



200306300368

Skagit County Auditor

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3 3:00PM

Document Title:

NOTICE

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. CITY OF ANACORE ES

2.

Grantee(s):

☐ additional grantee names on page ____

1. BRADLEY HOOVER

IRENE ELIZABETH HOOVER REV. TRUST

2. JOHN WILLIAMS & SANDY WILLIAMS

JUDITH HOOVER

Abbreviated legal description:

☐ full legal on page(s) ____

Pln. of the NW¹/₄ of the SE¹/₄, Section 4

Twp. 34N, Rge. 2E, W.M.

S/PANA 02-004

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 19916



CITY OF ANACORTES
**DECISION TO APPROVE A SHORT PLAT FOR BRADLEY HOOVER
SHORT PLAT NUMBER ANA 02-004**

Based on the foregoing Findings of Fact and Conclusions of Law the Anacortes Planning Director hereby issues short-plat approval for the Bradley E. Hoover 2-lot Short Plat 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__.

- b. "I _____ do hereby certify that a deposit has been made to cover anticipated taxes for the year _____."

- (4) The applicant shall acquire all necessary federal, state, and local permits.
- (5) A temporary erosion and sedimentation control plan shall be approved and implemented prior to construction.
- (6) Prior to clearing or fill and grade beginning, both a large parcel storm water plan and a water quality control plan, as required by the City of Anacortes Storm Drainage Ordinance No. 2441, shall be prepared by the applicant, approved by the City Department of Public Works, and implemented. The water quality control plan shall address permanent and temporary best management practices to be incorporated in the project to control pollution of storm water runoff after/during construction and/or land clearing activities are completed. All required off-site storm water improvements shall be completed prior to site vegetation removal.



- (7) A fee in lieu of construction for the proposed sanitary sewer line installation at Thompson Road for Parcel NO. P19916 shall be \$14,000.
- (8) There shall be 30' of frontage from the Thompson Road centerline.
- (9) All utilities shall be constructed to City standards.
- (10) 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
- (11) A landscaping plan shall be submitted and approved prior to completion of the detention pond and prior to building occupancy.
- (12) Fire hydrants shall be located as approved by the Fire Chief. Fire flow shall be addressed in a manner acceptable to the fire Chief and to the Public works Department.
- (13) All easements shall be surveyed and shown on the Short Plat Drawing.
- (14) The proposed buildings shall comply with the underlying zoning at the time of building permit issuance.
- (15) The addresses for this project shall appear on the Short Plat Drawing: Lot 1 is 12687 Thompson Road and Lot 2 is 12703 Thompson Road.
- (16) Pages 7 and 8 of these Findings shall be recorded with the Short Plat Drawing.
- (17) This approval will expire three years from the date of approval if the short plat is not signed and recorded.

Ian L. Munce
Ian Munce, Short Plat Administrator

4/28/03
Date

"This written decision was mailed to the applicant and appellants (if any) on April 28, 2003."

Kathy Janke
Kathy Janke, Land Use Permit Manager



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