



200401220100

Skagit County Auditor

Document Title:

DECISION TO APPROVE
SHORT PLAT

Reference Number:

ANA 01-001

200401080066

Grantor(s):

additional grantor names on page ___

1. CITY OF ANACORTES HOFMANN/LAVINE

2. DENNIS C. LAVINE, TERESA D. LAVINE, ARNOLD R. HOFMANN, VICKI G. HOFMANN, MICHAEL M. ATTERBERRY

Grantee(s):

additional grantee names on page ___

1. PUBLIC

2.

WENDY D. ATTERBERRY

Abbreviated legal description:

full legal on page(s) ___

NW 1/4, Sec. 25, Twp. 35N, Rge 1 E, W.M.

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P31975

P31972

P31973

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CITY OF ANACORTES
DECISION TO APPROVE A SHORT PLAT FOR HOFMANN/LAVINE

SHORT PLAT NUMBER ANA 01-001

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the Hofmann/Lavine 4-lot Short Plat and Boundary Line Adjustment subject to the following conditions:

- (1) Short Plat Approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed by the Administrator. The scope of this permit is not to exceed that as set-out in Attachment A.
- (2) This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
- (3) The Skagit County Treasurer's Office requires that the following statements shall appear on all long plats, replats, altered plats or binding site plans:

- a. Treasurer's Certificate. All short subdivisions when approved and prior to recording shall contain the following:

Treasurer's Certificate: I certify that all taxes heretofore levied and which have become a lien upon the lands described above have been fully paid and discharged according to the records of my office up to and including the year of [] (current year).

Certified this ____ day of _____, 200 ____.

- (4) Surface water management controls shall be implemented to the City Engineer's specifications/Ordinance #2441 and shall specifically protect downstream property owners.
- (5) The on-site storm and sanitary sewer and associated connections to the public system are required. No building permits for Lots 2, 3, or 4 other than those needed to build the infrastructure will be considered until the infrastructure improvements are complete.



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- (6) A silt fencing, erosion control and sedimentation plan shall be provided, constructed, and maintained during the course of construction.
- (7) Connection to City water for all lots, with fire hydrants located as approved by the City Fire Chief.
- (8) Connection to City sewer for all lots.
- (9) All utilities shall be constructed to City standards.
- (10) Street frontage improvements on "I" Avenue are required. In lieu of installation prior to short plat approval, they may be deferred as noted. The improvements for Lots 3 and 4 are required to be installed as part of lot development when a building permit is issued either lot or sooner. Lot 1, with the existing house, is required to install street frontage improvements when Lot 1 is sold or sooner; the current owner shall install the improvements or secure a construction contract and create an escrow holdback for 150% of the contract amount. Improvements shall be installed within two months of sale.
- (11) Pages 7 and 8 of these Findings shall be recorded with the Short Plat Drawing.
- (12) This approval will expire three years from the date of approval if the short plat is not signed and recorded.
- (13) Engineering review and inspection fees are payable on or before any actual construction work begins. They are based on engineering estimates of construction or actual quotes for the work. The engineering review fee is .5% and the inspection fee is 1.5% plus \$500.00



Ian Munce, Short Plat Administrator

10-13-03
Date

"This written decision was mailed to the applicant and appellants (if any) on 10-15-03."



Kathy Janke, Land Use Permit Manager"