



NOTICE OF APPLICATION:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: The applicant recently submitted for a short plat application to create two (3) lots from the subject property. A Single Family home and related accessory buildings are currently located on the lot, and will remain until final plat approval, but must be removed prior to issuance of a building permit for lot 1 or lot 2.

Applicant: LG Anacortes, LLC

File Number: SPL-2019-0001

Project Location: The project site is located at 2402 L Avenue within a portion of Section 24; Township 35 North; Range 01 East; Willamette Meridian. Parcel #: P31773

Date of Application: January 24, 2019

Date of Completeness: March 20, 2019

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the 14-day comment period ends on **April 10, 2019, at 5:00 pm**. Written comments on the proposal should be submitted before the end of the comment period.

Required Project Permits/Approvals: The following may be required in addition to the above: Preliminary & Final Short Plat Submittal & Approval & Civil Construction Plan approval.

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: the Comprehensive Plan; Municipal Code (Zoning, etc.), & Engineering Design Standards.

SEPA Review: SEPA environmental review is not required.

Public Hearing: No hearings are required.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

Appeal Procedure: The decision of this short plat is appealable to the Hearing Examiner per AMC Table 19.20.030. Please refer to AMC 19.20.210 for appeal procedures.

For Project Information: Tess Cooper, Associate Planner; Phone: (360) 588-8234; Email: tessc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: March 27, 2019

Published: March 27, 2019

RECEIVED
 MAR 11 2019
 CITY OF ANACORTES

2402 "L" AVENUE SHORT PLAT

THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION

All of that portion of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point in the center line of Avenue "K" if extended 1,184 feet South from where it intersects the center line of 20th Street in the City of Anacortes and running thence East 147.2 feet to the true point of beginning;
 thence East 232.8 feet;
 thence South 196.32 feet;
 thence West 232.8 feet;
 thence North 196.32 feet, more or less, to the true point of beginning;

EXCEPT the West 100 feet thereof.

ALSO EXCEPT the North 40 feet and East 10 feet thereof conveyed to the City of Anacortes by Deeds recorded under Auditor's File No. 695618 and 728950, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

UTILITY and ACCESS EASEMENTS & DEDICATIONS

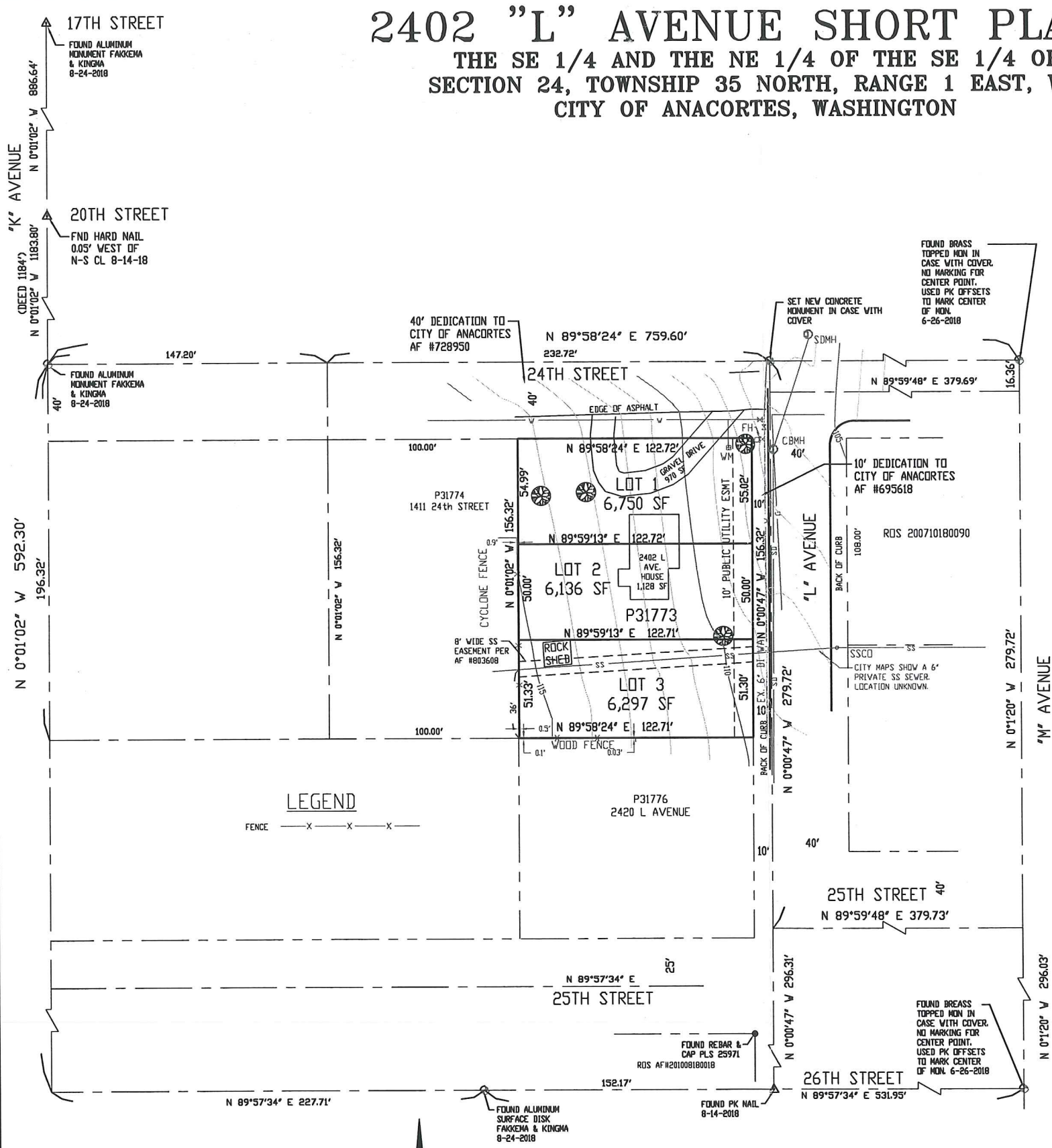
1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plot lying parallel with and adjoining all public street(s), as shown on the plat, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

IMPERVIOUS COVERAGE LIMITATIONS

Based on the storm water design for the plat the total impervious coverage for all three lots combined is 9,000 square feet on the combined 19,183 square foot parcel. The hard surface area to be replaced includes a 1,128 square foot house and 970 square foot gravel driveway.

NOTES

- EXIST. CONCRETE MON WITH BRASS CAP IN CASE WITH COVER VISITED 12-5-2018.
- SET RE-BAR AND YELLOW CAP PLS. #27817.
- FOUND EXISTING REBAR AND CAP MARKED PLS #9569 OR AS NOTED. VISITED 1-4-2017.
- EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE.
- BASIS OF BEARINGS: PLAT OF THE RESERVE AT CHANNEL LANDING AF #201405050073.
- ADDRESSES SHOWN ON PLAT.
- SEE SHEET 3, PUD AND PLAT CONDITIONS #2 FOR BUILDING SETBACK REQUIREMENTS.



OWNER/DEVELOPER
 LG ANACORTES LLC
 504 E. FAIRHAVEN AVE.
 BURLINGTON, WA 98233



LAND SURVEYOR
 DALE HERRIGSTAD PLS
 4320 WHISTLE LAKE ROAD
 ANACORTES, WA 98221

March 11, 2019

SPL-2019-0001

SHEET 2 OF 2

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: FEB. 2019		JOB 2018-103

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804