



## Architectural Control Committee

### Plan and Specification Review Determination

### LANDSCAPE APPLICATION (page 1 of 3)

ACC approval includes aesthetic features only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Please note: You may need the City of Mill Creek's permit and/or approval (425) 551-7254.

For MCCA Use Only

Submittal Number

Date Submitted

#### Applicant Information

Name Carla Hoffine Ph. 206-755-3259

Email CarlaZwerner166@gmail.com

#### Site Information

Address 116325 17th AV SE Mill Creek

Division

Lot #

#### Type of Structure

Addition ☐ Shed ☐ Other: Plants Depends on weather when or if approved

Est. Start Date: 3-27-20

Est. End Date: same day

You must attach a drawing of your proposed plan, see page 3 for complete information.

**Applications without drawings will not be accepted.**

Pursuant to the provision of Article VIII, paragraphs 8.1, 8.2, 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3 and Article IX of the Mill Creek Declaration of Covenants, the following determination by the Architectural Control Committee is hereby granted:

Approval subject to the following changes:

No Cherry tree, Because of INVASIVE Root System  
And they are subject to Car filters -

Rejected for the following reasons:

**Property owners  
are responsible  
for determining  
all property lines,  
locations, and  
related  
easements**

( ) Approve ( ) Reject

Date:

Condominiums & Townhomes ACC or Board Approval

( ) Approve ( ) Reject

Date:

MCCA Administration

(✓) Approve ( ) Reject

Michael Bauman  
Chair, Architectural Control Committee

Date: 3-23-20

(✓) Approve ( ) Reject

Mary Spalding Bythorn

Date: 3-23-20

(✓) Approve ( ) Reject

Annie Kroll Bythorn

Date: 3-23-20

( ) Approve ( ) Reject

Date:

Application may be  
mailed, emailed  
(info@mcca.info), or  
dropped off at the MCCA  
Office (15524 Country  
Club Dr, Mill Creek, WA  
98012)



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**LANDSCAPE APPLICATION** (page 3 of 3)

Basic Policy for Landscaping

**\*\*ALSO SEE THE ACC GUIDELINES\*\***

**Any major landscaping project, including, but not limited to lawn removal, requires an approved landscape plan.**

Any landscaping visible from the street must enhance the appearance of the house and contribute to a harmonious neighborhood streetscape. There must be a balance of evergreen and deciduous trees, shrubs, groundcovers and grasses. It may or may not include a lawn. Yards should be well maintained and free of debris: trees and shrubs pruned, gardens mulched and free of weeds, and lawns edged, mowed and watered.

MCCA encourages homeowners to use environmentally friendly gardening practices.

Your application should include:

1. Detailed information, written or printed, on landscape plan for the site. This information should include location, plant selection, and materials, etc.
2. It is the homeowner's responsibility to locate and identify all property markers, both at the site and on the sketch included with the submittal. Homeowners are responsible for locating all utilities.
3. As a matter of record, a projected completion date is requested from the owner. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified.
4. Approved plans are subject to final inspection if deemed necessary by the Committee. All plans become the property of the Association and will be filed in the lot file. In case of changes, plans should be resubmitted to the Committee prior to construction. Variance from approved plans may be subject to change at the homeowner's expense or removal at the discretion of the Committee.

**This signature verifies that the applicant has reviewed the above policy and agrees to abide by all guidelines and terms of approval set forth on the application attached. Signature also implies "Right of Entry" for members of the ACC for the purpose of plan review.**

*Carla E. Hoffine*

Applicant Signature

*3-22-20*

Date

☒ Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.* )



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IMPORTANT: Include a sketch of the proposed fencing describing location on the property, dimensions and style (see item #1 of "Basic Policy for Landscaping" on page 3). Attach additional sheets if needed.

Proposed Landscape Project  
(Property sketch):

Weeping cherry tree where plants  
were removed, possibly <sup>②</sup> Rhododendrons.