B. Public and Quasi-Public Uses.

- 1. Governmental buildings, including fire and police stations, administrative offices, and public recreational facilities and uses.

C. Industrial Uses.

- 1. Administrative, insurance, and research facilities;
- 2. Experimental or testing laboratories;
- 3. Manufacturing of electric or electronic instruments and devices;
- 4. Manufacturing, assembly or packaging of products from previously prepared materials;
- 5. Warehouses and distribution and wholesale users;
- 6. Manufacturing and assembly;
- 7. Other industrial uses which have similar environmental influences and impacts.

D. Public works facilities. (Ord. 3315, 2006; Ord. 3144 § 1, 2003; Ord. 2864 § 2, 1998).

17.56.030 Accessory uses.

Permitted accessory uses in the C-L district include:

- A. Residences for watchmen, custodians, manager or property owner;
- B. Employees’ cafeterias and auditoriums;
- C. Parking lots for employees’ cars or equipment used in the business;
- D. Each primary building or structure is permitted to have one accessory building, which is exempt from building permit requirements, by definition of the International Building Code (200 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line;
- E. Sales of any used or secondhand equipment, materials, or products;

F. Mini-storage facilities. (Ord. 3315, 2006; Ord. 3144 § 2, 2003; Ord. 3014 § 14, 2000; Ord. 2864 § 3, 1998).

17.56.040 Prohibited uses.

Uses specifically prohibited in the C-L district are:

- A. Sales of inoperable vehicles or used parts;
- B. Vehicle or vehicle parts recycling sites;
- C. Recreational vehicle parks. (Ord. 3315, 2006; Ord. 3144 § 3, 2003; Ord. 2864 § 4, 1998).

17.56.050 Conditional uses.

Uses permitted by conditional use permit in the C-L district shall include:

- A. Transportation depots;
- B. Heliports;
- C. Towing businesses and their associated temporary impound lots. Wrecking yards or junk vehicle storage shall not be allowed;
- D. On-site hazardous waste treatment and storage facilities. (Ord. 3315, 2006; Ord. 3144 § 4, 2003; Ord. 2864 § 5, 1998).

17.56.060 Public facility requirement.

All land uses developed or expanded within this district shall meet the city's development standards and requirements for water, sewer, drainage and transportation facilities. (Ord. 3315, 2006; Ord. 2864 § 6, 1998).

17.56.070 Performance standards – Violation deemed nuisance.

All commercial and industrial business uses are permitted in this district, provided their performance is of such nature that they do not inflict upon the surrounding permitted land uses smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be defined in this section, and upon exceeding these limits shall be considered a nuisance and declared in violation of the regulations of this zoning title and shall be ordered abated. It shall be the responsibility of the operator and/or proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the performance standards of this chapter.

A. Air pollution shall be controlled by the operator and/or proprietor of any land use or activity permitted by this chapter. The ambient air quality

standards specified by the Northwest Air Pollution Authority shall apply to all air contaminants listed therein.

B. Liquid wastes shall be disposed of through local sanitary sewer systems only upon approval of the city engineer.

C. Liquid or solid wastes unacceptable to the city engineer shall be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.

D. Any operation producing intense heat or glare shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.

E. The use, storage, transportation and disposal of all radioactive materials and radiation machines shall be subject to the regulatory jurisdiction and control of the Radiation Control Agency of the Washington State Department of Social and Health Services as amended.

F. No use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity.

G. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers of other natural drainage systems. (Ord. 3349 § 2, 2007).

17.56.080 Storage yard requirements.

A. Trash Areas and Outside Storage. Trash areas shall be enclosed and concealed by a solid fence which shall be at least six feet but no more than eight feet in height but shall be sight-obscuring. Outside storage areas shall not be located in the front yard setback or along a street.

B. Trash and outside storage areas shall be associated with a permitted or conditional use. (Ord. 3315, 2006; Ord. 3144 § 5, 2003; Ord. 2864 § 8, 1998).

17.56.090 Lot area and width.

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2864 § 9, 1998).

17.56.091 Buildable area calculation – Transfer of floor area.

Repealed by Ord. 3315. (Ord. 3014 § 24, 2000).

17.56.100

17.56.100 Setbacks.

Minimum setback requirements in the C-L district are as follows:

A. Front yard: 25 feet. Buildings on corner lots and through lots shall observe a minimum setback for the side street of 25 feet on an arterial street and 20 feet on all other streets.

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 3315, 2006; Ord. 2864 § 10, 1998).

17.56.110 Building height.

Building height in the C-L district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3315, 2006; Ord. 3072 § 11, 2001).

17.56.120 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2864 § 12, 1998).

17.56.130 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2864 § 13, 1998).

17.56.140 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2864 § 14, 1998).

17.56.150 Site plan review.

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2864 § 15, 1998).

Chapter 17.57

M-1 LIGHT MANUFACTURING AND COMMERCIAL DISTRICT

Sections:

- 17.57.010 Intent.
- 17.57.020 Permitted uses.
- 17.57.023 Accessory uses.
- 17.57.025 Special uses.
- 17.57.030 Performance standards – Violation deemed nuisance.
- 17.57.040 Storage yard requirements.
- 17.57.050 Setbacks.
- 17.57.051 *Repealed.*
- 17.57.060 Building height.
- 17.57.070 Landscaping.
- 17.57.080 Parking.
- 17.57.090 Signs.
- 17.57.100 Site plan review.

17.57.010 Intent.

The intent of this chapter is to provide areas for commercial establishments which require a limited retail contact with the public as well as incidental shop work, storage or light manufacturing. (Ord. 3315, 2006; Ord. 2352, 1989).

17.57.020 Permitted uses.

Permitted primary uses in the M-1 district shall include:

- A. Automobile service stations if access is available from a principal arterial, automobile repair garages, car washes, open used car sales lots for vehicles in operating condition;
- B. Retail markets;
- C. Buildings for the rental of frozen food lockers;
- D. Upholstery and furniture repair shops;
- E. Retail hay, grain and feed or garden supplies and equipment;
- F. Retail lumber and building materials;
- G. Contractors’ offices and shops;
- H. Warehouses and distribution facilities;
- I. Restaurants;
- J. Transportation system terminals;
- K. Veterinary clinics;
- L. Buildings or developments necessary for the operation of a public utility;
- M. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;