

9

22814 100TH AVE W

See 22804

ADDRESS: 22804 - 22824 100th Ave W
TAX ACCOUNT/PARCEL NUMBER: 10 - 6106 - 003 - 008 - 01
BUILDING PERMIT (NEW STRUCTURE): 1983-0304
COVENANTS (RECORDED) FOR: _____

CRITICAL AREAS : _____ DETERMINATION: ☐ Conditional Waiver ☐ Study Required ☐ Waiver

DISCRETIONARY PERMIT #'S: ADB-83-93, ADB-98-110, ADB-81-12, ADB-94-123,
ADB-83-107, ADB-83-94

DRAINAGE PLAN DATED: 6/3/83

PARKING AGREEMENTS DATED: _____

EASEMENT(S) RECORDED FOR: _____

PERMITS (OTHER): _____

PLANNING DATA CHECKLIST DATED: 7/31/00

SCALED PLOT PLAN DATED: _____

SEWER LID FEE \$: _____ LID #: _____

SHORT PLAT FILE: 5-52-76 LOT: _____ BLOCK: _____

SIDE SEWER AS BUILT DATED: 7/6/83, 2/25/17

SIDE SEWER PERMIT(S) #: 7006, 5717

GEOTECH REPORT DATED: _____

STREET USE / ENCROACHMENT PERMIT #: _____

FOR: _____

WATER METER TAP CARD DATED: _____

OTHER: _____

PLANNING DATA

NAME: BLOCK BUSTER VIDEO.

SITE ADDRESS: 22804-100TH AVE. W DATE: 7-31-00

ZONING: BN PLAN CHK#: 00-241

PROJECT DESCRIPTION: SATELLITE DISH - VIDEO STORE.

CORNER LOT No. (Yes/No) FLAG LOT No. (Yes/No)

SETBACKS:

Required Setbacks:

Front: 20' Left Side: NONE Right Side: NONE Rear: NONE

Actual Setbacks:

Front: _____ Left Side: _____ Right Side: _____ Rear: _____

Street map checked for additional setback required? _____ (Yes/No)

LEGAL NONCONFORMING LAND USE DETERMINATION ISSUED _____ (Y/N)

LOT COVERAGE:

Maximum Allowed: _____ Actual: _____

BUILDING HEIGHT:

Maximum Allowed: _____ Actual Height: _____

Datum Point: _____ Datum Elevation: _____

A.D.U. CREATED?: _____

SUBDIVISION: _____

CRITICAL AREAS #: _____

SEPA DETERMINATION: _____

LOT AREA: _____

OTHER: _____

Plan Review By: _____

* PERMIT MUST BE POSTED ON JOB SITE *

VIA EDMONDS WAY
TRUNK LINE

1. Address of Construction 72810 - 12th Ave 100
2. Property Legal Description (include all easements)
SEE - file **STREET FILE**
3. Single Family Residence ☐ Multi-Family ☐ No. of Units ☐
Commercial ☒
4. Owner and/or Builder Olsen's Food Market
5. Contractor & License No. MADRON SEWER MOD55C294 PB
6. Invasion into City Right-of-Way: No ☒ Yes ☐ (If Yes Right-of-way Construction Permit Required - Call Dial Dig (342-5344) before excavation).
7. Cross other private property: Yes ☐ No ☒ Easement required - attach legal description and county easement number.

READ THE FOLLOWING AND SIGN:

- a. Property owners must obtain a permit to install side sewers on their property. A licensed side sewer contractor must be employed to construct side sewers in the public right-of-way.
- b. The side sewer contractor assumes full responsibility for each installation for one year.
- c. Commercial establishment requires a minimum of a six inch (6") side sewer line.
- d. Side sewers may not be installed closer than thirty inches (30") to any structure.
- e. Side sewer lines must be laid at a minimum grade of 2% (1.15°) and maximum grade of 100% (45°).
- f. No turn in side sewer greater than 45° (1/8 bend) is allowed between cleanout. All 90° turns must be constructed of a 45° (1/8 bend) and wye with removable cap.
- g. No down spouts, footing drains or floor drains can be connected to side sewer system.
- h. Pea gravel is required for bedding when installing sewer lines through other than granular soil.
- i. Cleanouts are required at 30"-60" from each plumbing exit line and at minimum intervals of 100' along sewer line run.
- j. Trenches within City right-of-way must be restored to original conditions. Contractors shall be responsible for right-of-way failure due to poor compaction of fill.
- k. Side sewer must be left uncovered until inspected and approved by the City.
- l. Inspection during normal working hours only. Two (2) working days notice required.

DATE: 6-30-83

Madron Sewer RS
I certify that I have read
and shall comply with the above

TO BE COMPLETED BY APPLICANT

FOR CITY
USE

PERMIT FEE: 30.00 } 105.00
7 x 2.5 Trunk Line 75.00
CONNECTION FEE:

DISAPPROVED BY: Date:
By: Date:
APPROVED BY: Date: 7-8-83

* PERMIT MUST BE POSTED ON JOB SITE *

The City of Edmonds

Side Sewer Drawing

EASEMENT NO.
LID NO. ASMT. NO.

NEW CONSTRUCTION ☒ REPAIRS ☐

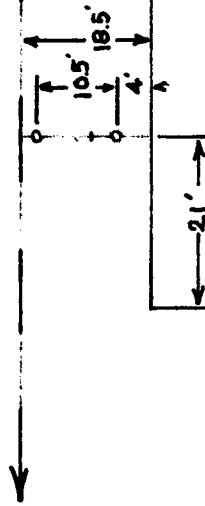
OWNER OLSONS FOOD MARKET CONTRACTOR MODERN SEWER PERMIT NO. 7096
JOB ADDRESS 22810-12-14-16 100TH W. LEGAL DESCRIPTION: LOT NO. BLOCK NO.

VIA EDI CIDS WAY
TRUNNA LINE

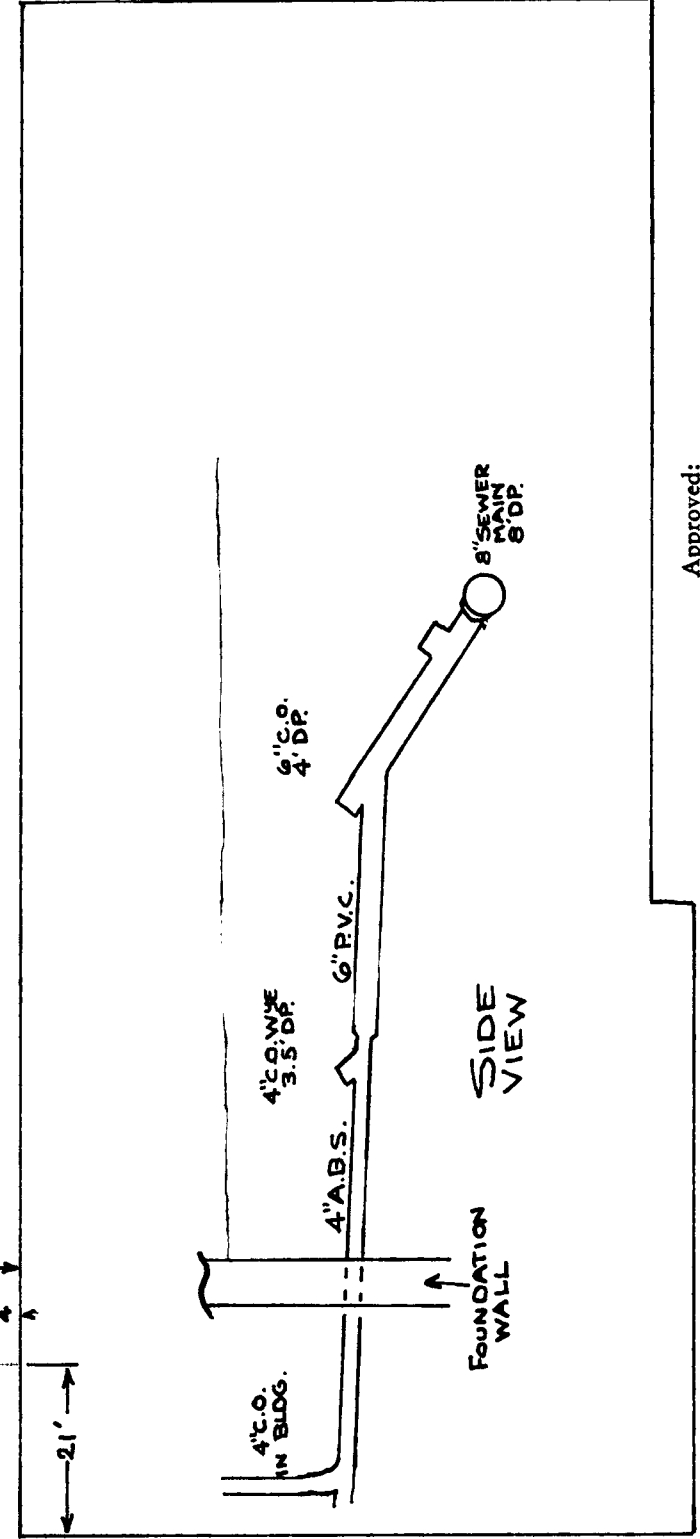
NAME OF ADDITION

CEMETARY

8" CONC. SEWER



NORTH



SIDE VIEW

FOUNDATION WALL

8" SEWER MAIN 8" DP.

Approved:

PWW-0001-11/75 (REV. 11/78)

DATE 7-8-83

By L.E. Gifford 7/25/83

100TH AVE W.

NOTICE:

No warranty of accuracy.

The information shown on the attached map(s) was compiled for use by the City of Edmonds, its Employees and Consultants. The City of Edmonds does not warrant the accuracy of anything set forth on these map(s). Any person or entity requesting a copy should conduct an independent inquiry regarding the information shown on the map(s), including, but not limited to, the location of any sewer stub shown. Such sewer stubs may or may not exist and may or may not exist at the location shown. Neither the City of Edmonds nor its employees or officers shall be liable for the information given on this map(s), nor for any one representation provided based upon said map(s).

City of Edmonds
STREET 012

APPLICATION
for
SIDE SEWER PERMIT

EASEMENT NO.

T.L.

NEW CONSTRUCTION ☐

REPAIRS ☐

LID NO. ASMT. NO.

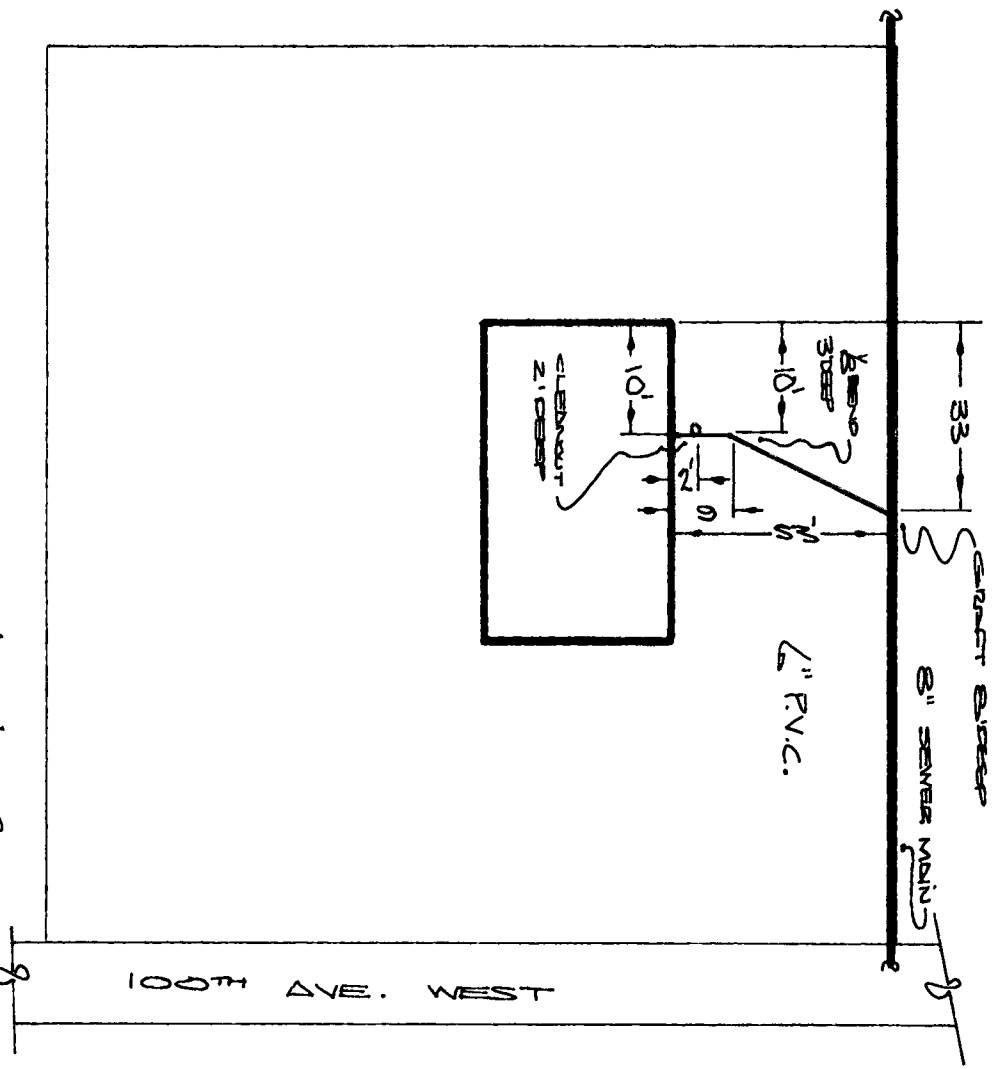
OWNER PIZZA HUT

CONTRACTOR NORCO CONSTRUCTION PERMIT NO. 5717

JOB ADDRESS 22820 - 100th WEST

LEGAL DESCRIPTION: LOT NO. BLOCK NO.

NAME OF ADDITION SEE ATTACHED



Approved:

DATE 10/25/77

By [Signature]

11/75

The City of Edmonds

APPLICATION

for
SIDE SEWER PERMIT

EASEMENT NO.

NEW CONSTRUCTION ☐

REPAIRS ☐

LID NO. ASMT. NO.

OWNER

Pizza Hut

CONTRACTOR

Morco Const

PERMIT NO. 5717

JOB ADDRESS 22820 100th W,

LEGAL DESCRIPTION: LOT NO.

BLOCK NO.

See Attached

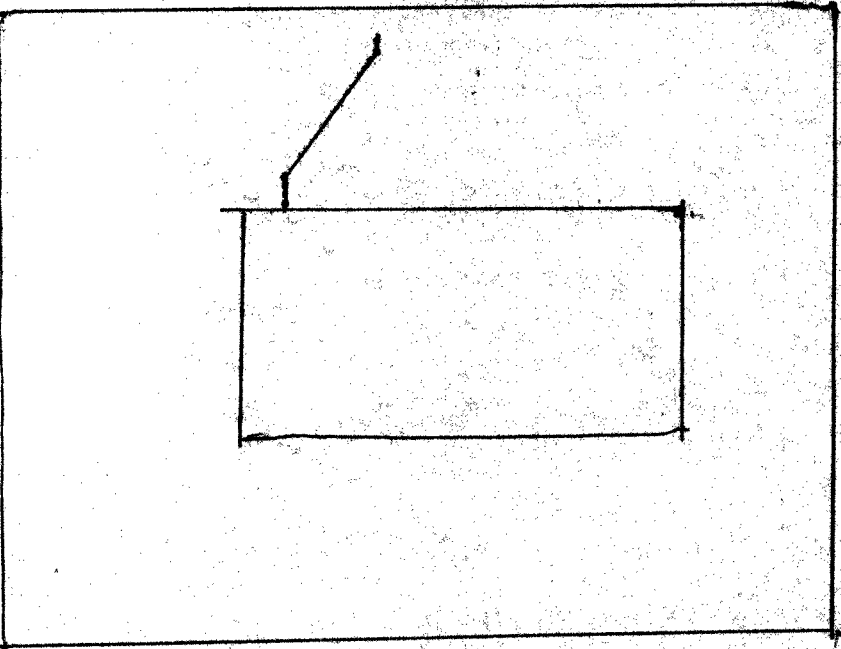
NAME OF ADDITION

100th W

RECEIVED

FEB 25 1977

Public Works Dept.



Approved:

DATE

By

11/75

Date October 14, 1976

Memo to: Director of Maintenance & Operation
Public Works

From: City Engineer

Subject: Sewer Connection Charges

RECEIVED

OCT 18 1976

Public Works Dept.

Legal Description: See attached legal description

Commonly known as: 22820 100th Avenue W.

Owner: PIZZA HUT

Z.F.F. Calculation:

() Z.F.F.	X	() =	\$	Connection Fee
() Lateral	X	() =	\$	Lateral Charge
(1) Unit	X	(\$25) =	\$ 25.00	Trunk Charge
			\$ 10.00	Permit
			\$ 35.00	TOTAL

pd in full 2/25/77
This property will connect to the sanitary sewer main installed by Albertsons; therefore, no connection charge is required. *Set*

cc:

AREA: SITE CONTAINS 24,125 SQUARE FEET OR 0.55 ACRES

SCHOOLS: NEAREST TO SITE IS WOODWAY HIGH, WHICH IS 0.1 (1 TENTH) MILES WEST

CHURCHES: NEAREST TO SITE IS SALEM LUTHERAN, WHICH IS 0.3 (3 TENTHS) MILES SOUTH.

SUBDIVISION

CITY OF EDMONDS REQUIRES A SHORT PLAT TO BE FILED.

DESCRIPTION:

THAT PORTION OF LOTS 8 AND 10, BLOCK 3 OF THE WESTGATE PARK, DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 31, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 89°47'08" WEST ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 10.00 FEET TO THE WESTERLY MARGIN OF 100TH AVENUE WEST AS CONVEYED TO THE CITY OF EDMONDS BY QUIT CLAIM DEED RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1848370 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°20'49" EAST ALONG THE SAID WESTERLY MARGIN 229.96 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 89°46'47" WEST ALONG THE SAID SOUTH LINE 91.00 FEET; THENCE NORTH 0°20'49" WEST 129.95 FEET; THENCE NORTH 89°47'08" WEST 32.00 FEET; THENCE NORTH 0°20'49" WEST 100.00 FEET TO THE SAID NORTH LINE OF LOT 10; THENCE SOUTH 89°47'08" EAST ALONG SAID NORTH LINE 123.00 FEET TO THE TRUE POINT OF BEGINNING

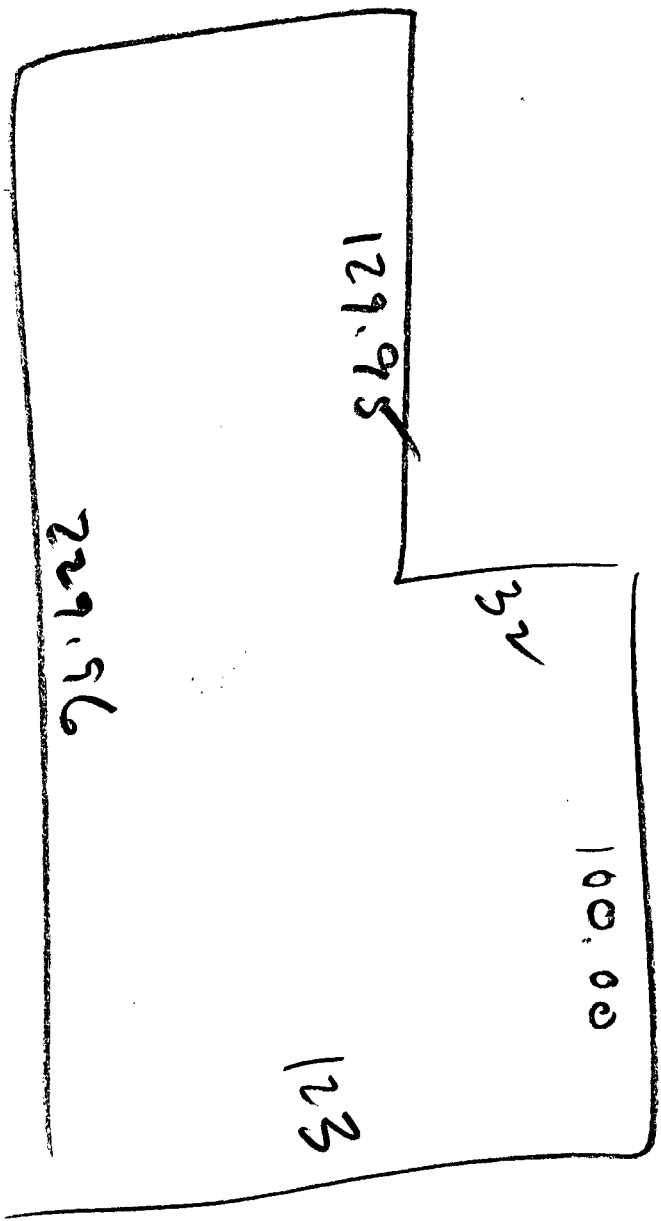
SUBJECT TO A SEWER PIPELINE EASEMENT OVER, UNDER AND ACROSS THE NORTH 10.00 FEET THEREOF RECORDED UNDER AUDITOR'S FILE NO. 1911340 AND ALSO

SUBJECT TO A 10.00 FOOT WIDE EASEMENT FOR ELECTRICAL UTILITIES UPON, OVER, UNDER AND ACROSS SAID LOT 8 BEING 5 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE WESTERLY BOUNDARY OF 9TH AVENUE SOUTH, SOUTH 0°20'49" EAST 170.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 10 THENCE NORTH 89°46'47" WEST 176.00 FEET; THENCE SOUTH 70°00'00" WEST 108.00 FEET TO THE POINT OF TERMINATION.

BENCH MARK, TOP
OF EAST BOLT ON
FIRE HYDRANT
ELEVATION 316.98

S. HITCHIN



CITY OF EDMONDS — SIDE SEWER PERMIT
WATER-SEWER DEPARTMENT

STREET FILE

PERMIT No 5717

(Call 775-2525 for side sewer inspections BEFORE covering any portion of the construction.)
(Inspection will be provided within 24 hours after request. NO Sat., Sun., or holiday inspections.)

ADDRESS LOCATION OF CONSTRUCTION 22820 100th Avenue West
PROPERTY LEGAL DESCRIPTION SEE ATTACHED

OWNER AND/OR BUILDER PIZZA HUT

FACTORY NAME & ADDRESS Morco Construction
Permission is granted February 25, 1977, for repair and/or connection of a side sewer to the city sanitary sewer system in accordance with City of Edmonds ordinances.

ATTENTION IS CALLED TO THE FOLLOWING:

NOTE No. 1—The owners of the property may obtain a permit to construct sewer inside property line. A licensed Side Sewer Contractor must be employed to construct side sewer in street area. Do not cover any portion of sewer before it has been inspected.

NOTE No. 2—All work performed in city right-of-way requires an Invasion of Right-of-Way Permit obtainable from the City Engineer's office.

NOTE No. 3—Obtain full information regarding Ordinance 11.16.030 and Regulations governing side sewers when you get permit.

NOTE No. 4—Top of side sewer must have at least 30 inches coverage at property line and 12 inches inside property line; minimum grade of 2%. No bends in grade sharper than 1/4 will be permitted.

NOTE No. 5—Trenches in street must be water settled and surface of street restored to original condition. Contractors shall be responsible for failure due to improper work which may develop within one year of completion.

NOTE No. 6—It is unlawful to alter or do any other work than is provided for in the permit, or to do any work on the main sewer or its appurtenances except to insert the pipe into the wye.

DISAPPROVED ☐ Date _____ By _____ Date _____ By _____

APPROVED ☒ Date Feb 25 1977 By [Signature] Date _____ By _____

Remarks:

BOTH Permit Copies MUST Be Signed By Owner of Firm Performing Construction PRIOR To Request For Inspection —

I, [Signature] (Owner of Contracting Firm Performing Construction) hereby certify that the side sewer installation constructed under this permit was installed in accordance with all governing ordinances of the City of Edmonds.

Dated this _____ day of _____, 19____

✓ ✓ Check BEFORE you dig for: Water ☐ Gas ☐ Telephone ☐ Power ☐ Sewer ☐ Other ☐ ✓ ✓

CITY OF EDMONDS
BUILDING DEPARTMENT
WORK **sign**
ADDRESS **22824 100TH AVE NW**
OWNER **WESTGATE CLOTHING OUTLET**

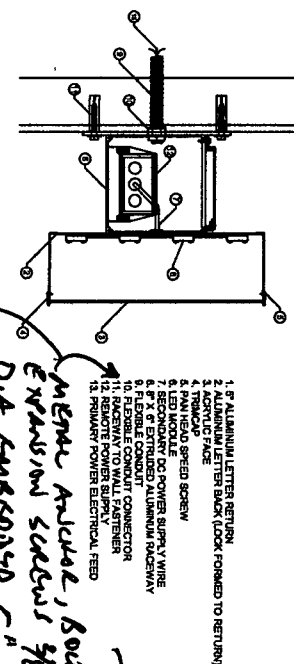
APPROVED DATE: **5-5-15**
BLDG. OFFICIAL: **Clark End**

PERMIT NUMBER
BUD2015-0542



4 FRONT ELEVATION: PROPOSED CONDITIONS
1 SCALE: 1/4" = 1'-0"

OPTION-4
4 SECTION: 5" DEEP LED ILLUMINATED CHANNEL LETTERS ON RACEWAY
3 SCALE: NTS



18C #11.2
metal anchor, bolts, or expansion screws 3/8" and dia 1/2" to 5/8" min if attached to solid masonry concrete or stone etc

16"
Westgate Clothing Outlet

4 CHANNEL LETTERS ON RACEWAY, .063 WHITE ALUMINUM BACKS, 5" DEEP .040 BLACK ALUMINUM RETURNS, .118 #7328 WHITE PLEXI FACES, 1" WHITE TRIMCAPS
2 SCALE: 3/4" = 1'-0"

MAY EXCEED ALLOTTED STOREFRONT SIGNAGE SQUARE FOOTAGE

LANDMARK Architectural Signs	ALL DESIGN, MANUFACTURING, REPRODUCTION, USE, AND SALE OF THIS DOCUMENT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION, INSTALLATION, OR MAINTENANCE OF THE SIGN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY VIOLATION OF ANY CITY ORDINANCES. THE DESIGNER IS NOT RESPONSIBLE FOR ANY VIOLATION OF ANY CITY ORDINANCES. THE DESIGNER IS NOT RESPONSIBLE FOR ANY VIOLATION OF ANY CITY ORDINANCES.	PROJECT 99 WEST, LLC 18224 84TH PLACE WEST EDMONDS, WA 98026	SALES: SS DESIGN: PM DATE: 04.13.15 REV: 04.16.15 REV: 04.21.15	SIGN TYPE MAIN ID RECEIVED
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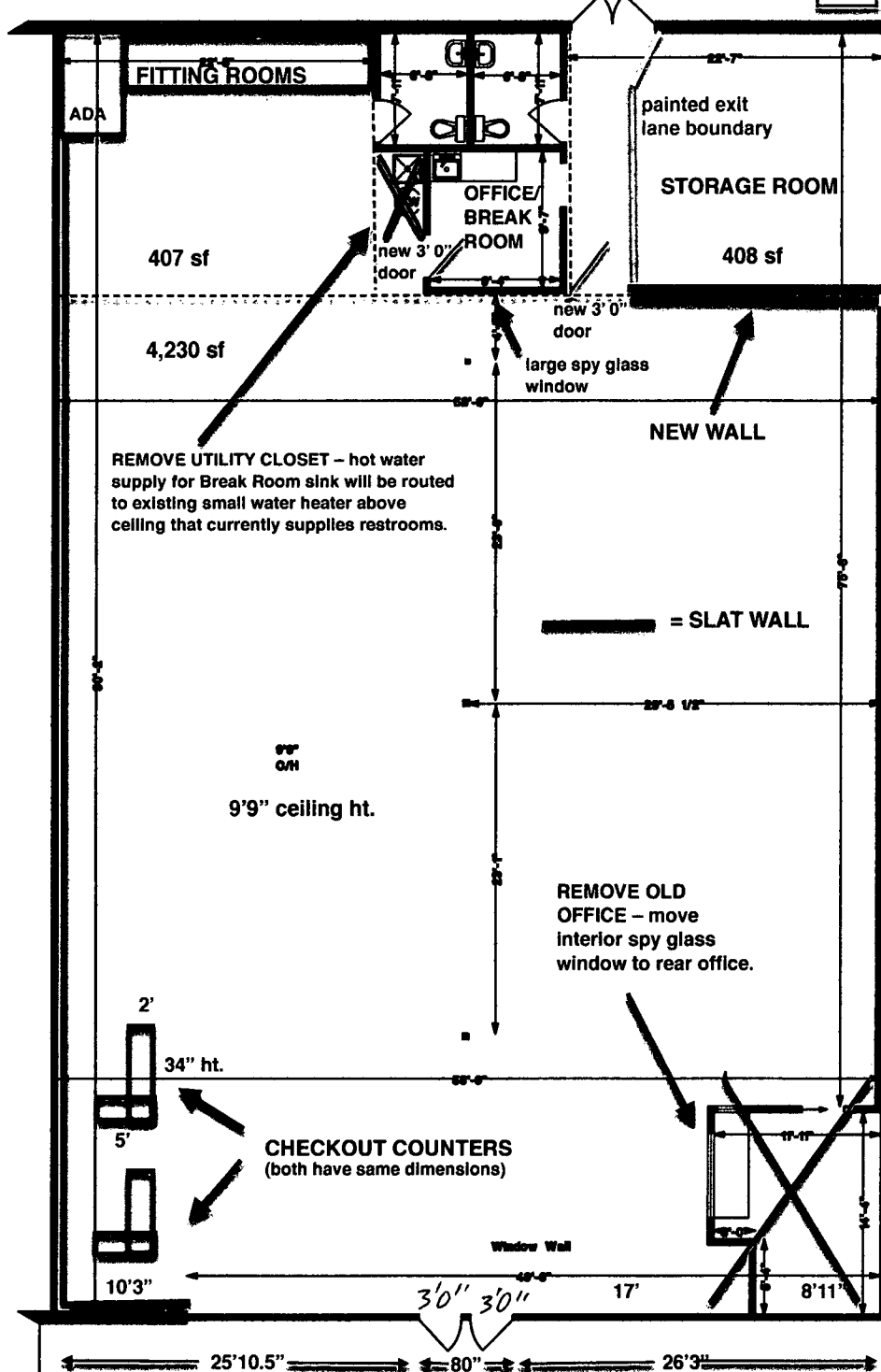
APPROVED BY PLANNING
Jan Conrad
5/6/15

STREET FILE

MAY 01 2015
DEVELOPMENT SERVICES CTR.
CITY OF EDMONDS

WESTGATE
22824 100TH AVENUE WEST
EDMONDS, WA 98020-5920

TRASH &
 RECYCLE -
 22824 ONLY

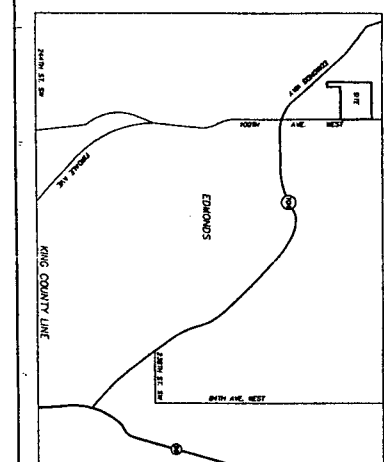


AS BUILT
FLOOR PLANS
 206-634-8004

exterior box sign is 16'-11" x 37" x 9.5" -
 may be replaced by LED channel letter sign

X = Demo

RECEIVED
 MAY 01 2015
 DEVELOPMENT SERVICES CTR
 CITY OF EDMONDS



RECEIVED
MAY 01 2015

MAY 01 2015
DEVELOPMENT SERVICES CTR.
CITY OF EDMONDS

MAY 01 2015

<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 2em; font-weight: bold;">COPY</div>	SUBMITTED BY: <u>MOE</u>		CHECKED BY: <u>CSR</u>	
	APPROVED BY: <u>KDM</u>		APPROVED BY: <u>CSA</u>	
	PLOT DATE: <u>12/01/03</u>			
	DATE	BY	REVISION	ON DRAWER



WESTGATE INVESTORS, LLP WESTGATE CENTER 22804 100TH AVE. W ALTA/ACSM LAND TITLE SURVEY			AAS-ACTION
EDWARDS SCALE: 1"=20'	PROJECT NO. 31543	31543-Surv-as01	

W&H
PACIFIC

3250 Monte Villa Parkway
Bothell, Washington 98021-8972

(425) 901-4800
(425) 901-0908
whpacific.com

PLANNING DATA

-- Signs --

STREET FILE

Name: <u>Horn - Westgate Clothing Outlet</u>		Date: <u>5/5/15</u>					
Site Address: <u>22824 100th Ave W</u>		Plan Check #: <u>BLD-2015-0542</u>					
Project Description: <u>Wall sign</u>							
Reduced Site Plan Provided: (<u>YES</u>) / NO)		Zoning: <u>WMU</u>					
Comprehensive Plan Designation: <u>Westgate</u>							
Map Page:	Corner Lot: (YES / <u>NO</u>)	Flag Lot: (YES / <u>NO</u>)					
ADB File # (or date waived): <u>Waived</u>							
TOTAL Area per Type of Sign							
	Type of Sign	Allowed in zone?	Matrix conditions met?	Allowed area per unit	Unit	TOTAL sign area allowed for this sign	Proposed sign area
Example	Wall w/internal illumination	Yes, with conditions	Yes	1 sq. ft./lineal ft. attached wall	41 ft. attached wall	41 square feet	20 square feet
Sign #1	Wall w/ internal illumination	<u>Y</u>	<u>Y</u>	1 sq. ft per lineal feet of tenant space	56 lineal feet of tenant space	56 sq. ft.	27 sq. ft.
Sign #2							
Sign #3							
TOTAL Sign Area for Tenant/Site							
Max Permitted:		Previous Total: <u>Previous tenant signs removed</u>		Proposed Total: <u>27 sq. ft.</u>			
<u>tenant wall length 56 feet based on perm Sign Height</u> BLD2015-0541							
Sign Type: <u>wall</u>		Max Permitted: <u>14'</u>		Actual Height: <u>12'</u>			
Sign Type:		Max Permitted:		Actual Height:			
Sign Type:		Max Permitted:		Actual Height:			
Sign Lighting							
Sign Type: <u>wall</u>		Proposed: <u>internal LED</u>		Allowed in Zone: <u>yes</u>			
Sign Type:		Proposed:		Allowed in Zone:			

PLANNING DATA

STREET FILE

-- Signs --

<i>Sign Colors</i>			
Proposed: white channel letters on race way			
Acceptable? <u>yes</u>		Requires ADB Approval?	
<i>Sign Location</i>			
If freestanding and 3-feet or over (unless a fence) meets setbacks?			
<i>Required Setbacks</i>			
Street:	Side:	Side:	Rear:
<i>Actual Setbacks</i>			
Street:	Side:	Side:	Rear:
<i>Landscaping for Freestanding Signs</i>			
Size:		Location:	
Critical Areas Determination #:			
<input checked="" type="checkbox"/> Study Required <input type="checkbox"/> Waiver			
<i>Other</i>			
Per EDC 20.60.020.L internally illuminated wall sign permitted in westgate zone.			

Plan Review By:



May 5, 2015

Mark Horn
18224 84th Place W.
Edmonds, WA 98026

**RE: PLAN REVIEW COMMENTS FOR PLAN CHECK #BLD20150542
WESTGATE CLOTHING OUTLET SIGN LOCATED AT 22824 - 100TH AVE. W**

Dear Mr. Horn:

I have reviewed the above sign permit application for the Planning Division. The following is for your information should you consider placing additional signs at this business location.

Permitted Sign Area: The maximum allowed total sign area for the tenant space is equivalent to one square foot per linear foot of the wall of the tenant space containing the main public entrance. Based on the dimensions indicated on the associated tenant improvement permit (BLD20150541), this would yield a maximum total sign area for the tenant space of 56 square feet. A portion of the existing freestanding sign at the corner of 100th Ave. W and Edmonds Way was previously used as signage for the previous tenant. If you are considering changing this freestanding sign with a sign panel for the clothing outlet, that sign will also be counted towards the total sign area for the tenant space.

If you have any questions, feel free to contact me at (425) 771-0220.

Sincerely,
Development Services Department - Planning Division

Sean Conrad
Associate Planner

C: Westgate Investors, LLP
1501 N. 200th Street
Shoreline, WA 98133

File

PLANNING DATA

-- Signs --

STREET FILE

Name: <u>Sherwin Williams</u>		Date: <u>9/12/14</u>					
Site Address: <u>22804 100th Ave. W</u>		Plan Check #: <u>BLD20140828</u>					
Project Description: <u>Reface existing monument sign & install new wall sign</u>							
Reduced Site Plan Provided: <u>(YES)</u> / NO		Zoning: <u>BN</u>					
Comprehensive Plan Designation: <u>Community Commercial - Westgate Area</u>							
Map Page: <u>---</u>	Corner Site Lot: <u>(YES)</u> / NO	Part of a/c site	Flag Lot: (YES) <u>(NO)</u>				
ADB File # (or date waived): <u>Administrative review.</u>							
TOTAL Area per Type of Sign							
	Type of Sign	Allowed in zone?	Matrix conditions met?	Allowed area per unit	Unit	TOTAL sign area allowed for this sign	Proposed sign area
Example	Wall w/ internal illumination	Yes, with conditions	Yes	1 sq. ft./lineal ft. attached wall	41 ft. attached wall	41 square feet	20 square feet
Sign #1	Tenant panel in existing monument sign.	No change proposed to existing monument sign. Replacing existing tenant panel to reflect change in business only.					21 sq. ft.
Sign #2	Wall w/ internal illumination	Yes	N/A	1 sq. ft. per lineal ft. of attached wall of tenant space	65 ft. attached wall	65 sq. ft.	4' x 11' = 44 sq. ft.
Sign #3							
TOTAL Sign Area for <u>(Tenant) Site</u>							
Max Permitted: <u>1 sq. ft. per lineal ft. of tenant space = 65 sq. ft.</u>		Previous Total: <u>All previous tenant signs to be removed</u>		Proposed Total:		<u>65 sq. ft.</u>	
(South facade of tenant space is 65' per BLD20140357) Sign Height							
Sign Type: <u>Tenant panel in monument</u>		Max Permitted: <u>No Change</u>		Actual Height: <u>No Change</u>			
Sign Type: <u>Wall</u>		Max Permitted: <u>14' or height of face of bldg</u>		Actual Height: <u>height of face of building</u>			
Sign Type:		Max Permitted:		Actual Height:			
Sign Lighting							
Sign Type: <u>Tenant panel in monument</u>		Proposed: <u>No Change</u>		Allowed in Zone: <u>No Change</u>			
Sign Type: <u>Wall</u>		Proposed: <u>Internal</u>		Allowed in Zone: <u>Yes</u>			

PLANNING DATA

-- Signs --

STREET FILE

Sign Colors

Proposed: Blue, white, & red

Acceptable? Yes

Requires ADB Approval?

Sign Location

If freestanding and 3-feet or over (unless a fence) meets setbacks?

Required Setbacks

Street:

Side:

Side:

Rear:

Actual Setbacks

Street:

Side:

Side:

Rear:

Landscaping for Freestanding Signs

Size:

Location:

Critical Areas Determination #:

☐ Study Required

☐ Waiver

Other

Per ECDC 20.60.020.L, internal illumination is permitted without conditions in the Westgate Community Commercial area of the Comprehensive Plan.

Plan Review By:



SHERWIN-WILLIAMS • REPLACEMENT FACES (2) for EXISTING CABINET • EDMONDS, WA

36" VO
22" VO

RADIUS CORNER SIZE NOT STATED

21 SQ feet

RESUB

SEP 8 2014

BUILDING DEPARTMENT
CITY OF EDMONDS

"No commercial sign shall be illuminated after 11:00 PM unless the commercial enterprise is open for business and then may remain on only as long as the enterprise is open."

• 2 REPLACEMENT FACES: UV POLYCARBONATE (NON YELLOWING) MATERIAL



*Corrected dimensions are per phone call w/ applicant, Dave Brown, on 9/15/14.

• 2 COLORS SW VINYL APPLICATION:

ARLON: VINYL # 2930 BLUE and VINYL 2510 RED (PMS# 293 BLUE and PMS# 032 RED)

• ICON is a COMBINATION of RED and BLUE on a WHITE CONTOUR SHAPE PLACED on the BLUE BACKGROUND

• "SHERWIN-WILLIAMS" COPY is WHITE on the BLUE BACKGROUND AREA

"Nothing in this permit approval process shall be interpreted as allowing or permitting the maintenance of any currently existing building, structure or site condition which is outside the scope of the permit application, regardless of whether such building, structure or condition is shown on the site plan or drawing. Such building, structure or condition may be the subject of a separate enforcement action."

APPROVED BY PLANNING

9/15/14

Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering, CB



Dualite Sales & Service, Inc.
One Dualite Lane
Williamsburg, Ohio 45176

Dualite Sales & Service, Inc.
One Dualite Lane
Williamsburg, Ohio 45176

FILE#14-1-103SHER01-GSP2
Scale: 1/2" = 1' 0"

Date: 7-28-2014 REVISED

Customer Approval
or Comments:

This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 • Copyright 2014 Dualite Sales & Service, Inc.
All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.

Revision

2005 GRAPHICS SHERWIN-WILLIAMS PAINTS ILLUMINATED LETTERS with 38" CIE ICON • 18" / 14 1/2"

EDMONDS, WA

SQUARE FOOTAGE • Logo: 5.58 sq. ft. Letters: 24.07 sq. ft.

TOTAL: ~~46.33 sq ft~~

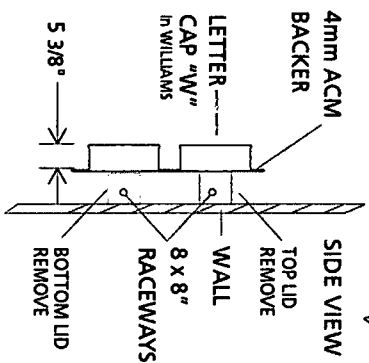
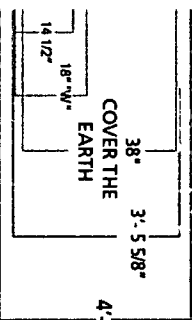
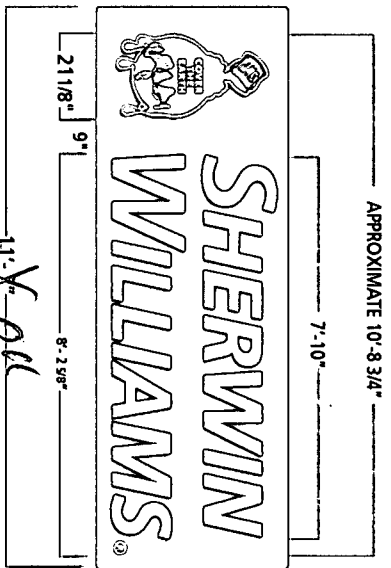
44 Sq ft

BLUE ALUMINUM
BACKER 4'-0" x 11'-7"

RESUB

SEP 8 2014

BUILDING DEPARTMENT
CITY OF EDMONDS



38" COVER THE EARTH CONTOUR LOGO
PMS# 293 BLUE "SPECIAL COLOR RED"
plus WHITE - SCREENED
LED POINT 3 WHITE - 6300K - 9 per foot

LETTERS: LED POINT 3 WHITE - 6300K - 9 per foot (1 ROW)

ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES

WHITE VINYL REGISTER MARK ON THE BLUE BACKER

TRIM CAP - 1 INCH METALLIC BRONZE IS GLUED TO ACRYLIC FACES

RETURNS and BACKS are FABRICATED OF ALUMINUM, FULLY

WELDED - PRIMED and PAINTED SHUTTER BROWN.

RACEWAY: Color to be Finalized to Location

CUSTOM 4'-0" x 11'-7" ALUMINUM BACKER PANELS

BACKERS to MATCH PMS# 293 BLUE (SATIN FINISH)

ROUNDED CORNERS on EACH END

PLEASE NOTE: PLACEMENT and SIZE of the

LETTERS on the BUILDING are APPROXIMATE

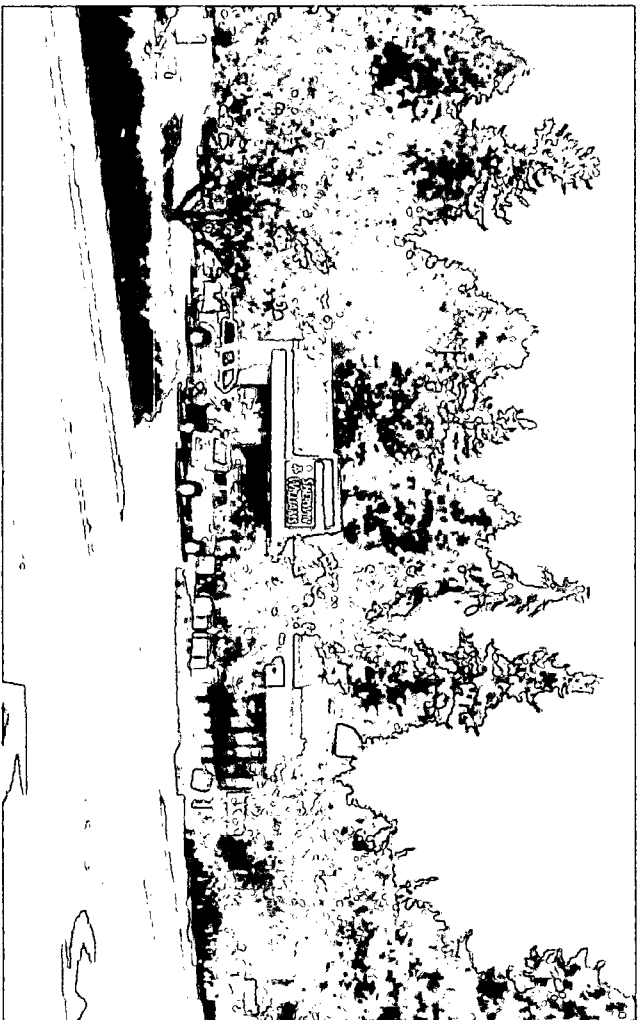
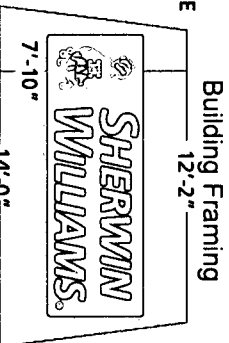
and for SKETCH PURPOSE ONLY.

APPROXIMATE SHAPED AREA for SIGN.

94" OVERALL HEIGHT

WIDEST WIDTH at BOTTOM 14'-0"

WIDTH at TOP of SIGN AREA 12'-2"



Dualite Sales & Service, Inc.
One Dualite Lane
Williamsburg, Ohio 45176

Williamsburg, Ohio 45176

FILE# 14-1-103SHER01-GSP3

CB

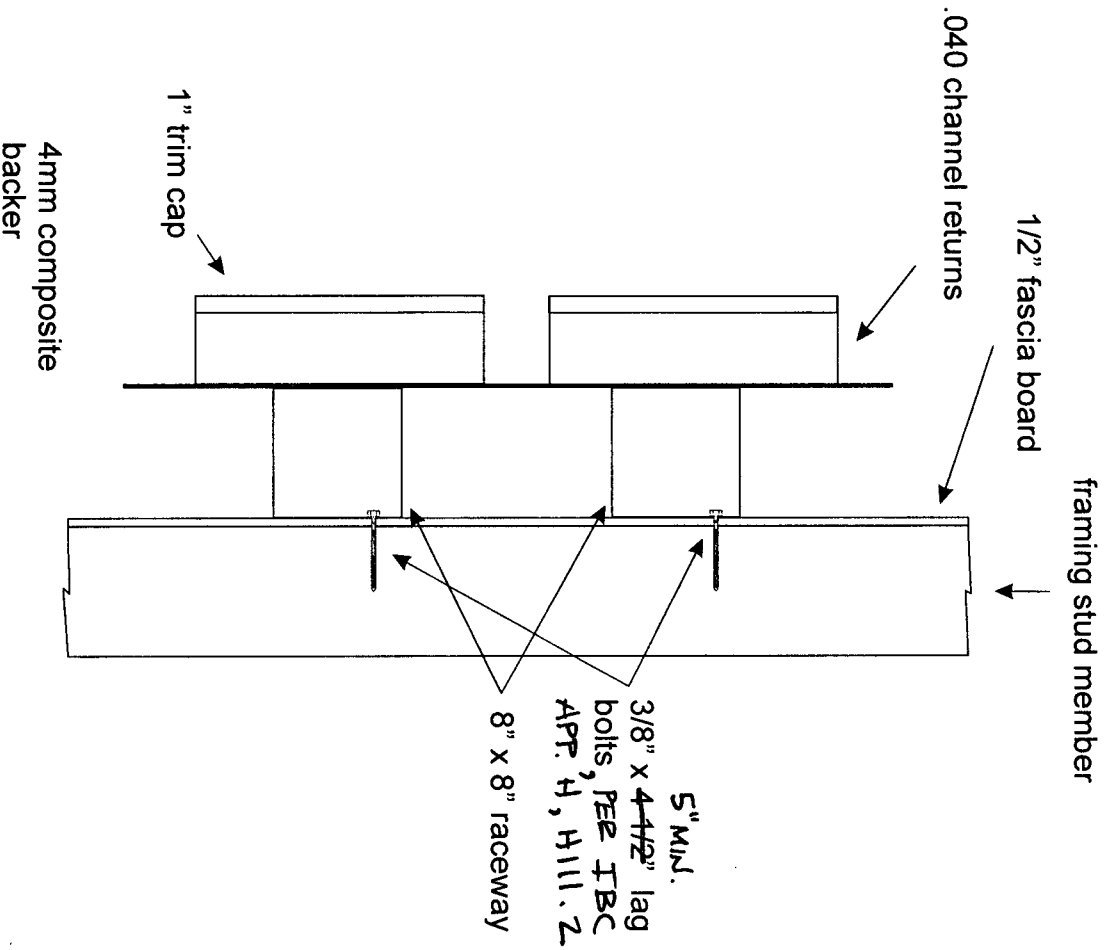
Customer Approval
or Comments:

Scale: 1/4" = 1'-0"

Date: 7-28-2014 REVISED

This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 • Copyright 2013 Dualite Sales & Service, Inc.
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Front Sign



RESUB

SEP 8 2014

BUILDING DEPARTMENT
CITY OF EDMONDS

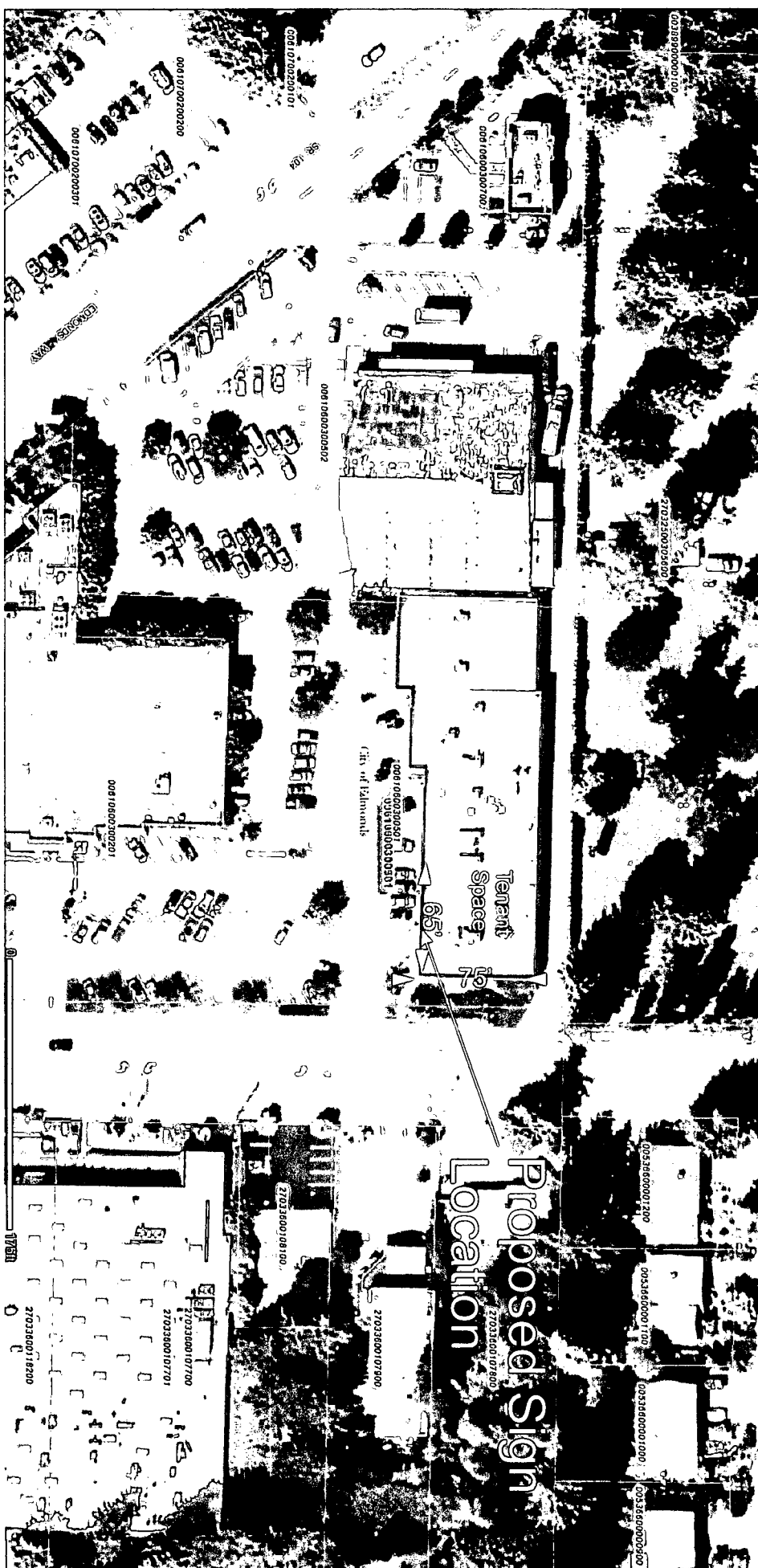
[illegible]

**Parcel 00610600300501
Zone BN**



SEP 8 2014

**BUILDING DEPARTMENT
CITY OF EDMONDS**



CITY OF EDMONDS BUILDING DEPARTMENT	
WORK (1) WALL SIGN - (1) MONUMENT PANEL	
ADDRESS	22804 100TH AVE NW
OWNER	STEPHEN WILLIAMS
APPROVED DATE:	9/15/2014
BLDG. OFFICIAL	A-GA-AG
PERMIT NUMBER	

STREET FILE

RESUB

SEP 08 2014

BUILDING DEPARTMENT
CITY OF EDMONDS

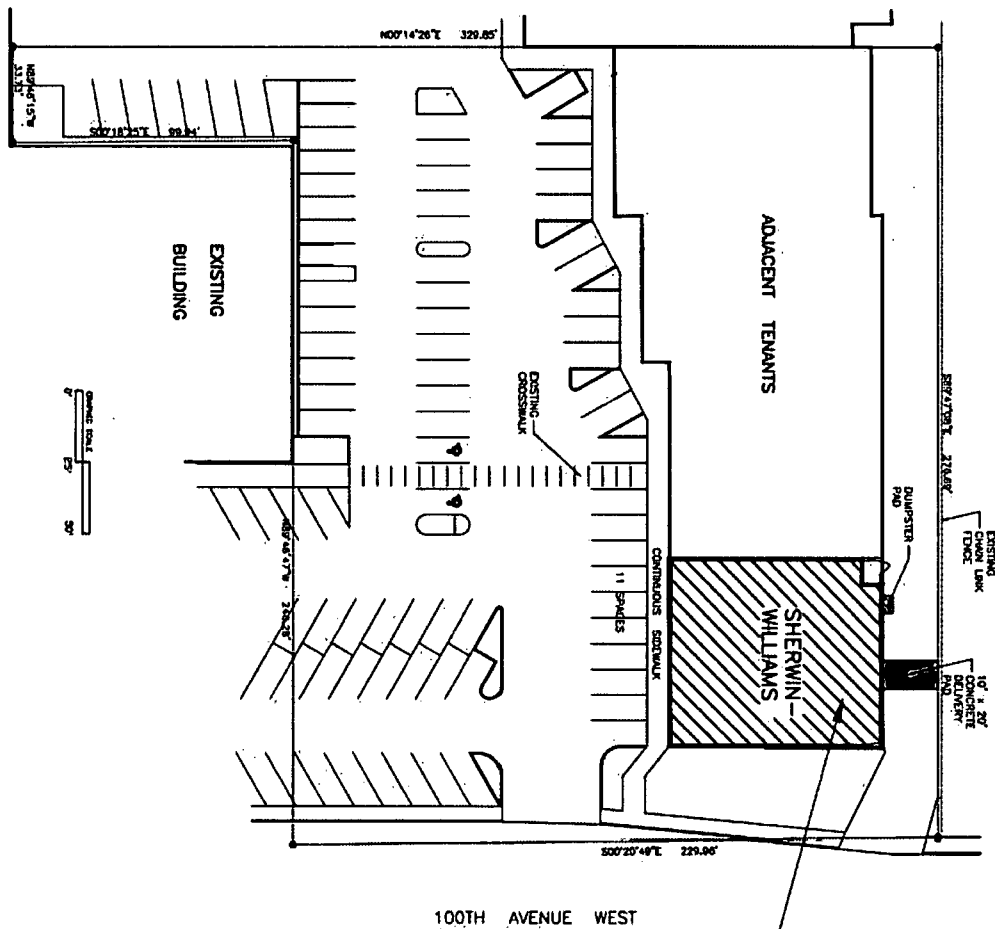
DEVELOPMENT SERVICES
COUNTER

1 INCH

JPC ARCHITECTS
 909 112th Avenue NE Suite 200
 Bellevue, WA 98004

Sherwin Williams - Westgate Center
 22804 100th Avenue West

PROJ.MGR: CP
 DRAWN BY: CW / AC
 JOB NO: 14-0274
 DATE: 04/16/14



Site Plan
 Scale: NTS

Zone	BN	Corner	Y	Flag
Setbacks	Required	Actual		
Front				
Sides				
Rear				
Other				
Height				

PROJECT LOCATION

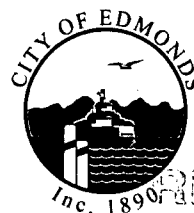
APPROVED BY PLANNING
 5-7-14
STREET FILE

APR 16 2014
 DEVELOPMENT SERVICES CTR.
 CITY OF EDMONDS

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Site Plan

JUN 19 2014

BUILDING DEPARTMENT
CITY OF EDMONDS

City of Edmonds Development Information

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TRAFFIC IMPACT ANALYSIS REQUIREMENTS

DEVELOPMENT SERVICES DIV.
CITY OF EDMONDS

Growth and development within the City creates additional demands and needs for public facilities. A proportionate share of the cost for these facilities shall be mitigated through the payment of traffic impact fees. Traffic impact fees are regulated under Edmonds Community Development Code (ECDC) Chapter 18.82.

Traffic impact fees shall be collected from any applicant seeking development approval from the city as provided in 18.82.030. This shall include, but is not limited to, the development of residential, commercial, retail, office, and industrial land, and includes the expansion or change of existing uses that create a demand for additional public facilities.

Timing and calculation of fees: Impact fees shall be assessed based upon the road impact fee rates in effect at the time of *issuance* of the building permit, including but not limited to, change of use permit or remodel permit. In the event the development activity does not require a building permit, traffic impact fees will be assessed at the time of issuance of the business license. The 2009-Impact Fee Rate Table (pg 3 of handout) shall be used to determine the applicable ITE Land Use Category and associated per unit impact fee rate.¹

- **Calculating impact fees for a change in use:** For a change in use of an existing building or dwelling unit, including any alteration, expansion, replacement or new accessory building, the impact fee shall be the applicable impact fee for the ITE land use of the new use, less an amount equal to the applicable impact fee for the ITE land use of the prior use, established at the time the prior use was permitted. If the previous use was permitted prior to 9/12/04 (adoption of Ordinance 3516), the 2004-Impact Fee Rate Table (pg 4 of handout) shall be used.

$$\text{Impact Fee for NEW use} - \text{Impact fee for PREVIOUS use} = \text{Impact fee}^2$$

- **Independent Fee Calculation:** An Independent Fee Calculation³ may be submitted in accordance with ECDC 18.82.130 if none of the fee categories or fee amounts set forth in the 2009-Impact Fee Rate Table describe or capture the impacts of a new development.

Traffic Impact Analysis Worksheet: Complete the Traffic Impact Analysis (TIA) Worksheet or prepare a traffic impact analysis report that complies with and addresses the City of Edmonds TIA Checklist. The TIA worksheet is attached to this handout and is available on line.

Payment of fees: Impact fees shall be paid at the time of issuance of the building permit or city business license.

Exemptions: ECDC 18.82.040 identifies particular development activities in which exemptions may apply. Please refer to this code section for additional information. The director shall make the final determination as to whether the exemption applies.

¹ Impact fee rates can also be referenced in ECDC 18.82.120.

² No impact fees will be due, nor will a credit be given, for an impact fee calculation resulting in a net negative.

³ \$200 review fee required plus actual cost of outside consultant review if required by City.

APR 16 2014

DEVELOPMENT SERVICES DIV.
CITY OF EDMONDS

PROJECT EXAMPLES

Types of projects that DO NOT trigger impact fees: The following list is intended to provide examples of projects that are exempted from the payment of traffic impact fees as identified in ECDC 18.82.040. The examples provided do not involve a change in use and do not expand the usable space or add any residential units and therefore, do not create additional demand on the roadway system. Traffic impact fees will not be required as a condition of development approval for these types of projects.

- ☐ A project that involves demolition of one single family residential unit and replacement with one new single family residential unit on the same lot.
- ☐ A residential remodel that does not increase the number of residential units.
- ☐ A residential addition (e.g. garage, etc.) that does not increase the number of residential units.
- ☐ Decks, fences, retaining walls, etc.
- ☐ Accessory dwelling unit (ADU). (Approval of an ADU is regulated by the Edmonds Community Development Code, which limits the total number of individuals living at the property to one "family" as defined in the code)

Types of projects that DO trigger impact fees: The following project examples do increase the number of residential units or involve commercial or other activity using the roadway system and therefore, do create additional demand on the roadway system. Traffic impact fees shall be required as a condition of development approval for these types of projects.

- ☐ Construction of a single family residence on a previously undeveloped, vacant or subdivided lot.
- ☐ Demolition of a single family residence and construction of a commercial, mixed-use or multi-family facility or duplex on the same property.
- ☐ A tenant improvement that changes the use from general office to medical office.
- ☐ Remodel of an existing multi-family building that increases the number of residential units.

Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at www.ci.edmonds.wa.us/codes.stm. The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Engineering Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.

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DEVELOPMENT SERVICES DIV.
CITY OF EDMONDS

2009 - Impact Fee Rate Table

Edmonds Streets and Roads Impact Fee Rate Study

TABLE 4 IMPACT FEE RATES						
(1)	(2)	(3)	(4)	(5)	(6)	
ITE Code	ITE Land Use Category	Trip Rate ²	% New Trips ³	Trip Length Factor ⁴	Net New Trips per Unit of Measure	Impact Fee Per Unit @ \$1,049.41 per Trip
110	Light Industrial	0.97	100%	1.47	1.43 1,000 sq ft	1.50 per square foot
140	Manufacturing	0.73	100%	1.47	1.07 1,000 sq ft	1.12 per square foot
151	Mini-warehouse	0.26	100%	1.47	0.38 1,000 sq ft	0.40 per square foot
210	Single family House	1.01	100%	1.13	1.14 dwelling	1,196.33 per dwelling unit
220	Apartment	0.62	100%	1.20	0.74 dwelling	776.56 per dwelling unit
230	Condominium	0.52	100%	1.15	0.60 dwelling	629.65 per dwelling unit
240	Mobile Home	0.59	100%	1.09	0.64 dwelling	671.62 per dwelling unit
251	Senior Housing	0.16	100%	0.93	0.15 dwelling	157.41 per dwelling unit
320	Motel	0.47	100%	1.27	0.60 room	629.65 per room
420	Marina	0.19	100%	0.97	0.18 berth	188.89 per boat berth
444	Movie Theater	3.80	85%	0.73	2.36 1,000 sq ft	2.48 per square foot
492	Health/Fitness Club	3.53	75%	1.00	2.65 1,000 sq ft	2.78 per square foot
530	High School	0.97	80%	1.00	0.78 1,000 sq ft	0.82 per square foot
560	Church	0.55	100%	1.20	0.66 1,000 sq ft	0.69 per square foot
565	Day Care Center	12.46	75%	0.67	6.26 1,000 sq ft	6.57 per square foot
620	Nursing Home	0.22	100%	0.87	0.19 bed	199.39 per bed
710	General Office	1.49	90%	1.47	1.97 1,000 sq ft	2.07 per square foot
720	Medical Office	3.46	75%	1.40	3.63 1,000 sq ft	3.81 per square foot
814	Specialty Retail	2.71	55%	0.60	0.89 1,000 sq ft	0.93 per square foot
820	Shopping Center	3.73	65%	0.53	1.28 1,000 sq ft	1.34 per square foot
850	Supermarket	10.50	65%	0.67	4.57 1,000 sq ft	4.80 per square foot
852	Convenience mkt 15-16 hours	34.57	40%	0.40	5.53 1,000 sq ft	5.80 per square foot
912	Drive-in bank	25.82	55%	0.47	6.67 1,000 sq ft	7.00 per square foot
932	Restaurant: sit- down	11.15	55%	0.73	4.48 1,000 sq ft	4.70 per square foot
933	Fast food, no drive-up	26.15	50%	0.67	8.76 1,000 sq ft	9.19 per square foot
934	Fast food, w/ drive-up	33.84	51%	0.62	10.70 1,000 sq ft	11.23 per square foot
936	Coffee/Donut Shop, no drive-up	40.75	20%	0.67	5.46 1,000 sq ft	5.73 per square foot
938	Coffee/Donut Shop, drive-up, no indoor seating	75.00	20%	0.67	10.05 1,000 sq ft	10.55 per square foot
945	Gas station w/convenience	13.38	45%	0.53	3.19 vfp	3,347.62 per vfp ⁵

² ITE Trip Generation (8th Edition): 4-6 PM Peak Hour Trip Ends

³ Excludes pass-by trips: see "Trip Generation Handbook: An ITE Proposed Recommended Practice" (1988)

⁴ Ratio to average trip length.

⁵ vfp: vehicle fueling position

Henderson,
Young &
Company

EFFECTIVE 5/1/2010

City of Edmonds, Washington
October 29, 2009
Page 21

2004 - Impact Fee Rate Table

APR 13 2004

Edmonds Road Impact Fee Rate Study

EDMONDS PLANT SERVICES CTR.
CITY OF EDMONDS

TABLE 4 IMPACT FEE RATES						
ITE Code	ITE Land Use Category	Trip Rate ²	% New Trips ³	Trip Length Factor ⁴	Net New Trips per Unit of Measure	Impact Fee Per Unit @ \$ 763.66 per Trip
110	Light Industrial	0.98	100%	1.59	1.56 1,000 sq ft	1.19 per square foot
140	Manufacturing	0.74	100%	1.59	1.18 1,000 sq ft	0.90 per square foot
151	Mini-warehouse	0.26	100%	1.59	0.41 1,000 sq ft	0.32 per square foot
210	Single family House	1.01	100%	1.09	1.10 dwelling	840.72 per dwelling unit
220	Apartment	0.62	100%	1.15	0.71 dwelling	544.49 per dwelling unit
230	Condominium	0.54	100%	1.15	0.62 dwelling	474.24 per dwelling unit
240	Mobile Home	0.56	100%	1.09	0.61 dwelling	466.14 per dwelling unit
310	Hotel	0.61	100%	1.25	0.76 room	582.29 per room
320	Motel	0.47	100%	1.25	0.59 room	448.65 per room
420	Marina	0.19	100%	0.97	0.18 berth	140.74 per boat berth
430	Golf course	0.30	100%	1.00	0.30 acre	229.10 per acre
444	Movie Theater	3.80	100%	0.72	2.74 1,000 sq ft	1.36 per square foot
492	Racquet club	1.83	100%	0.97	1.78 1,000 sq ft	3.58 per square foot
530	High School	1.02	100%	0.62	0.63 1,000 sq ft	0.48 per square foot
560	Church	0.66	100%	1.15	0.76 1,000 sq ft	0.58 per square foot
610	Hospital	0.92	100%	1.56	1.44 1,000 sq ft	1.10 per square foot
620	Nursing home	0.20	100%	0.87	0.17 bed	132.88 per bed
710	General Office	1.49	100%	1.59	2.37 1,000 sq ft	1.81 per square foot
720	Medical office	3.66	100%	1.50	5.49 1,000 sq ft	4.19 per square foot
820	Shopping Center	3.74	81%	0.40	1.21 1,000 sq ft	0.93 per square foot
832	Restaurant: sit-down	10.86	56%	1.06	6.45 1,000 sq ft	4.92 per square foot
833	Fast food, no drive-up	26.15	52%	0.62	8.43 1,000 sq ft	6.44 per square foot
834	Fast food, w/ drive-up	33.48	51%	0.62	10.59 1,000 sq ft	8.08 per square foot
844	Gas station	14.56	60%	0.53	4.63 pump	3,535.82 per vfp
845	Gas station w/convenience	13.38	47%	0.53	3.33 pump	2,545.26 per vfp ⁵
850	Supermarket	11.51	55%	0.65	4.11 1,000 sq ft	3.14 per square foot
851	Convenience market-24 hr	53.73	39%	0.40	8.38 1,000 sq ft	6.40 per square foot
912	Drive-in Bank	54.77	51%	0.47	13.13 1,000 sq ft	10.03 per square foot

² ITE Trip Generation (6th Edition): 4-6 PM Peak Hour Trip Ends

³ Excludes pass-by trips: see "Trip Generation Handbook: An ITE Proposed Recommended Practice" (1988)

⁴ Ratio to average trip length.

⁵ vfp: vehicle fuelling position

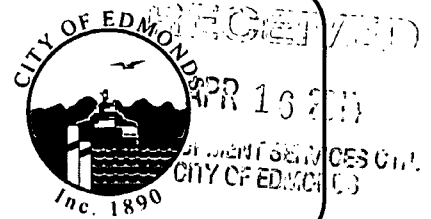
Henderson,
Young &
Company

EFFECTIVE 9/12/2004

City of Edmonds, Washington
April 15, 2003
Page 18

City of Edmonds

Traffic Impact Analysis Worksheet



Name of Proposed Project: Shanwin Williams

Owner/Applicant

Amy Colby - JPC Architects
 Name
909-112th Ave NE Suite 206
 Street/Mailing Address
Bellene, WA 98004
 City State Zip
 Telephone: 425-641-9200

Applicant Contact Person:

Amy Colby
 Name
909-112th Ave NE Suite 206
 Street/Mailing Address
Bellene, WA 98004
 City State Zip
 Telephone: 425-641-9200

Traffic Engineer who prepared the Traffic Impact Analysis (if applicable):

N/A
 Firm Name
 Telephone: _____

 Contact Name
 E-mail: _____

THRESHOLD LEVELS OF ANALYSIS

Project Traffic Levels	Sections to Complete
I. Less than 25 peak-hour trips generated	1 and 7 only (Worksheet/Checklist)
II. More than 25 peak-hour trips generated	All sections



PROJECT DESCRIPTION

- a. Location - Street address: 22804 100th Ave. West Edmonds, WA 98020
Please see attached (Attach a vicinity map and site plan.)
- b. Specify existing land use: Retail
- c. Specify proposed type and size of development: N/A - no change of use, tenant improvement project. (# of residential units and/or square footage of building)

- d. Date construction will begin and be completed: AS SOON AS POSSIBLE, 8 WEEK DURATION
- e. Define proposed access locations: N/A
- f. Define proposed sight distance at site egress locations: N/A

DEVELOPMENT SERVICES DIV.
CITY OF EDMONTON

2. TRIP GENERATION

Source shall be the Eighth Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual. For independent fee calculations, the current edition of the ITE manual may be used.

ADT = Average Daily Traffic

PM Peak-hour trips (AM, noon or school peak may also apply as directed by the City Engineer)

- a. Existing Site Trip Generation Table:

Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

- b. Proposed Project Trip Generation Table:

Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

- c. Net New Project Trip Generation Table:

Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

- d. State assumptions and methodology for internal, link-diverted or passby trips:

APR 13 2011

3. TRIP DISTRIBUTION

Prepare and attach a graphic showing project trip distribution percentages and assignments. For developments that generate over 75 peak-hour trips, the City Engineer reserves the right to require trip distribution to be determined through use of the City traffic model.¹

4. SITE ACCESS ROADWAY/DRIVEWAYS AND SAFETY

- a. Have sight distance requirements at egress location been met per AASHTO requirements?

- b. Intersection Level of Service (LOS) Analysis:

Intersections to be evaluated shall be determined by the City of Edmonds Traffic Engineer

Existing Conditions	LOS		Delays	
Year of Opening	LOS		Delays	
Five Years Beyond Change of Land Use	LOS		Delays	

- c. Describe channelization warrants:

(Attach striping plan.)

- d. Vehicle Storage/Queuing Analysis (calculate 50% and 95 % queuing lengths):

	50 %	95 %
Existing Conditions		
Year of Opening		
Five Years Beyond Change of Land Use		

- e. If appropriate, state traffic control warrants (e.g. stop sign warrants, signal warrants):

- f. Summarize local accident history² (only required for access to principal and minor arterials):

¹ Available upon request at City of Edmonds Development Services Department

² Available upon request at City of Edmonds Police Department

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DEVELOPMENT SERVICES DIV.
CITY OF EDMONTON

5. TRAFFIC VOLUMES

Provide the following and other planned development traffic within the city.¹

- a. Describe existing ADT and peak-hour counts (less than two years old), including turning movements, on street adjacent to and directly impacted by the project.

- b. Describe the estimated ADT and peak-hour counts, including turning movements, the year the project is fully open (with and without project traffic).

- c. Describe the estimated ADT and peak-hour counts, including turning movements, five years after the project has been fully open (with and without project traffic).

- d. State annual background traffic growth factor and source:

6. LEVEL OF SERVICE (LOS) ANALYSIS

- a. Summarize Level of Service Analysis below and attach supporting LOS analysis documentation. Provide the following documentation for each arterial street or arterial intersection impacted by ten or more peak-hour trips. Other City-planned developments¹ must also be factored into the LOS calculations.

		LOS		LOS
Existing Conditions	Existing		Delays	
Year of Opening	With Project		Without Project	
Five Years Beyond Change of Land Use	With Project		Without Project	

- b. Note any assumptions/variations to standard analysis default values and justifications:

¹ A list of planned developments are available at the City upon request for public records



MITIGATION RECOMMENDATIONS

State recommended measures and fees required to mitigate project specific traffic impacts. Traffic impact fee shall be calculated from the Edmonds Road Impact Fee Rate Study Table 4 (attached) and as identified in ECDC 18.82.120, except as otherwise provided for independent fee calculations in ECDC 18.82.130.

** Please see attached Exemption List from City of Edmonds Municipal Code 18.82.040.**

☐ CHANGE IN USE

Fee for prior use shall be based on fee established at the time the prior use was permitted. If the previous use was permitted prior to the adoption of Ordinance 3516 (effective date: 09/12/04), the 2004 ECDC 18.82.120 impact fee shall be used.

	ITE Land Use Category	Per Unit Fee Rate		Units in square feet, # of dwelling, vfp, etc.	=	Fee
New Use	SHOPPING CENTER	\$	X		=	\$
Prior Use	SHOPPING CENTER	\$	X		=	\$
New Use Fee: \$		-		Prior Use Fee: \$		= \$ 0 ¹

☐ NEW DEVELOPMENT

	ITE Land Use Category	Per Unit Fee Rate		Units in square feet, # of dwelling, vfp, etc.	=	Fee
New Use		\$	X		=	\$ 0

☒ **OTHER** ** Please see the attached Exemption List from City of Edmonds Municipal Code 18.82.040. Project scope is not a change of use or a new development.**

MITIGATION FEE RECOMMENDATION:	\$
INDEPENDENT FEE CALCULATION: \$200.00 (+ consultant fee)	\$
TOTAL TRAFFIC IMPACT FEE	\$ 0

CL
City of Edmonds, Engineering Division Approval

7/11/14
Date

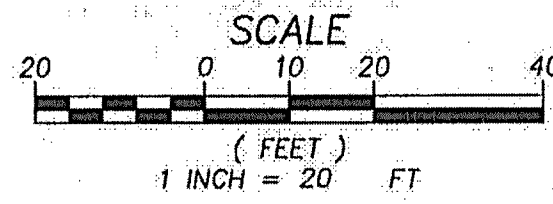
¹ No impact fees will be due, nor will a credit be given, for an impact fee calculation resulting in a net negative.

Author: AMY CULLEY
Date/Time: 6/17/2014 2:35 PM
Dwg: E:\2014\14-074\DWG\WP\MATERIAL-01.DWG
Plot Title: JPC SITE PLAN
XRef: ...LATE.dwg

PORTION NW 1/4 SEC. 36, TWP. 27 N., RGE. 3 W., W.M.

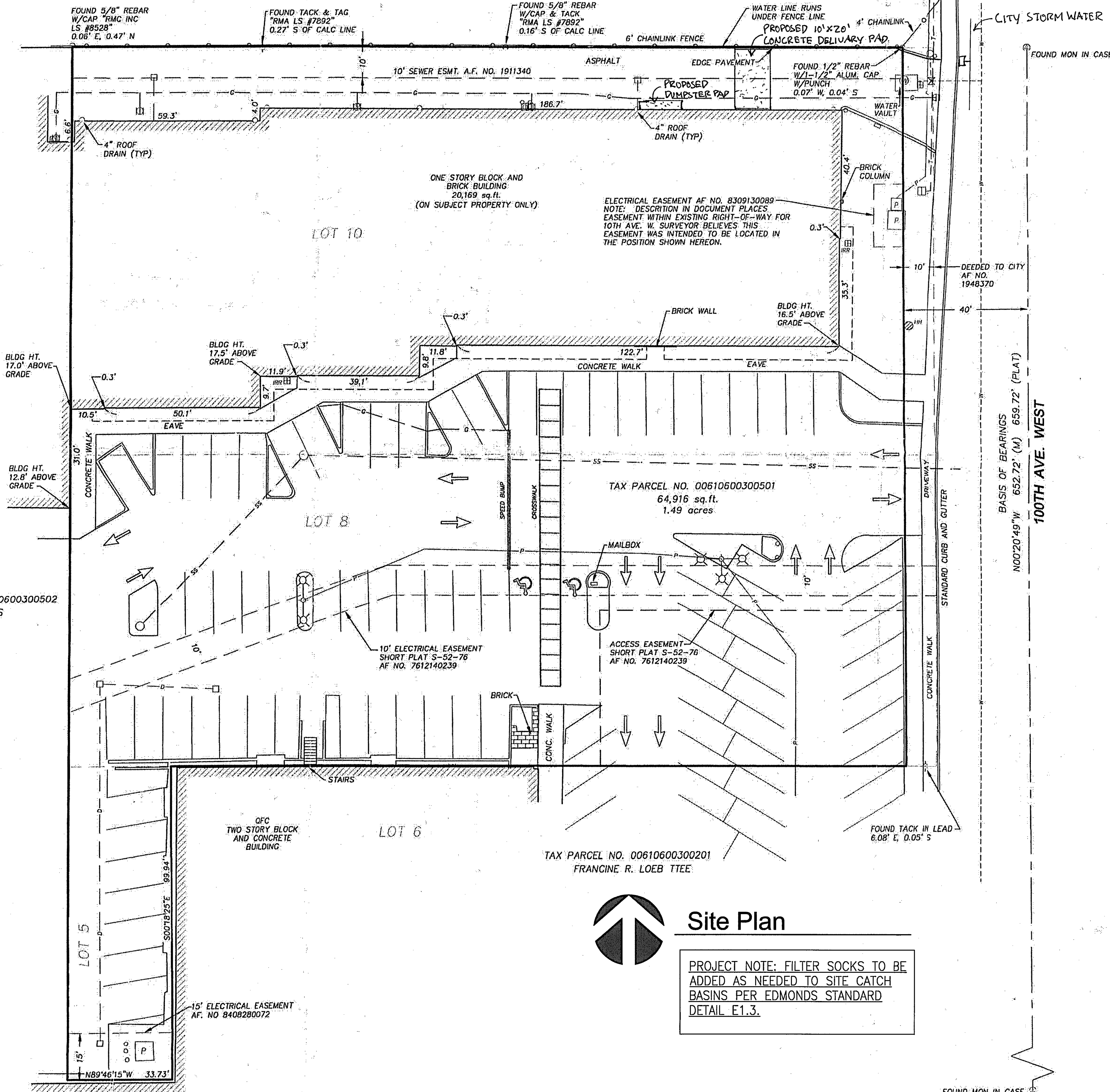
LEGEND

- | | | | |
|--|--------------------------|--|-----------------------|
| | GAS METER | | UNDERGROUND TELEPHONE |
| | GAS VALVE | | UNDERGROUND POWER |
| | FIRE HYDRANT | | GAS LINE |
| | WATER VALVE | | SANITARY SEWER LINE |
| | WATER METER | | WATER LINE |
| | WATER MANHOLE | | STORM DRAINAGE LINE |
| | TYPE I CATCH BASIN | | |
| | MAILBOX | | |
| | TELEPHONE JUNCTION BOX | | |
| | POWER VAULT | | |
| | POWER HAND HOLE | | |
| | IRRIGATION CONTROL VALVE | | |
| | SANITARY SEWER MANHOLE | | |
| | LIGHT POLE | | |



PROJECT NOTE: EXERCISE CAUTION
WHEN DEMOLISHING ACCESS ROAD (AT
SEWER MAIN AND EASEMENT)

TAX PARCEL NO. 27032500305600
SWEDBERG CEMETARY



LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATED OCTOBER 23, 2003
ORDER NUMBER 50283)

THAT PORTION OF LOTS 5, 8 AND 10, BLOCK 3, WESTGATE PARK DIVISION NO. 1, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 31, RECORDS OF SNOHOMISH
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10;
THENCE SOUTH 0°00'49\"/>

EXCEPTIONS:

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: NOVEMBER 10, 1996, RECORDING NO. 1911340
IN FAVOR OF: CITY OF EDMONDS
FOR: SEWER PIPELINE
AFFECTS: THE NORTH 10 FEET OF LOTS 9 AND 10
22. RESTRICTIONS, CONDITIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY,
AS CONTAINED IN AND/OR DELINEATED ON THE FACE OF SHORT PLAT NO. S-52-76 RECORDED
UNDER RECORDING NO. 7612140239, IN SNOHOMISH COUNTY, WASHINGTON.
23. A DOCUMENT ENTITLED "MUTUAL ACCESS AND USE EASEMENT", EXECUTED BY AND BETWEEN
ALEX. SHULMAN AND WESTGATE NORTH CO. RECORDED JUNE 17, 1983, AS INSTRUMENT NO.
8308170257 OF OFFICIAL RECORDS.
(DESCRIPTION INSUFFICIENT TO SHOW LOCATION HEREON.)
26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 8309130089
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY,
ITS SUCCESSORS AND ASSIGNS
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
AFFECTS: THE EAST 10 FEET OF THE SOUTH 20 FEET OF THE NORTH 63 FEET
- SAID INSTRUMENT CONTAINS THE FOLLOWING:
RIGHTS OF ACCESS FOR PURPOSES OF MAINTENANCE OR REPAIR,
RIGHTS TO CUT OR TRIM ALL BRUSH OR TIMBER WHICH CONSTITUTES A DANGER TO SAID LINE.
27. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 8408280072
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
FOR: UNDERGROUND UTILITIES
AFFECTS: A PORTION

NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP NUMBER
93061C1315 E, EFFECTIVE DATE NOVEMBER 8, 1999.
2. THE SUBJECT PROPERTY IS ZONED BN-NEIGHBORHOOD BUSINESS PER THE CITY OF EDMONDS ZONING MAP,
AND IS SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS PER CHAPTER 16.45.020 OF THE EDMONDS
MUNICIPAL CODE:
- | | |
|-------------------------|---|
| MINIMUM LOT AREA: | NONE |
| MINIMUM LOT WIDTH: | NONE |
| MINIMUM STREET SETBACK: | 20 FEET |
| MINIMUM SIDE SETBACK: | NONE: 15 FEET FROM LOT LINES ADJACENT TO RESIDENTIAL PROPERTY |
| MINIMUM REAR SETBACK: | NONE: 15 FEET FROM LOT LINES ADJACENT TO RESIDENTIAL PROPERTY |
| MINIMUM FRONT SETBACK: | 25 FEET |
| MAXIMUM FLOOR AREA: | 3 SQUARE FEET PER SQUARE FOOT OF LOT AREA |

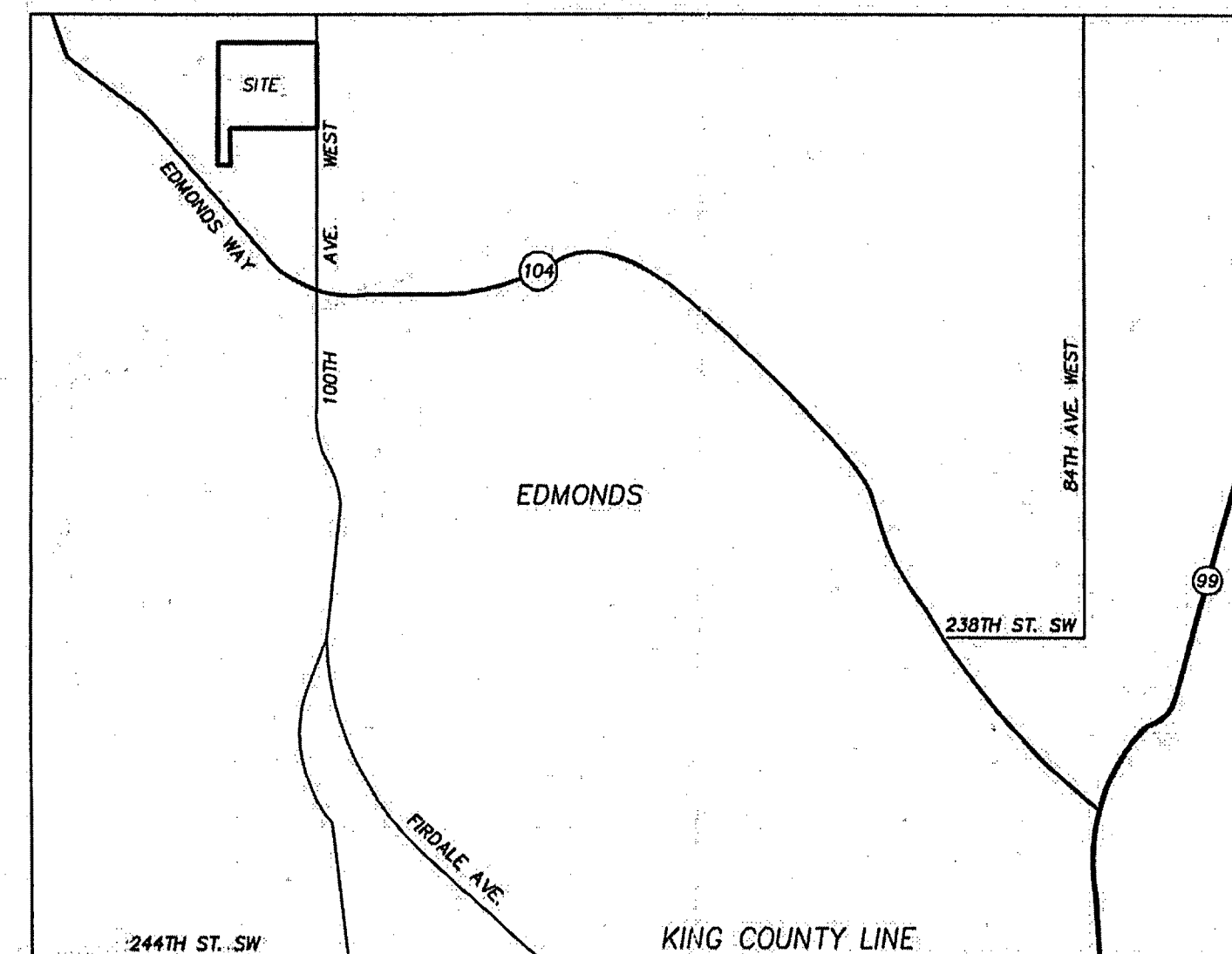
Applicant shall repair/replace all damage to
utilities or frontage improvements in City
right-of-way per City standards that is caused
or occurs during the permitted project.

OWNER/CONTRACTOR IS RESPONSIBLE FOR
EROSION CONTROL AND DRAINAGE

APPROVED AS NOTED
BY ENGINEERING

Date: 7/11/14

VICINITY MAP N.T.S.

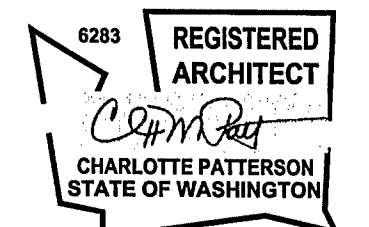


APPROVED BY PLANNING
7-8-14

Zone	BN	Corner	Y	Flag	
Setbacks	Required	Actual			
Front					
Sides					
Rear					
Other					
Height					

RESUB
JUN 19 2014
BUILDING DEPARTMENT
CITY OF EDMONDS

DESIGN JPC
DRAWN CW/AC
CHECKED CP
NO. 14-0274



04/16/14 PERMIT SET
05/29/14 City Corrections

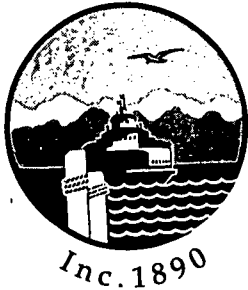
STREET FILE
Site Plan

I-0.1.2

JPC ARCHITECTS

Sherwin-Williams
Westgate Center
Floor 1
22804 100th Ave West
Edmonds, WA 98020

909 112th Avenue NE Suite 206
Bellevue, WA 98004



CITY OF EDMONDS

121 5TH AVENUE NORTH • EDMONDS, WA 98020 • (425) 771-0220 • FAX (425) 771-0221
Website: www.ci.edmonds.wa.us

DEVELOPMENT SERVICES DEPARTMENT
Planning • Building • Engineering

GARY HAAKENSEN
MAYOR

WESTGATE INVESTORS LLP
1501 N. 200th Street
Shoreline, WA 98133

LIFE INSURANCE COMPANY OF THE SOUTHWEST
and its successors and assigns
c/o National Life Investment Management Company, Inc.
One National Life Drive
Montpelier, Vermont 05604
Attn: Director of Mortgage Investments

RE: WESTGATE CENTER
22804-22824 – 100th Avenue W., Edmonds, WA 98020

Ladies and Gentlemen:

I am a Planner with the City of City of Edmonds and hereby certify as to the following:

1. The property located at 22804-22824 – 100th Avenue W., Edmonds, WA ("the Property") is currently zoned Neighborhood Business (BN). In such zone use of the Property for a retail shopping center is permitted as a matter of right. A copy of the chapter (Edmonds Community Development Code (ECDC Chapter 16.45) in the Edmonds Community Development Code that regulates the allowed uses of the BN zone and establishes the development standards of that zone has been included as Attachment 1.
2. The current use of the Property for a shopping center is not a non-conforming use, and no special use permits, conditional use permits, variances or exceptions have been granted nor are needed to use the Property for its current use.
3. The City has no way of knowing whether the property and the improvements (buildings, parking areas, drive(s) and access way(s), storm water management, landscaping, signs, and other facilities) thereon were constructed in accordance with and currently comply with all applicable zoning, subdivision and land development requirements, and with all conditions of the site plan approval. This is because the City does not inspect properties for violations or compliance for aspects of the development that are not associated with the issuance of a specific building permit. Violations are investigated on a complaint basis only and the City has no pending complaints regarding the subject property. Additionally, there are currently no outstanding notices of uncorrected violations of any applicable building, fire, or other code provisions affecting the Property.

STREET FILE


4. Parking for the Property is required according to the current mix of uses in each of the tenant spaces. The attached Edmonds Community Development Code (EDCD) Chapter 17.50 (Attachment 2) regulates the number of off-street parking spaces that are required for the different types of uses.

A search of the building permit database was conducted and copies were made of all the building permits and Certificates of Occupancy for new construction, tenant improvements, and major remodels for the addresses given for the subject property (Attachment 3). The Certificates of Occupancy are assumed to be in full force and effect. However, the City has no way of knowing whether the property is in full compliance with the requirements of the Certificates of Occupancy. When a sale or transfer of ownership of the Property is made, the past Certificates of Occupancy apply. However, any violations that the City investigates as a result of a complaint against the property may result in the need for the payment of additional fees or additional inspections.

Attachments:

1. Edmonds Community Development Code (ECDC) Chapter 16.45 – Neighborhood Business
2. Edmonds Community Development Code (ECDC) Chapter 17.50 – Off-Street Parking Regulations
3. Major Building Permits and Certificates of Occupancy for Subject Addresses

Date: December 12, 2003



Name: Star Campbell

Title Planner

Office: Planning Division, Development Services
Department

Chapter 16.40**BUSINESS AND COMMERCIAL
ZONES - PURPOSES****Sections:**

16.40.000 Purposes.

16.40.000 Purposes.

The general purposes of the business and commercial (B or C) zones are:

A. To provide for areas for commercial uses offering various goods and services according to the different geographical areas and various categories of customers they serve;

B. To provide for areas where commercial uses may concentrate for the convenience of the public and in mutually beneficial relationships to each other;

C. To provide for residential uses, community facilities and institutions which may appropriately locate in commercial areas;

D. To require adequate landscaping and off-street parking and loading facilities;

E. To protect commercial uses from hazards such as fire, explosion and noxious fumes, and also nuisances created by industrial uses such as noise, odor, dust, dirt, smoke, vibration, heat, glare and heavy truck traffic.

Chapter 16.45**BN - NEIGHBORHOOD BUSINESS****Sections:**

16.45.000 Purposes.

16.45.010 Uses.

16.45.020 Site development standards.

16.45.030 Operating restrictions.

16.45.000 Purposes.

The BN zone has the following specific purposes in addition to the general purposes for business and commercial zones listed in Chapter 16.40 ECDC:

A. To reserve areas, for those retail stores, offices, retail service establishments which offer goods and services needed on an everyday basis by residents of a neighborhood area;

B. To ensure compact, convenient development patterns by allowing uses that are operated chiefly within buildings.

16.45.010 Uses.**A. Permitted Primary Uses.**

1. Single-family dwellings, as regulated in RS-6 zone;

2. Neighborhood-oriented retail stores, retail service uses, excluding uses such as commercial garages, used car lots, taverns, theaters, auditoriums, undertaking establishments and those uses requiring a conditional use permit as listed below;

3. Offices and outpatient clinics, excluding commercial kennels;

4. Dry cleaning stores and laundromats;

5. Small animal hospitals;

6. Churches, subject to the requirements of ECDC 17.100.020;

7. Primary and high schools subject to the requirements of ECDC 17.100.050(G) through (R);

8. Local public facilities designated and sited in the capital improvement plan, subject to the requirements of ECDC 17.100.050;

9. Neighborhood parks, natural open spaces, and community parks with an adopted

master plan subject to the requirements of ECDC 17.100.070.

B. Permitted Secondary Uses.

1. Limited assembly, repair or fabrication of goods incidental to a permitted or conditional use;

2. Off-street parking and loading areas to serve a permitted or conditional use;

3. One dwelling unit per lot, in the story above the street floor, with a minimum lot area of 6,000 square feet;

4. Commuter parking lots that contain less than 10 designated parking spaces in conjunction with any local public facility allowed by this section. Any additionally designated parking spaces that increase the total number of spaces in a commuter parking lot to 10 or more shall subject the entire commuter parking lot to a conditional use permit as specified in subsection (D)(2) of this section, including commuter parking lots that are located upon more than one lot as specified in ECDC 21.15.075.

C. Primary Uses Requiring a Conditional Use Permit.

1. Commercial parking lots;

2. Drive-in businesses;

3. Businesses open to the public between the hours of 11:00 p.m. and 6:00 a.m.;

4. Convenience stores;

5. Local public facilities not planned, designated, or sited in the capital improvement plan, subject to the requirements of ECDC 17.100.050;

6. Day-care centers;

7. Hospitals, convalescent homes, rest homes, sanitariums;

8. Museums, art galleries, zoos, and aquariums of primarily local concern that do not meet the criteria for regional public facilities as defined in ECDC 21.85.033;

9. Counseling centers and residential treatment facilities for current alcoholics and drug abusers;

10. Regional parks and community parks without a master plan subject to the requirements of ECDC 17.100.070.

D. Secondary Uses Requiring a Conditional Use Permit.

1. Outdoor storage, incidental to a permitted or conditional use;

2. Commuter parking lots with 10 or more designated parking spaces in conjunction with a facility meeting the criteria listed under subsection (C)(6) through (10) of this section. [Ord. 3353 § 3, 2001; Ord. 3269 § 1, 1999*; Ord. 3120 § 1, 1996; Ord. 2759 § 1, 1990; Ord. 2660 § 1, 1988; Ord. 2283 § 4, 1982].

*Code reviser's note: Ord. 3269 expired August 13, 2000. For provisions on the outdoor display of merchandise, see Chapter 17.65 ECDC.

16.45.020 Site development standards.**A. Table.**

	Minimum Lot Area	Minimum Lot Width	Minimum Street Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height	Maximum Floor Area
BN	None	None	20'	None ¹	None ¹	25'	3 sq. ft. per sq. ft. of lot area

¹ Fifteen feet from lot lines adjacent to R zoned property.

B. Signs, Parking and Design Review. See Chapters 17.50, 20.60 and 20.10 ECDC.

C. Screening. The required setback from R zoned property shall be permanently landscaped with trees and ground cover and permanently maintained by the owner of the BN lot. A six-foot minimum height fence, wall or solid hedge shall be provided at some point in the setback.

D. Satellite television antennas shall be regulated as set forth in ECDC 16.20.050, and reviewed by the architectural design board. [Ord. 2526 § 5, 1985].

16.45.030 Operating restrictions.

A. All uses shall be carried on entirely within a completely enclosed building except:

1. Public utilities and parks;
2. Off-street parking and loading areas and commercial parking lots;
3. Drive-in businesses;
4. Plant nurseries;
5. Limited outdoor display of merchandise meeting the criteria of Chapter 17.65 ECDC.

B. Nuisances. All uses shall comply with Chapter 17.60 ECDC, Performance Standards. [Ord. 3320 § 2, 2000].

3. The proposed expansion or enlargement does not allow or constitute a public nuisance or significant threat to public health and safety; and

4. If a nonconforming use, the use has not lapsed in accordance with ECDC 17.40.010(G). [Ord. 3353 § 11, 2001].

Chapter 17.50

OFF-STREET PARKING REGULATIONS

Sections:

- 17.50.000 Purposes.
- 17.50.010 Off-street parking required.
- 17.50.020 Parking space requirements.
- 17.50.030 Calculations.
- 17.50.040 Location.
- 17.50.050 Standards.
- 17.50.060 Joint use.
- 17.50.070 Downtown business area parking requirements.
- 17.50.075 Parking requirements for sexually oriented businesses.
- 17.50.080 Landscaping.
- 17.50.090 Temporary parking lots.
- 17.50.100 Commercial vehicle regulations.

17.50.000 Purposes.

The purposes of this chapter are:

- A. To reduce street congestion and avoid crowding of on-street parking space;
- B. To require adequate landscaping of off-street parking areas;
- C. To protect adjacent property from the impact of a use with inadequate off-street parking.

17.50.010 Off-street parking required.

A. New Uses or Structures.

1. Off-street parking facilities which comply with this chapter shall be provided before any new use is begun, or any new structure is approved for occupancy. A detailed plan and provisions specifically setting forth the method and location by which the off-street parking required for the proposed use will be met, whether by construction, a joint use agreement, and in lieu of parking fee, or any other method provided by this code, shall be filed and approved in conformance with the applicable provisions of this code before any building permit is issued.

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2. If any change of use occurs, or any addition is built, additional parking spaces to meet the requirements of this chapter shall be provided.

B. Existing Uses or Structures.

1. Existing uses or structures shall not be required to comply with the requirements of this chapter except under paragraphs B(2) or B(3) of this section, if they have off-street parking which complied with applicable regulations at the time the use began or the structure was occupied.

2. If a change of use takes place, or an addition is built, which increases the number of off-street parking spaces normally required by this chapter by more than 10 percent but less than 100 percent, the number of additional off-street parking spaces required by this chapter for the new use or addition shall be required to be provided in addition to the number of spaces previously existing. In no case shall the total requirement exceed that required by this chapter.

3. If a change of use takes place, or an addition is built, which increases the number of off-street parking spaces normally required by this chapter by 100 percent or more, the full number of spaces required by this chapter for the new use or the entire altered building shall be provided. [Ord. 2280 § 1, 1982].

17.50.020 Parking space requirements.

A. Residential.

1. a. Single-family dwellings: two spaces per dwelling unit, except within the downtown business area;

b. Multiple residential according to the following table, except within the downtown business area:

Type of multiple dwelling unit	Required parking spaces per dwelling unit
Studio	1.2
1 bedroom	1.5
2 bedrooms	1.8
3 or more bedrooms	2.0

2. Within the downtown business area:
a. Single-family dwellings: one space per dwelling unit;

b. Multiple residential: two spaces per dwelling unit.

3. Boarding house: one space per bed.

4. Rest home, nursing home, convalescent home, residential social welfare facilities: one space per three beds.

5. Single-family dwellings with accessory dwelling unit: three spaces total.

B. Business.

1. Retail stores, including art galleries, convenience stores, department stores, discount stores, drug stores, grocery stores, supermarkets: one space per 300 square feet;

2. Furniture, appliances, and hardware stores: one space per 600 square feet;

3. Services uses, including barber shops, beauty shops, dry cleaners, laundries, repair shops: one space per 600 square feet;

4. Medical, dental and veterinarian offices, banks and clinics: one space per 200 square feet;

5. Business and professional offices with on-site customer service: one space per 400 square feet;

6. Offices not providing on-site customer service: one space per 800 square feet;

7. Bowling alley: four spaces per bowling lane;

8. Commercial recreation: one space per 500 square feet, or one space for each customer allowed by the maximum permitted occupant load;

9. Car repair, commercial garage: one space per 200 square feet;

10. Drive-in restaurants, automobile service station, car dealer, used car lot: one space per 500 square feet of lot area;

11. Restaurant, tavern, cocktail lounge: if less than 4,000 square feet floor area, one per 200 square feet gross floor area; if over 4,000 square feet floor area, 20 plus one per 100 square feet gross floor area in excess of 4,000 square feet;

12. Plant nurseries (outdoor retail area): one space per five square feet of outdoor retail area;

13. Motels and hotels: one space per room or unit;

14. Retail warehouse, building materials yard: one space per 1,000 square feet of lot area or one per three employees;

15. Manufacturing, laboratories, printing, research, automobile wrecking yards, kennels: one space per two employees on largest shift;

16. Mortuary: one space per four fixed seats or per 400 square feet of assembly area, whichever is greater;

17. Marina: to be determined by the hearing examiner, using information provided by the applicant, and the following criteria:

a. The type of storage facility (moorage, dry storage, trailer parking) and intended use (sailboats, fishing boats, leisure boats),

b. The need to accommodate overflow peak parking demand from other uses accessory to the marina,

c. The availability and use of public transit;

18. Storage warehouse: one space per employee;

19. Wholesale warehouse: one space per employee;

20. Adult retail store: one space per 300 square feet;

21. Sexually oriented business (except adult retail store): one space for each customer allowed by the maximum permitted occupant load.

C. Community Facilities.

1. Outdoor places of public assembly, including stadiums and arenas: one space per eight fixed seats, or per 100 square feet of assembly area, whichever is greater;

2. Theaters: one space per five seats;

3. Indoor places of public assembly, including churches, auditoriums: one space per four seats or one space per 40 square feet of assembly area, whichever is greater;

4. Elementary schools, junior high schools, boarding schools (elementary through senior high), residential colleges and universities: six spaces per classroom, or one space per daytime employee, whichever is greater;

5. Non-residential colleges and universities: one space per daytime employee;

6. High schools (senior): one space per daytime employee;

7. Museums, libraries, art galleries: one space per 250 square feet;

8. Day-care centers and preschools: one space per 300 square feet, or one per employee, plus one per five students, whichever is larger;

9. Hospitals: three spaces per bed;

10. Maintenance yard (public or public utility): one space per two employees. [Ord. 3363 § 1, 2001; Ord. 3117 § 17, 1996; Ord. 2352 § 9, 1983].

17.50.030 Calculations.

A. Square Feet. Unless otherwise specified, square feet refers to the gross building square footage, including outdoor areas used for the same use (such as an outdoor eating area for a restaurant).

B. Combination of Uses. Combination of uses shall meet the requirement based on the sum of all the uses reduced by any applicable joint use provisions (see ECDC 17.50.060). Examples of such combined uses are: a furniture store with a retail display area and attached storage warehouse, a storage warehouse with attached office, a church with a parochial school, and so forth.

C. Different Uses on Same Site. The requirement for different uses on the same site shall be the sum of all requirements for the individual uses, reduced by any applicable joint use provisions.

D. Uses Not Specified. Any use not listed above shall meet the requirements of the most similar listed use as determined by the community development director.

E. Fractions. When the requirements of this chapter result in a fractional number of parking spaces, one space shall be provided for a fraction of one-half or more, and no space shall be required for a fraction of less than one-half.

17.50.040 Location.

A. Permitted Uses in Residential Zones. Off-street parking shall be located on the same lot and within 100 feet walking distance of the use for which it is required.

B. All Other Uses. Off-street parking shall be located within 300 feet walking distance of the use for which it is required, except that the only requirement of the location of off-street parking required for a use in the downtown business area shall be that such parking be located within the downtown business area that is zoned for commercial business (BC). If

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the off-street parking is not on the same lot as the use for which it is required, the owner or lessor shall provide to the city for recording with the county auditor an agreement specifying:

1. The location, by legal description or survey, of the off-street parking and the use for which it is required;

2. A restriction on the property designated for off-street parking that it may not be used for any other purpose unless the parking is no longer required for the use specified in paragraph B(1) of this section. [Ord. 2252 § 1, 1981].

17.50.050 Standards.

See Chapter 18.95 ECDC for size, construction and maintenance of off-street parking.

17.50.060 Joint use.

See Chapter 20.30 ECDC for joint use of off-street parking facilities.

17.50.070 Downtown business area parking requirements.

A. In-Lieu Fee. The parking requirements for a business use in the downtown business area may be partially or entirely satisfied by payment of a fee in lieu of constructing off-street parking spaces.

1. The number of spaces allowed to be satisfied in this manner shall be determined as follows:

- a. For those business uses whose total parking requirement is 10 spaces or less, the planning director, using the procedures set forth in ECDC 20.95.040, may approve in lieu payment for up to 50 percent of the required spaces.

- b. For those business uses whose total parking requirement is 11 spaces or more, the planning director, using the procedures set forth in ECDC 20.95.040, may approve in lieu payment for one to five spaces.

- c. For all business uses requesting in-lieu payment for more than 50 percent of required spaces where 10 or less spaces are

required and for all business uses requesting in-lieu payment for more than five spaces where 11 or more spaces are required, the city council may grant approval after a public hearing using the procedures and notice requirements set forth in ECDC 20.90.010.

2. The criteria for determining the number of spaces eligible for payment in lieu of constructing off-street parking shall include the following:

- a. The amount of available on-street parking in the immediate area;

- b. The number of customers likely to be attracted by the particular use, as compared to the general category or use established by this chapter;

- c. Whether the proposal will detract from the possibility of future central parking lots.

B. Downtown Business Area Defined. The downtown business area consists of all land zoned BC or CW and located in the area east of Puget Sound, south of Edmonds Street, west of Seventh Avenue, and north of Pine Street.

C. Criteria for Construction. The architectural design board shall use the following criteria in reviewing the construction of parking spaces in the downtown business area:

1. That the proposal will not lead to development of an area with buildings and parking lots alternating along the street frontage;

2. That the proposal is consistent with the comprehensive plan and the downtown parking plan.

D. Fee. The in-lieu fee shall be as set forth in Chapter 15.00 ECDC. The fee shall be paid before a building permit or occupancy permit is issued, whichever is earlier. The fee shall be deposited in the in-lieu parking fund maintained for that purpose.

E. Parking Fund. There is hereby created a special fund to be known as the "parking fund." All payments made to the city in lieu of construction off-street parking spaces shall be deposited in such fund, upon receipt.

The fund shall be used exclusively for projects intended to provide an appropriate supply of parking spaces in the downtown business area, including, though not limited to, acquisition, design, construction, development and enhancement of on- and/or off-street parking facilities. The fund may also be used for payment of general or limited obligation bonds, off-street parking revenue bonds, and for the acquisition of property by condemnation, purchase or lease for such parking facilities and for other expenses and costs incident thereto. [Ord. 2271 §§ 1, 2, 1982].

17.50.075 Parking requirements for sexually oriented businesses.

A. All off-street parking areas shall be clearly visible from the street.

B. Off-street parking facilities shall be illuminated by overhead lighting at a minimum average of 20 footcandles. Lighting shall be directed downward and away from external property lines. [Ord. 3117 § 18, 1996].

17.50.080 Landscaping.

The architectural design board shall recommend requirements and guidelines for landscaping of parking lots for council adoption, after reviewing a staff recommendation.

17.50.090 Temporary parking lots.

A. Conditional Use. A conditional use permit shall be required in order to construct or maintain a temporary parking lot in any B (business) or C (commercial) zone. The initial permit shall be valid for a term of one year; provided, however, that extensions may be approved under the following conditions:

1. The applicant may apply to the community services director to have said permit extended for a period of one year upon the filing of a written application stating the reasons for said requests prior to the expiration of the original permit.

2. The applicant may, in addition, apply for an additional two-year extension through the vehicle of a conditional use permit for a

temporary parking lot. In addition to satisfying the criteria of ECDC 20.05.010, the applicant shall be required to demonstrate that a public benefit will result from the issuance of the two-year extension. In no event shall a temporary parking lot be permitted to continue beyond four years from the date the initial conditional use permit is granted.

3. Applications for a conditional use permit, or an appeal of a staff decision approving or denying a one-year extension thereof shall be reviewed by the hearing examiner under the same terms and conditions as any conditional use permit utilizing the criteria contained in Chapter 20.05 ECDC and under the procedural requirements contained in Chapter 20.100 ECDC. An application for a two-year extension shall be processed in the same manner as an initial application for a conditional use permit for a temporary parking lot and new or changed conditions may be imposed in the course of that process. A final decision on the granting of any permit or extension shall be appealable under the process as contained in ECDC 20.100.010 with final recourse to the city council.

B. Improvements. The hearing examiner shall require the applicant to meet the public improvement and dedication requirements for permanent use of the director of community services. The applicant shall also be required to provide a durable, well-drained, dust-free and hard surface for the parking lot.

C. Review by the Architectural Design Board. If the conditional use permit is approved, the applicant shall then submit the proposal for review to the architectural design board, and shall comply with any requirements of the board as to signage, lighting, screening and landscaping. Nothing herein shall be interpreted to prohibit an applicant from filing a simultaneous request for review of his conditional use permit application by the hearing examiner and/or review of said lot by the architectural design board. [Ord. 2819 § 1, 1991; Ord. 2514, 1985].

17.50.100 Commercial vehicle regulations.

A. No person shall park or store more than one commercial vehicle or any commercial vehicle over 10,000 pounds licensed gross vehicle weight per dwelling unit on any lot in any R zoned district unless he/she has first obtained a conditional use permit. For the purposes of this section, "commercial vehicle" means any motor vehicle, the principal use of which is the transportation of commodities, merchandise, produce, freight, vehicles, animals, passengers for hire, or which is used primarily in construction or farming, including but not limited to bulldozers, backhoes, tractors and cranes.

B. The provisions of this section shall not apply to commercial vehicles which are being loaded or unloaded. [Ord. 2138 § 1, 1980].

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CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION				USE ZONE BN	PERMIT NUMBER 83 304
NAME OR NAME OF BUSINESS PUGET PACIFIC CORP				JOB ADDRESS 22810-22816 100th AVENUE	
MAILING ADDRESS PO BOX 33978				LEGAL DESCRIPTION CHECK SUBMITTER NO	
CITY SEATTLE		TELEPHONE NUMBER 774-5138		PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP EXISTING 80 PROPOSED 80 REQUIRED DEDICATION 0	
NAME DAVID KEHLE				RIGHT OF WAY CONSTRUCTION "PLANNED" REQUIRED X STREET USE PERMIT REQUIRED	
ADDRESS 1932 FIRST AVENUE SUITE 300				SEE ENGINEERING REVIEW DATED	
CITY SEATTLE		TELEPHONE NUMBER 628-9495		SEE PLANNING REVIEW CHECK LIST DATED	
NAME SSG CONSTRUCTION, INC				REMARKS Drawings per approved plan	
ADDRESS PO BOX 33978				METHODS NO LONGER SUPPLY	
CITY SEATTLE		TELEPHONE NUMBER 774-5138		REMARKS	
STATE LICENSE NUMBER 223-01-SSG0012441		INTERESTED PARTIES		ADDITIONAL 48-583 1/2	
Legal Description of Property (Include Measurements, Know This or Attach Submittal)					
<input checked="" type="checkbox"/> NEW <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> SIDE SEWER <input type="checkbox"/> WATER LINE <input type="checkbox"/> RETAINING WALL <input type="checkbox"/> EXCAVATE OR FILL <input type="checkbox"/> PRE-MOVED LOT COMPLETION OVER <input type="checkbox"/> DWELLING UNITS <input type="checkbox"/> OTHER					
NUMBER OF STORIES 1 NUMBER OF DWELLING UNITS 1					
NEW COMMERCIAL CONSTRUCTION					
THIS PERMIT IS VALID FOR 180 DAYS FROM DATE OF ISSUANCE. ONLY ONE CONSTRUCTION PERMIT IS ALLOWED FOR EACH LOT. NO OTHER PERMITS SHALL BE ISSUED FOR THE SAME LOT.					
PERMIT APPROVAL 30 Days PERMIT FEE \$2232.00					
I hereby acknowledge that I have read this application and the information given is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with city and state and regulating construction and building laws and ordinances, and to obtain all necessary permits and approvals from the appropriate agencies. I agree to provide all necessary information and documents to the city and state and to the appropriate agencies. I agree to provide all necessary information and documents to the city and state and to the appropriate agencies. I agree to provide all necessary information and documents to the city and state and to the appropriate agencies.					
ATTENTION THIS SITE IS LOCATED IN THE CITY OF EDMONDS. LOCAL SALESTAX SHOULD BE CODED IN.					
APPLICATION APPROVAL This application is not a permit until signed by the Building Official or his Deputy and fees are paid and receipt is acknowledged in space provided.					
David M. Reimer G-7-83					

ATTENTION

THIS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OF A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED PER CHAPTER 2

MAY 12 1983

ORIGINAL - BLUE YELLOW - INSPECTOR

PINK - OWNER GOLD - ASSESSOR

ATTACHMENT

CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION				USE ZONE	MIT NUMBER
<div style="display: flex; justify-content: space-between;"> <div> <p>NAME (OR NAME OF BUSINESS) SAUCY'S PIZZA</p> <p>MAILING ADDRESS 22814 100th Ave W. SUITE "A"</p> <p>CITY EDM, WA</p> <p>TELEPHONE NUMBER</p> </div> <div> <p>NAME N/A</p> <p>ADDRESS</p> <p>CITY</p> <p>TELEPHONE NUMBER</p> </div> </div>				<p>JOB ADDRESS 22814 100th Ave W.</p> <p>LEGAL DESCRIPTION CHECK SUBDIVISION NO</p> <p>LID NO</p>	
<p>CONTRACTOR</p> <p>NAME BERRY NICHOL CO INC.</p> <p>ADDRESS 21027 61st Ave</p> <p>CITY LYAN WA 98036</p> <p>STATE LICENSE NUMBER BERRY 24740</p> <p>CITY LICENSE NUMBER 776 8035</p>				<p>PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP</p> <p>EXISTING PROPOSED REQUIRED RELOCATION</p> <p>RIGHT OF WAY CONSTRUCTION PERMIT REQUIRED</p> <p>STREET USE PERMIT REQUIRED</p> <p>SEE ENGINEERING MEMO DATED</p> <p>SEE CIVIL ENGINE REVIEW CHECK LIST DATED</p> <p>REMARKS</p>	
<p>LEGAL DESCRIPTION OF PROPERTY - include all easements (show below or attach four copies)</p>				<p>DATE PERMIT</p> <p>PERMIT REVIEW</p> <p>DATE REVIEW</p> <p>DATE REVIEW</p> <p>DATE REVIEW</p>	
<p> <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON-RESIDENTIAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> SIGN <input type="checkbox"/> FENCE <input type="checkbox"/> SWIM POOL <input type="checkbox"/> SIDE WALK <input type="checkbox"/> WATER LINE <input type="checkbox"/> </p>				<p> <input type="checkbox"/> ALLOWED <input type="checkbox"/> PROPOSED <input type="checkbox"/> COMPLETE <input type="checkbox"/> EXEMPT <input type="checkbox"/> SHORELINE <input type="checkbox"/> VARIANCE DECISION <input type="checkbox"/> PLANNING REVIEW BY <input type="checkbox"/> DATE <input type="checkbox"/> YARDS <input type="checkbox"/> FRONT <input type="checkbox"/> SIDE <input type="checkbox"/> REAR <input type="checkbox"/> LOT COVERAGE <input type="checkbox"/> </p>	
<p>NUMBER OF STORIES</p> <p>NUMBER OF DWELLING UNITS</p> <p>NATURE OF WORK TO BE DONE ATTACH PLOT PLAN</p> <p>ERECT & MAINTAIN 10 SET</p> <p>OF INDIVIDUAL LOTS</p> <p>INTERNAL RECONSTRUCT</p> <p>ILLUMINATION ALL LOT</p> <p>PRIVATE PROPERTY</p>				<p> <input type="checkbox"/> SPECIAL INSPECTION REQUIRED <input type="checkbox"/> OCCUPANCY GROUP <input type="checkbox"/> OCCUPANT LOAD <input type="checkbox"/> </p>	
<p>This Permit covers work to be done on private property ONLY</p> <p>Any construction on the public domain (curbs, sidewalks, driveways, etc.) will require separate permission</p> <p>Permit Application: 150 Days</p> <p>Permit Limit: 1 Year - Provided Work is Started Within 150 Days</p> <p>I, Applicant, on behalf of his or her spouse, heirs, assigns and successors, in interest, agrees to indemnify, defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance of this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirement of any city ordinance now, then or in any way the City's ability to enforce any ordinance provision.</p> <p>I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of Washington relating to Workmen's Compensation Insurance.</p> <p>SIGNATURE OF APPLICANT Mark R. [Signature] DATE 9/14/83</p>				<p> <input type="checkbox"/> PLAN CHECK FEE <input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> SHEDDING <input type="checkbox"/> SIGN <input type="checkbox"/> </p>	
<p>THIS SITE IS LOCATED IN THE CITY OF EDMONDS. LOCAL SALES TAX SHOULD BE CODED 31.04.</p>				<p> <input type="checkbox"/> TOTAL AMOUNT DUE <input type="checkbox"/> \$28.00 <input type="checkbox"/> </p>	
<p>ATTENTION</p> <p>IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED UNDER CHAPTER 5</p>				<p> <input type="checkbox"/> ATTENTION <input type="checkbox"/> THIS PERMIT <input type="checkbox"/> SHALL NOT <input type="checkbox"/> WORK NOTED <input type="checkbox"/> INSPECTION <input type="checkbox"/> DEPARTMENT <input type="checkbox"/> CITY OF EDMONDS <input type="checkbox"/> 775 3535 </p>	
<p>APPLICATION APPROVAL</p> <p>This application is not a permit until signed by the Building Official or his Deputy, and fees are paid, and receipt is acknowledged in space provided</p> <p>OFFICIAL'S SIGNATURE Harold M. Reunz</p> <p>DATE 9-28-83</p>				<p> <input type="checkbox"/> ORIGINAL - File YELLOW - Inspector <input type="checkbox"/> PINK - Owner GOLD - Assessor </p>	

ATTENTION

IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED UNDER CHAPTER 5

ORIGINAL - File YELLOW - Inspector

PINK - Owner GOLD - Assessor

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 22808 100th Avenue West

Building Permit Number

830573

Occupancy established by this certificate:

B-2

Floor Load signs

in place (per Sec. 3308 U.B.C.) — Capacity signs — posted (per Sec. 3301 (c) U.B.C.)
Floor load and room capacity signs, when required, must remain posted at all times.

THE retail business space

HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH
PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this twenty-sixth

day of January

1984

CHIEF BUILDING OFFICIAL

By

DAVID A. M.

Mayor

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

USE ZONE		PERM NUMBER		880574	
JOB ADDRESS 228 16 100TH AVE W.					
LEGAL DESCRIPTION CHECKED BY		LID NO			
PUBLIC RIGHT OF WAY PER LOCAL STREET MAP					
EXISTING		REQUIREMENT SECTION			
PROPOSED					
RIGHT OF WAY CONSTRUCTION EMM REQUIRED STREET USE PERMIT REQUIRED					
APPROVED JPFM					
MEASURED		SCHEDULE		FUTURE OWN'S	
REMARKS					
BUILD AREA		EPA REVIEW		DOB NO	
FOOTPRINT		IMPROVEMENT		EYEWIT	
				40B-79-83 SHORELINE*	
VARIANCE OR ON		PLANNING REVIEW BY			DATE
TARPS		FRONT		LOT COVERAGE	
SIDE		REAR			
NOT PART OF THIS PERMIT					
CHECKED BY		FIELD INSPECTION		YEAR	
JL-1 NOV 12		1979			
OCCUPANCY REQUIREMENT		OCCUPANCY GROUP		OCCUPANT LOAD	
NO		B-2			
FILE DEPT MEMO DATED 10/24/83 PROGRESS INSPECTIONS REQD					
COMPLETED					
VALUATION		FEE			
PLAN CHECK FEE		45			
BUILDING		8,000		8869	
PLUMBING				/	
MECHANICAL				/	
ELECTRICAL				/	
TOTAL AMOUNT DUE		\$114.00			
ATTENTION		APPLICATION APPROVAL			
IS PERMIT AUTHORIZED FOR THE WORK NOTED		This application is not a permit until signed by the Building Official or his Deputy, and fees are paid, and receipt is acknowledged in space provided.			
CITY OF EDMONDS		OFFICIAL SIGNATURE			
		Harold M. Roemer			
		10-20-83			

IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED USC CHAPTER 1

PINK — Owner GOLD — Accessor

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 22816 100th Avenue West

Building Permit Number

830574

Occupancy established by this certificate:

B-2

Fire Zone	---	No. Stories	One
Type Constr.	W - 1 hour	Basement	---

Floor Load signs

in place (per Sec. 2308 U.B.C.) --- Capacity signs

posted (per Sec. 3301 (i) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

That

DeLi/Shop

HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this third

day of November

1983

CHIEF BUILDING OFFICIAL

By

Wanda M. [Signature]

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

[illegible]

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 22810 100th Avenue West

Building Permit Number

830575

Occupancy established by this certificate:

B-2

Fire Zone	---	No. Stories	One
Type Const.	V - 1 hour	Basement	---

Floor Load signs

in place (per Sec. 3308 U.B.C.) --- Capacity signs

posted (per Sec. 3301 (c) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

Title Dry Cleaning Shop

HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this twelfth

day of March

19 84

CHIEF BUILDING OFFICIAL

by

Harold M. Reiser

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

PINK - Owner GOLD - Assessor

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 22804 100th Avenue West

Building Permit Number 830564

Occupancy established by this certificate:

B-2

Fire Zone	---	No. Stories	One
Type Const.	V - hour	Basement	---

Floor Load signs in place (per Sec. 2308 U.B.C.) — Capacity signs posted (per Sec. 3301 (i) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

THE retail business HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this third day of November 1983

CHIEF BUILDING OFFICIAL By *David M. [Signature]*

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION		USE ZONE	PERMIT NUMBER
NAME (OR NAME OF BUSINESS) <u>Steven Edwin / SUSIE BEARS</u>		<u>BN</u>	<u>840116</u>
MAILING ADDRESS <u>8117 240th SW #4</u>		JOB ADDRESS <u>22814 100th Ave West</u>	
CITY <u>Edmonds</u>	TELEPHONE NUMBER <u>77</u>	LEGAL DESCRIPTION CHECK	SUPPLEMENT NO
NAME <u>David Kahle</u>		PUBLIC RIGHT OF WAY FOR OFFICIAL STREET MAP	
ADDRESS <u>1322 1st Ave #202</u>		EXISTING PROPOSED REQUIRED DEDICATION	
CITY <u>Seattle</u>	TELEPHONE NUMBER <u>624-9445</u>	RIGHT OF WAY CONSTRUCTION PERMIT REQUIRED	
NAME <u>55 St Corp.</u>		STREET USE PERMIT REQUIRED	
ADDRESS <u>8117 240th SW #4</u>		LIFE ENGINEERING MEMO DATED <u>N/R</u>	
CITY <u>Edmonds</u>	TELEPHONE NUMBER <u>774-5138</u>	REMARKS <u>OPEN</u>	
STATE LICENSE NUMBER <u>273 0115601 24938</u>		REMARKS	
LEGAL DESCRIPTION OF PROPERTY (include all existing lots (show below or attach four copies))		REMARKS	
<input type="checkbox"/> NEW <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> COMPLETION <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION		EXISTING PROPOSED COMPLETE EXEMPT <u>N/R</u> <u>SHORELINE</u>	
NUMBER OF STORIES <u>1</u>		NUMBER OF DWELLING UNITS <u>0</u>	
NATURE OF WORK TO BE DONE (SEE PLANS)		REMARKS	
<u>Tenant Improvement to existing retail building</u>		REMARKS	
<u>New restaurant</u>		REMARKS	
<u>Susie Bears, Inc.</u>		REMARKS	
This Permit covers work to be done on private property only. Any construction on the public domain (curbs, sidewalks, driveways, marinas, etc.) will require separate permission. Permit Application: 150 Days Permit Limit: 1 Year. Provided Work is Started Within 180 Days.		UNIFORM TYPE OF CONSTRUCTION <u>II - 1 HOUR</u> 1979 SPECIAL INSPECTION REQUIRED <u>YES</u> OCCUPANCY LOAD <u>A-3</u>	
"I, the undersigned, hereby certify that the information given is correct and that I am the owner or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of Washington relating to Workmen's Compensation Insurance."		SIGNATURE OF APPLICANT <u>David Kahle</u> 2/23/84 CITY OF EDMONDS	
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of Washington relating to Workmen's Compensation Insurance.		APPLICATION APPROVAL This application is not a permit until signed by the Building Official or his Deputy, and fees are paid, and receipt is acknowledged in space provided.	
OFFICIAL'S SIGNATURE <u>David M. Powers</u> DATE <u>3-21-84</u>		VALUATION PLAN CHECK FEE <u>92</u> BUILDING <u>20,000</u> <u>141</u> PLUMBING <u>SEPARATE PERMIT</u> MECHANICAL <u>SEPARATE PERMIT</u> BRACING <u>SEPARATE PERMIT</u> TOTAL AMOUNT DUE <u>\$142.00</u> <u>2125</u>	

ATTENTION

THIS SITE IS LOCATED IN THE CITY OF EDMONDS. LOCAL SALES TAX SHOULD BE PAID HERE.

ORIGINAL - FILE YELLOW - Inspector
PINK - Owner GOLD - Assessor

CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION		USE ZONE	PERMIT NUMBER
NAME OF NAME OF BUSINESS S.S.G. Corp.		ADDRESS 22824 100th Ave W.	
MAILING ADDRESS P.O. Box 33078			
CITY Seattle WA		LEGAL DESCRIPTION CHECK <input type="checkbox"/> SUPERVISION BY <input type="checkbox"/> BY <input type="checkbox"/>	
PHONE NUMBER 774.5138		PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP	
OWNER David Keble		ENGINEERING REQUIRED <input type="checkbox"/> REQUIRED EDUCATION <input type="checkbox"/>	
ADDRESS 1432 1st Ave #302		RIGHT OF WAY CONSTRUCTION PERMIT REQUIRED <input type="checkbox"/> SET BACK PERMIT REQUIRED <input type="checkbox"/>	
CITY Seattle		SEE ENGINEERING PERMIT OTHER N/A	
PHONE NUMBER 624-9495		SEE SET BACK PERMIT OTHER <input type="checkbox"/>	
BUSINESS S.S.G. CORP.		REMARKS See Attached	
ADDRESS Edmonds		REMARKS	
PHONE NUMBER 223-01-SSGIC+249		REMARKS	
Legal Description of Property (Include all easements) (Show below or attach four copies) See attached			
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> VEP <input type="checkbox"/> TIE IN <input type="checkbox"/> LOT 1 <input checked="" type="checkbox"/> FILL <input checked="" type="checkbox"/> EXCAVATION <input type="checkbox"/> LOT 2 <input type="checkbox"/> WATER <input type="checkbox"/> DRAINAGE <input type="checkbox"/> LOT 3 <input type="checkbox"/> EROSION <input type="checkbox"/> FILL <input type="checkbox"/> LOT 4 <input type="checkbox"/> LOT 5 <input type="checkbox"/> LOT 6 <input type="checkbox"/> LOT 7 </div> <div> <input type="checkbox"/> LOT 8 <input type="checkbox"/> LOT 9 <input type="checkbox"/> LOT 10 <input type="checkbox"/> LOT 11 <input type="checkbox"/> LOT 12 <input type="checkbox"/> LOT 13 <input type="checkbox"/> LOT 14 <input type="checkbox"/> LOT 15 <input type="checkbox"/> LOT 16 <input type="checkbox"/> LOT 17 <input type="checkbox"/> LOT 18 <input type="checkbox"/> LOT 19 <input type="checkbox"/> LOT 20 <input type="checkbox"/> LOT 21 <input type="checkbox"/> LOT 22 </div> </div>			
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ORIGINAL - File YELLOW - Inspector
 FILE - Copy GOLD - Assessor

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 22820 100th Avenue West

Building Permit Number #850228

Occupancy established by this certificate:

B - 2

Fire Zone	No. Stories
Type Const. V - 1 Hour	Basement

Floor Load signs in place (per Sec. 2308 U.B.C.) — Capacity signs posted (per Sec. 3301 (i) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

THE Retail Shop

HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH
PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this Twenty - Ninth day of July 19 85

CHIEF BUILDING OFFICIAL By Harold M. Reeves

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION

PERMIT NUMBER **85-70**

NAME (OR NAME OF BUSINESS)

S. J. REAR - STEVEN REAR

JOB ADDRESS

22814 100th Ave W.

MAILING ADDRESS

317 1st Ave S.

LEGAL DESCRIPTION CHECK SUBDIVISION NO.

LOT NO.

DATE

EDMOS

SECTIONAL PLAT

PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP

EXISTING REQUIRED DEDICATION

PROPOSED

RIGHT OF WAY CONSTRUCTION PERMIT REQUIRED

STREET USE PERMIT REQUIRED

SLE ENGINEERING FIRM DATE

SLE PROJECT REVIEW DATE

OPPM

ADDRESS

100 1st Ave S.

DATE

EDMOS

SECTIONAL PLAT

NAME

EDMOS

DATE

EDMOS

SECTIONAL PLAT

NAME

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SECTIONAL PLAT

NAME

EDMOS

SECTIONAL PLAT

Legal Description of Property, include all easements (Show below or attach four copies)

000 1st Ave S.

DATE

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APPLICATION APPROVAL

This application is not a permit until signed by the Building Official or his Deputy, and fees are paid and receipt is acknowledged in space provided

OFFICIAL'S SIGNATURE

Harold M. Reavis

4/24/84

ORIGINAL - File YELLOW - Inspector

PINK - Owner GOLD - Assessor

ATTENTION

THE CITY OF EDMONDS, WASHINGTON, IS A CITY OF THE FIRST CLASS. THE CITY ENGINEER HAS BEEN DULY AND PROPERLY QUALIFIED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS. THE CITY ENGINEER HAS BEEN DULY AND PROPERLY QUALIFIED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS.

APR 5 1984

6/17

[illegible]

CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION				USE ZONE	PERMIT NUMBER
<div style="display: flex; justify-content: space-between;"> <div> NAME (OR NAME OF BUSINESS) NORTH CHINA RESTAURANT MAILING ADDRESS 22814 - 100th AVE W CITY EDMONT WA TELEPHONE NUMBER 747-7338 </div> <div> JOB ADDRESS 22814 100th Avenue West LEGAL DESCRIPTION CHECK SUBDIVISION NO. LID NO. </div> </div>				<div style="display: flex; justify-content: space-between;"> <div> NAME CHEUNG CONSTRUCTION ADDRESS CITY * 775-0056 TELEPHONE NUMBER </div> <div> PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP. EXISTING _____ REQUIRED DEDICATION _____ PROPOSED _____ </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> NAME CHEUNG CONSTRUCTION ADDRESS 6019-212 SW CITY LYNNWOOD WA TELEPHONE NUMBER 775-0056 STATE LICENSE NUMBER CHEUNG 22204 </div> <div> RIGHT OF WAY CONSTRUCTION PERMIT REQUIRED C STREET USE PERMIT REQUIRED C SEE ENGINEERING MEMO DATED REMARKS </div> </div>				<div style="display: flex; justify-content: space-between;"> <div> METER SIZE BUILDING SUPPLY SIZE FIXTURE UNITS REMARKS </div> <div> SIGN AREA ALLOWED PROPOSED COMPLETE EXEMPT ENV. REVIEW ADB NO. SHORELINE # </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> LEGAL Description of Property - include all easements (show below or attach four copies) </div> <div> VARIANCE OR CU PLANNING REVIEW BY DATE </div> </div>				<div style="display: flex; justify-content: space-between;"> <div> YARDS FRONT SIDE REAR HEIGHT LOT COVERAGE REMARKS INTERIOR WORK ONLY </div> <div> CHECKED BY TYPE OF CONSTRUCTION CODE HEIGHT V - N 1982 </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> NEW: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> ADD/ALTER <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> MECHANICAL <input type="checkbox"/> REPAIR <input type="checkbox"/> RETAINING WALL <input type="checkbox"/> SIGN <input type="checkbox"/> DEMOLISH <input type="checkbox"/> EXCAVATE OR FILL <input type="checkbox"/> FENCE <input type="checkbox"/> SWIM POOL <input checked="" type="checkbox"/> REMODEL <input type="checkbox"/> PRE-MOVE INSP/ COMPLIANCE INSP. <input type="checkbox"/> RENEWAL <input type="checkbox"/> WOOD STOVE/ INSERT <input type="checkbox"/> APT. BLDG </div> <div> SPECIAL INSPECTOR REQUIRED <input type="checkbox"/> YES <input type="checkbox"/> NO AHEA OCCUPANCY GROUP A-3 </div> </div>				<div style="display: flex; justify-content: space-between;"> <div> FIRE DEPT MEMO DATED 1-6-86 PROGRESS INSPECTIONS REQD </div> <div> VALUATION FEE PLAN CHECK FEE 53 BUILDING 10,000 81 PLUMBING SEPARATE PERMIT MECHANICAL SEPARATE PERMIT GRADING/FILL PLAN CHECK DEPOSIT TOTAL AMOUNT DUE \$134.00 4763 </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> NUMBER OF STORIES 1 NATURE OF WORK TO BE DONE (ATTACH PLOT PLAN) ALTER KITCHEN LAYOUT FOR A CHINESE RESTAURANT - INTERIOR WORK ONLY </div> <div> NUMBER OF DWELLING UNITS 1 </div> </div>				<div style="display: flex; justify-content: space-between;"> <div> This Permit covers work to be done on private property ONLY. Any construction on the public domain (curbs, sidewalks, driveways, marquees, etc.) will require separate permission. Permit Application: 180 Days Permit Limit: 1 Year - Provided Work is Started Within 180 Days "Applicant, on behalf of his or her spouse, heirs, assigns and successors in interest, agrees to indemnify, defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance of this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirement of any city ordinance nor limit in any way the City's ability to enforce any ordinance provision." I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of Washington relating to Workmen's Compensation Insurance. SIGNATURE (OWNER OR AGENT) [Signature] DATE SIGNED 1/3/86 </div> <div> ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED INSPECTION DEPARTMENT CITY OF EDMONDS 771-3202 </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> APPLICATION APPROVAL This application is not a permit until signed by the Building Official or his Deputy; and fees are paid, and receipt is acknowledged in space provided. OFFICIAL'S SIGNATURE H. Parnes DATE 1-24-86 RELEASED BY: J.G. DATE 1/27/86 ORIGINAL - File YELLOW - Inspector PINK - Owner GOLD - Assessor </div> </div>				<div style="display: flex; justify-content: space-between;"> <div> ATTENTION IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC CHAPTER 3. 10278 </div> </div>	

VIDEO BUG

CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION				USE ZONE CG	PERMIT NUMBER 940212																																	
OWNER NAME NAME OF BUSINESS Westgate Investors				JOB ADDRESS 22804-100th AVE. W. SUITE APT. #																																		
MAILING ADDRESS P.O. Box 33392				LEGAL DESCRIPTION CHECK SUBDIVISION NO. LIO NO.																																		
CITY Seattle ZIP 98133		TELEPHONE NUMBER 206-778-2191		PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP EXISTING _____ REQUIRED DEDICATION _____																																		
NAME Temples Design Group				TSCPA Approved <input type="checkbox"/> SW Permit Required <input type="checkbox"/> Street Use Permit Required <input type="checkbox"/> Inspection Required <input type="checkbox"/> Sidewalk Required <input type="checkbox"/>																																		
ADDRESS 18718 67th Ave. W.				PROPOSED METER SIZE _____ LINE SIZE _____ NO. OF FIXTURES _____ FRV REQUIRED <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>																																		
CITY Lynnwood ZIP 98037		TELEPHONE NUMBER 206-776-9602		REMARKS																																		
NAME SGA Corporation				ENGINEERING MEMO DATED _____ REVIEWED BY _____																																		
ADDRESS 6414 204th St. S.W., Suite #200				FIRE MEMO DATED 3/16/94 REVIEWED BY G. McLowes																																		
CITY Lynnwood ZIP 98036		TELEPHONE NUMBER 206-778-2191		SIGN AREA ALLOWED _____ PROPOSED _____ SEPA REVIEW COMPLETE _____ EXEMPT _____																																		
STATE LICENSE NUMBER SGACO**084ES EXPIRATION DATE 1/95				EXP. _____																																		
Legal Description of Property - include all easements See Attached				VARIANCE OR CU _____ PLANNING REVIEW BY 4/5/94 DATE																																		
Property Tax Account Parcel No. 6106-003-005-0108				SETBACKS - FEET FRONT _____ SIDE _____ REAR _____ HEIGHT _____ LOT COVERAGE _____																																		
<input type="checkbox"/> NEW <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> MECHANICAL <input checked="" type="checkbox"/> REMODEL <input type="checkbox"/> APT. BLDG. <input type="checkbox"/> SIGN <input type="checkbox"/> REPAIR <input type="checkbox"/> GRADING C/DOS <input type="checkbox"/> FENCE _____ FT. <input checked="" type="checkbox"/> X <input type="checkbox"/> DEMOLISH <input type="checkbox"/> WOODSTOVE INSERT <input type="checkbox"/> SWIM POOL HOT TUB-SPA <input type="checkbox"/> GARAGE CARPORT <input type="checkbox"/> RETAINING WALL/ROCKERY <input type="checkbox"/> RENEWAL				REMARKS INTERIOR WORK ONLY																																		
TYPE OF USE BUSINESS OR ACTIVITY EXPLAIN: Video rental-ice cream store				CHECKED BY _____ TYPE OF CONSTRUCTION I-N CODE 91 OCCUPANT GROUP B2																																		
NUMBER OF STORIES 1		NUMBER OF DWELLING UNITS NA		SPECIAL INSPECTOR REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4953 AREA 4953 OCCUPANT LOAD 49																																		
CRITICAL AREAS NUMBER NA				REMARKS PROGRESS INSPECTIONS PER UBC 305																																		
DESCRIBE WORK TO BE DONE (ATTACH PLOT PLAN) New floor coverings, move a couple of interior walls, new front door, painting some electrical & plumbing for ice cream				# EMP - 2-3																																		
HEAT SOURCE Existing, Unchanged GLAZING Existing, Unchanged				NO SEATING																																		
Plan Check No. 94-61				FINAL INSPECTION REQUIRED																																		
This Permit covers work to be done on private property ONLY. Any construction on the public domain (curbs, sidewalks, driveways, marquees, etc.) will require separate permission.				<table border="1"> <thead> <tr> <th></th> <th>VALUATION</th> <th>FEE</th> </tr> </thead> <tbody> <tr> <td>PLAN CHECK FEE</td> <td></td> <td>272</td> </tr> <tr> <td>BUILDING</td> <td>39940</td> <td>419</td> </tr> <tr> <td>PLUMBING</td> <td>SEPARATE</td> <td>PERMIT</td> </tr> <tr> <td>MECHANICAL</td> <td></td> <td></td> </tr> <tr> <td>GRADING/FILL</td> <td></td> <td></td> </tr> <tr> <td>STATE SURCHARGE</td> <td></td> <td>4.50</td> </tr> <tr> <td>STORM DRAINAGE FEE</td> <td></td> <td></td> </tr> <tr> <td>ENG. INSPECTION FEE</td> <td></td> <td></td> </tr> <tr> <td>PLAN CHECK DEPOSIT</td> <td>-257</td> <td>1808</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td>438.50</td> <td>1816</td> </tr> </tbody> </table>			VALUATION	FEE	PLAN CHECK FEE		272	BUILDING	39940	419	PLUMBING	SEPARATE	PERMIT	MECHANICAL			GRADING/FILL			STATE SURCHARGE		4.50	STORM DRAINAGE FEE			ENG. INSPECTION FEE			PLAN CHECK DEPOSIT	-257	1808	TOTAL AMOUNT DUE	438.50	1816
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Permit Application: 180 Days Permit Limit: 1 Year - Provided Work is Started Within 180 Days				APPLICATION APPROVAL																																		
Applicant, on behalf of his or her spouse, heirs, assigns and successors in interest, agrees to indemnify, defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance of this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirement of any city ordinance nor limit in any way the City's ability to enforce any ordinance provision.				This application is not a permit until signed by the Building Official or his/her Deputy; and fees are paid, and receipt is acknowledged in space provided.																																		
I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of Washington relating to Workmen's Compensation Insurance and RCW 18.27				OFFICIALS SIGNATURE 4-5-94 DATE																																		
SIGNATURE (OWNER OR AGENT) 3/16/94 DATE SIGNED				RELEASED BY 4-5-94 DATE																																		
ATTENTION IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED UBC CHAPTER 3				CALL FOR INSPECTION 771-0220																																		
102-87				ORIGINAL - File YELLOW - Inspector PINK - Owner GOLD - Assessor																																		

PINK - Owner GOLD - Assessor

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE SECTION 307

At 22804 100th Avenue West

Building Permit Number 940212

Occupancy established by this certificate:

B2	No. Units	-	No. Stories	-
	Type Const.	V-N	Basement	-

Floor Load signs _____ in place (per Sec. 2308 U.B.C.) — Capacity signs 49 posted (per Sec. 3302(c) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

Owner of Building Westgate Investors

Address P.O. Box 33392 Seattle, WA 98133

THE Video Bug Store HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AS ADOPTED BY THE CITY 1991 EDITION, FOR THE GROUP AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.

Issued this 7th day of June 1994

CHIEF BUILDING OFFICIAL

By



This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION				USE ZONE	PERMIT NUMBER	940525
OWNER	OWNER NAME NAME OF BUSINESS <u>Westgate Investors / GREAT CLIPS</u>			JOB ADDRESS <u>22806-100th AVE NW #5</u>	SUITE APT #	
	MAILING ADDRESS <u>P.O. Box 33392</u>			LEGAL DESCRIPTION CHECK	SUBDIVISION NO	LID NO
	CITY <u>Seattle</u>	ZIP <u>98133</u>	TELEPHONE NUMBER <u>(206) 546-8127</u>	PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP. EXISTING _____ REQUIRED DEDICATION _____ PROPOSED _____		
	NAME <u>Temples Design Group</u>			TSCPA Approved <input type="checkbox"/> RW Permit Required <input type="checkbox"/> Street Use Permit Req'd <input type="checkbox"/> Inspection Required <input type="checkbox"/> Sidewalk Required <input type="checkbox"/>		
ARCHITECT	ADDRESS <u>18718 67th Ave. West</u>			METER SIZE		
	CITY <u>Lynnwood</u>	ZIP <u>98037</u>	TELEPHONE NUMBER <u>(206) 776-9600</u>	LINE SIZE	NO. OF FIXTURES	PRV REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>
	NAME <u>SGA Corporation</u>			REMARKS		
	ADDRESS <u>6414 204th St. S.W. #200</u>			ENGINEERING MEMO DATED _____ REVIEWED BY _____		
CONTRACTOR	CITY <u>Lynnwood</u>	ZIP <u>98036</u>	TELEPHONE NUMBER <u>(206) 778-2191</u>	FIRE MEMO DATED _____ REVIEWED BY _____		
	STATE LICENSE NUMBER <u>SGACO**084BS</u>			SIGN AREA ALLOWED _____ PROPOSED _____ COMPLETE _____ EXEMPT _____ EXP _____		
	EXPIRATION DATE <u>1/95</u>			SEPA REVIEW		
	Legal Description of Property - include all easements <u>See Attached</u>			AOB NO. _____ SHORELINE # _____		
LEGAL DESCRIPTION	Property Tax Account Parcel No <u>6106-003-005-0108</u>			VARIANCE OR CU _____ PLANNING REVIEW BY <u>8/14/94</u> DATE <u>8/14/94</u>		
	<input type="checkbox"/> NEW <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> PLUMBING			SETBACKS - FEET FRONT _____ SIDE _____ REAR _____		
	<input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> MECHANICAL			HEIGHT _____ LOT COVERAGE _____		
	<input checked="" type="checkbox"/> RE-MODEL <input type="checkbox"/> APT. BLDG. <input type="checkbox"/> SIGN			REMARKS <u>Interior Work Only</u> <u>NO LIGHTING CHANGE</u>		
JOB DESCRIPTION	<input type="checkbox"/> REPAIR <input type="checkbox"/> GRADING CYDS _____ <input type="checkbox"/> FENCE _____ FT			CHECKED BY _____ TYPE OF CONSTRUCTION <u>I-N</u> CODE <u>91</u> OCCUPANT GROSS <u>82</u>		
	<input type="checkbox"/> DEMOLISH <input type="checkbox"/> WOODS/OVE INSERT <input type="checkbox"/> SWIM POOL HOT TUB/SPA			SPECIAL INSPECTOR REQUIRED <input type="checkbox"/> YES <u>1254</u> AREA <u>28</u> OCCUPANT LOAD <u>28</u>		
	<input type="checkbox"/> GARAGE CARPORT <input type="checkbox"/> RETAINING WALL/ROCKERY <input type="checkbox"/> RENEWAL			REMARKS <u>PROGRESS INSPECTIONS PER UBC 305</u>		
	(TYPE OF USE BUSINESS OR ACTIVITY) EXPLAIN: <u>Hair Salon</u>			FINAL INSPECTION REQUIRED		
HOLD-HERLESS	NUMBER OF STORIES <u>1</u>	NUMBER OF DWELLING UNITS <u>NA</u>	CRITICAL AREAS NUMBER <u>NA</u>	PLAN CHECK FEE <u>126</u>		
	DESCRIBE WORK TO BE DONE (ATTACH PLOT PLAN) <u>T.I. renovation, new walls, doors, carpet</u>			BUILDING <u>15000</u> <u>194</u>		
	<u>paint, plus minor electrical and</u>			PLUMBING <u>SEPARATE PERMIT</u>		
	<u>plumbing EMP # 4</u>			MECHANICAL <u>SEPARATE PERMIT</u>		
HEAT SOURCE <u>existing</u> GLAZING <u>existing</u> % _____				GRADING/FILL _____		
Plan Check No. <u>94-146</u>				STATE SURCHARGE <u>4.50</u>		
This Permit covers work to be done on private property ONLY. Any construction on the public domain (curbs, sidewalks, driveways, marquees, etc.) will require separate permission.				STORM DRAINAGE FEE _____		
Permit Application: 180 Days				ENG INSPECTION FEE _____		
Permit Limit: 1 Year - Provided Work is Started Within 180 Days				<u>SIGN</u> <u>SEPARATE PERMIT</u>		
"Applicant, on behalf of his or her spouse, heirs, assigns and successors in interest, agrees to indemnify, defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance of this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirement of any City Ordinance nor limit in any way the City's ability to enforce any ordinance provision."				PLAN CHECK DEPOSIT <u>126</u> <u>1957</u>		
I hereby acknowledge that I have read this application; that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State or Washington relating to Workmen's Compensation Insurance and RCW 18.27				TOTAL AMOUNT DUE <u>198.50</u> <u>665.9</u>		
SIGNATURE (OWNER OR AGENT) <u>James Wilkerson</u>				ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED INSPECTION DEPARTMENT CITY OF EDMONDS CALL FOR INSPECTION 771-0220		
DATE SIGNED <u>7-19-94</u>				APPLICATION APPROVAL This application is not a permit until signed by the Building Official or his/her Deputy; and fees are paid, and receipt is acknowledged in space provided. OFFICIAL'S SIGNATURE <u>[Signature]</u> DATE <u>8/14/94</u> RELEASED BY <u>[Signature]</u> DATE <u>8/19/94</u>		

IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC CHAPTER 3.

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE SECTION 307

At 22808 100th Avenue West Building Permit Number 940525

Occupancy established by this certificate:

B2	No. Units -	No. Stories -
	Type Const. V-N	Basement -

Floor Load signs in place (per Sec. 2308 U.B.C.) — Capacity signs 28 posted (per Sec. 3302(c) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

Owner of Building Westgate Investors Address P.O. Box 33392, Seattle, WA 98133

THE GREAT CLIPS BEAUTY SALON HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AS ADOPTED BY THE CITY 1991 EDITION, FOR THE GROUP AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.

Issued this 29th day of September 19 91

CHIEF BUILDING OFFICIAL By *[Signature]*

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

GREAT CLIPS

CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION				USE ZONE	PERMIT NUMBER	940532
OWNER NAME NAME OF BUSINESS Westgate Investors				JOB ADDRESS 2808 - 100th Avenue West		SUITE/APT # 45
MAILING ADDRESS P O Box 33392				LEGAL DESCRIPTION CHECK SUBDIVISION NO		LOT NO
CITY Seattle, Wa.		ZIP 98133	TELEPHONE NUMBER 778-2191	PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP EXISTING _____ REQUIRED DEDICATION _____		TESCP Approved <input type="checkbox"/> RW Permit Required <input type="checkbox"/> Street Use Permit Req'd <input type="checkbox"/> Inspection Required <input type="checkbox"/> Sidewalk Required <input type="checkbox"/>
NAME				METER SIZE	LINE SIZE	NO. OF FITURES
ADDRESS				PRV REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>		
CITY				REMARKS		
NAME State Mechanical Co.				ENGINEERING MEMO DATED		
ADDRESS P O Box 2999				REVIEWED BY		
CITY Renton, Wa.		ZIP 98056	TELEPHONE NUMBER 277-1111	FIRE DEPARTMENT		
STATE LICENSE NUMBER STATEMC141C7				EXPIRATION DATE 2/95		
Legal Description of Property - include all easements				SIGN AREA ALLOWED _____ PROPOSED _____ COMPLETE _____ EXEMPT _____		
				SEPA REVIEW EXP _____		
				VARIANCE OR CU _____ PLANNING REVIEW BY _____ DATE _____		
				SETBACK - FEET FRONT _____ SIDE _____ REAR _____		
				HEIGHT _____ LOT COVERAGE _____		
Property Tax Account Parcel No 6106-003-005-0108				REMARKS		
<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> REMODEL <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> GARAGE CARPORT				<input checked="" type="checkbox"/> PLUMBING <input checked="" type="checkbox"/> MECHANICAL <input type="checkbox"/> SIGN <input type="checkbox"/> FENCE <input type="checkbox"/> SWIM POOL <input type="checkbox"/> HOT TUB/SPA <input type="checkbox"/> RENEWAL		
<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> APT BLDG. <input type="checkbox"/> GRADING CYDS <input type="checkbox"/> WOODSTOVE INSERT <input type="checkbox"/> RETAINING WALL/ROCKERY				<input type="checkbox"/> MECHANICAL <input type="checkbox"/> SIGN <input type="checkbox"/> FENCE <input type="checkbox"/> SWIM POOL <input type="checkbox"/> HOT TUB/SPA <input type="checkbox"/> RENEWAL		
(TYPE OF USE, BUSINESS OR ACTIVITY) EXPLAIN: XXXX Beauty Shop				CHECKED BY TYPE OF CONSTRUCTION CODE OCCUPANT GROUP		
NUMBER OF STORIES		NUMBER OF DWELLING UNITS	CRITICAL AREAS NUMBER	II-D 91 152 SPECIAL INSPECTOR REQUIRED <input type="checkbox"/> YES <input type="checkbox"/> NO OCCUPANT LOAD		
DESCRIBE WORK TO BE DONE (ATTACH PLOT PLAN) 4X shampoo sinks				REMARKS		
1 laundry washer				PROGRESS INSPECTIONS PER UBC 305		
1 hot water tank				FINAL INSPECTION REQUIRED		
HEAT SOURCE		GLAZING	%	VALUATION		
Plan Check No.				FEE		
This Permit covers work to be done on private property ONLY. Any construction on the public domain (curbs, sidewalks, driveways, marquees, etc.) will require separate permission.				PLAN CHECK FEE		
Permit Application: 180 Days				BUILDING 20		
Permit Limit: 1 Year - Provided Work is Started Within 180 Days				PLUMBING 42		
Applicant on behalf of his or her spouse, heirs, assigns and successors in interest, agrees to indemnify, defend and hold harmless the City of Edmonds, Washington its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance of this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirement of any city ordinance nor limit in any way the City's ability to enforce any ordinance provision.				MECHANICAL		
I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of Washington relating to Workmen's Compensation Insurance and RCW 18.27				GRADING/FILL		
SIGNATURE (OWNER OR AGENT)		DATE SIGNED		STATE SURCHARGE 4.50		
Robert DeLuca		8/10/94		STORM DRAINAGE FEE		
ATTENTION				ENG INSPECTION FEE		
THIS PERMIT AUTHORIZES ONLY THE WORK NOTED				PLAN CHECK DEPOSIT		
INSPECTION DEPARTMENT				TOTAL AMOUNT DUE 606.50 186.00		
CITY OF EDMONDS				APPLICATION APPROVAL		
CALL FOR INSPECTION				This application is not a permit until signed by the Building Official or his/her Deputy, and fees are paid, and receipt is acknowledged in space provided.		
771-0220				OFFICIAL'S SIGNATURE DATE		
ORIGINAL - File YELLOW - Inspector				8/10/94		
PINK - Owner GOLD - Assessor				RELEASED BY DATE		

ATTENTION

IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC CHAPTER 3.

102-87

BLACKBUSTER VIDEO

CITY OF EDMONDS
CONSTRUCTION PERMIT APPLICATION

OWNER NAME NAME OF BUSINESS
Trient Partners
MAILING ADDRESS
1011 SW Klickitat Way, Ste. 107
CITY **Seattle** ZIP **WA 98134** TELEPHONE NUMBER **206/748-0800**

NAME
William L. Harris, AIA
ADDRESS
2955 244th Place SE.
CITY **Tussagwah** ZIP **98029** TELEPHONE NUMBER **425/391-2311**

NAME
THE MAGNUM ENTERTAINMENT, INC.
ADDRESS
2515 W. Woodlawn Dr.
CITY **Anglem** ZIP **CA 92801** TELEPHONE NUMBER **352-534-4766**

STATE LICENSE NUMBER
MAGNUEG06050 EXPIRATION DATE
12/1/99

Legal Description of Property - include all easements
See Blueprint

Property Tax Account
Parcel No. **6106-003-005-0108**

☐ NEW ☐ RESIDENTIAL ☐ PLUMBING/MECH
☐ ADDITION ☒ COMMERCIAL ☐ COMPLIANCE OR CHANGE OF USE
☒ REMODEL ☐ APT. BLDG. ☐ SIGN
☐ GRADING CYDS ☐ FENCE (X FT)
☐ DEMOLITION ☐ WOODSTOVE INSERT ☐ SWIM POOL HOT TUB/SPA
☐ GARAGE CARPORT ☐ RETAINING WALL/ROCKERY ☐ RENEWAL

(TYPE OF USE, BUSINESS OR ACTIVITY) EXPLAIN:
Retail Video Rental and Sales

NUMBER OF STORIES **1** NUMBER OF DWELLING UNITS **0** CRITICAL AREAS NUMBER **0**

DESCRIBE WORK TO BE DONE (ATTACH PLOT PLAN)
Tenant Improvement

HEAT SOURCE
Elect. Heat Pump GLAZING **25 %**

Plan Check No. **98-253**

This Permit covers work to be done on private property ONLY.
Any construction on the public domain (curbs, sidewalks, driveways, marquees, etc.) will require separate permission.

Permit Application: 180 Days
Permit Limit: 1 Year - Provided Work is Started Within 180 Days

"Applicant, on behalf of his or her spouse, heirs, assigns and successors in interest, agrees to indemnify, defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance of this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirement of any city ordinance nor limit in any way the City's ability to enforce any ordinance provision."

I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of Washington relating to Workmen's Compensation Insurance and RCW 18.27.

SIGNATURE OF OWNER OR AGENT
David Harris DATE SIGNED
7/31/98

ATTENTION
IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC SECTION 199

USE ZONE
PERMIT NUMBER **930620**

JOB ADDRESS **22804 100th Ave. W.** SUITE/APP. **W2**

LEGAL DESCRIPTION CHECK SUBDIVISION NO. LOT NO.

PUBLIC RIGHT OF WAY PER OFFICIAL STREET MAP
EXISTING REQUIRED DEDICATION
PROPOSED
METER SIZE LINE SIZE NO OF FIXTURES
PRV REQUIRED YES NO

REMARKS
DEEP BOX EXTENSION OF BUILDING, REQUIRES ADB APPROVAL AND SEPARATE BUILDING PERMIT.

ENGINEERING MEAS. DATED REVIEWED BY

FIRE MEMO DATED REVIEWED BY

VARIANCE OR CU ADB # SHORELINE #
SEPA REVIEW COMPLETE EXEMPT
SIGN AREA ALLOWED PROPOSED
LOT COVERAGE ALLOWED PROPOSED
REQUIRED SETBACKS (FT.) FRONT SIDE REAR
PROPOSED SETBACKS (FT.) FRONT SIDE REAR
LOT AREA
PLANNING REVIEW BY **S. Bullock** DATE **7/21/98**

REMARKS
DOES NOT INCLUDE TROP BOX

CHECKED BY **IN** TYPE OF CONSTRUCTION **97** CODE **97** OCCUPANT GROUP **11**

SPECIAL INSPECTOR REQUIRED ☐ YES **5016 SE** AREA **1022**

REMARKS
PROGRESS INSPECTIONS PER UBC 108

THERMAL INSUL/HEAT PR. 1997 WSEC/VIAG.

FINAL INSPECTION REQUIRED

	VALUATION	FEE
PLAN CHECK FEE		368-
BUILDING	48999	566
PLUMBING	SEPARATE PERMIT	
MECHANICAL	SEPARATE PERMIT	
GRADING/CONCRETE	SEPARATE PERMIT	
STATE SURCHARGE		4.50
STORM DRAINAGE FEE		
ENG. INSPECTION FEE		
PLAN CHECK DEPOSIT		406 11959
TOTAL AMOUNT DUE		53720 1267

ATTENTION
THIS PERMIT AUTHORIZES ONLY THE WORK NOTED
INSPECTION DEPARTMENT
CITY OF EDMONDS

APPLICATION APPROVAL
This application is not a permit until signed by the Building Official or his/her Deputy, and fees are paid, and receipt is acknowledged in space provided.
OFFICIAL'S SIGNATURE **David Harris** DATE **8/21/98**
RELEASED BY **JLG** DATE **9/14/98**

CALL FOR INSPECTION
771-0220
ORIGINAL - File YELLOW - Inspector
PINK - Owner GOLD - Assessor

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

City of Edmonds

DEPARTMENT OF BUILDINGS

Certificate of Occupancy

PER UNIFORM BUILDING CODE SECTION 109

At: 22804 100th Ave W #1 Building Permit #: #980620 & 980727

Occupancy established by this certificate:

M

Dwelling Units: N/A

No. Stories: One

Type Construction: V-N

Basement: No

Maximum Occupant Load 152 (Per U.B.C. 1002)

Room capacity signs, when required, must remain posted at all times.

Owner of Building: Trient Partners

Address: 1011 SW Klickitat Way #107, Seattle, WA

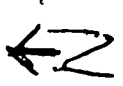
THE Blockbuster Video HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AS ADOPTED BY THE CITY 1997 EDITION, FOR THE GROUP AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.

Issued this Sixth day of November 1998

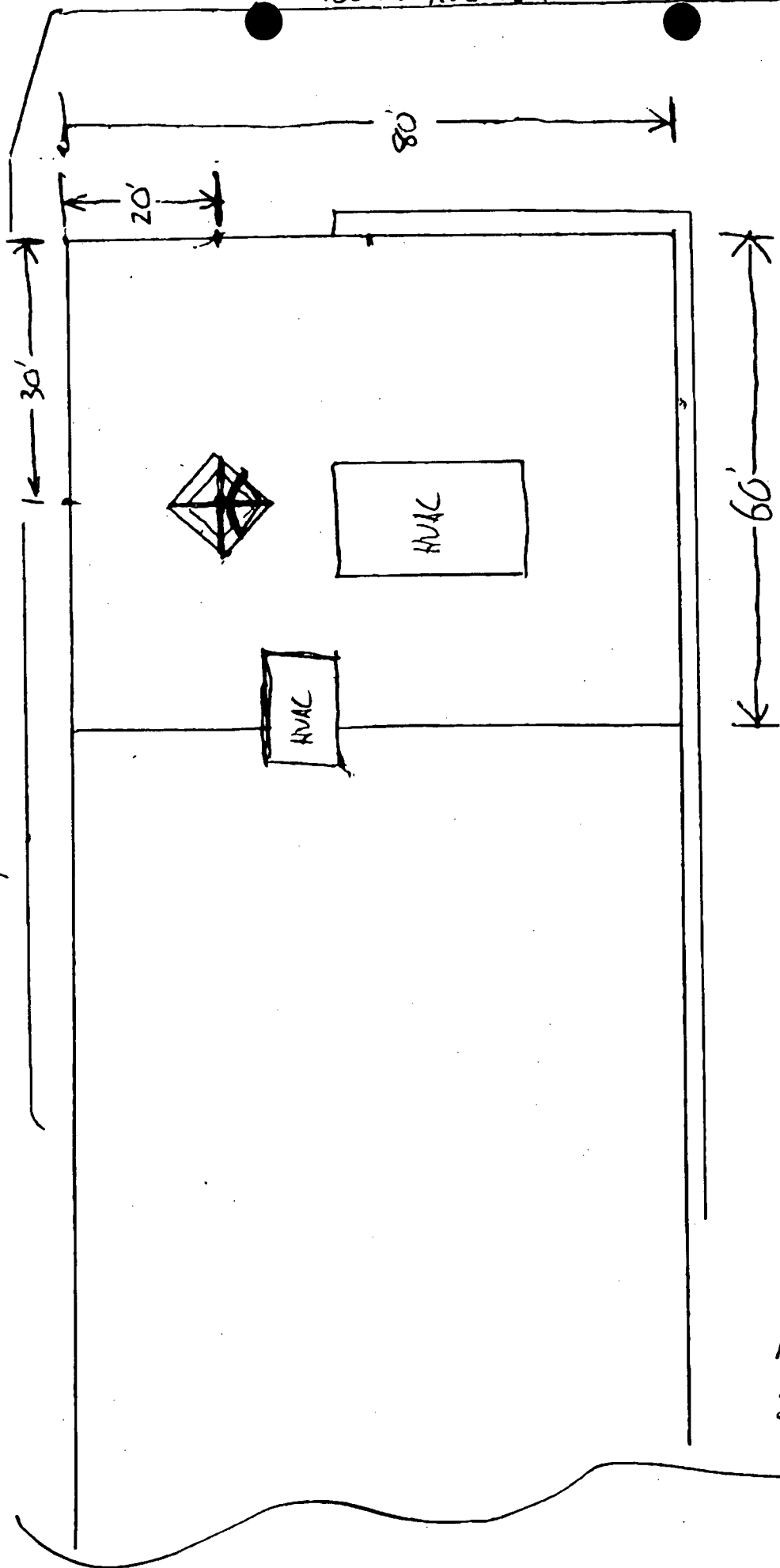
CHIEF BUILDING OFFICIAL

BY: _____

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy or use requires a building permit and a new Certificate of Occupancy issued by the City of Edmonds Building Official.



BACK ALLEY



1" = 20'
1sq = 5'

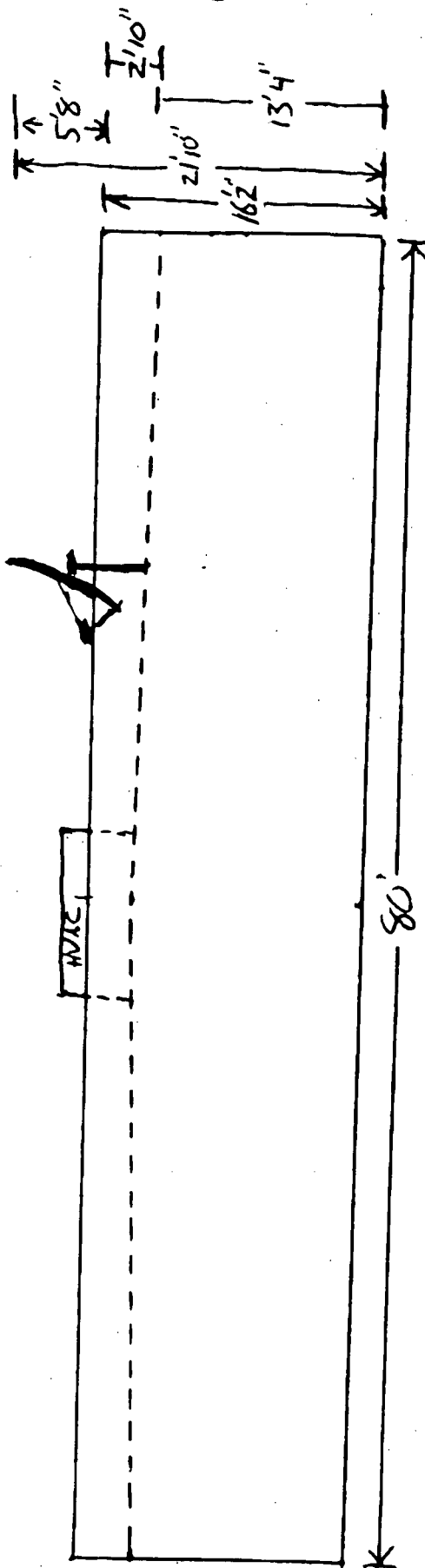
BUCKBUSTER
22804 100th Ave. W.
EDMUNDS, WA.

STREET FILE

APPROVED BY PLANNING
S. Bullock
10/18/00

Black Boxer
22804 100th Ave W
Edmonds, WA.

APPROVED BY PLANNING
S. Bullock
10/18/00



TOTAL DISH/POWDER HEIGHT = 8'6"

CASE FILE



STREET FILE

CITY OF EDMONDS

250 5th AVE. N. • EDMONDS, WASHINGTON 98020 • (206) 771-3202

COMMUNITY SERVICES

LARRY S. NAUGHTEN
MAYOR

PETER E. HAHN
DIRECTOR

January 16, 1987

Peoples Mortgage Company
P. O. Box 1788
Seattle, WA. 98111

Re: Westgate Village, 22804-22824 - 100th Ave. W., Edmonds

Gentlemen:

As you requested, attached are copies of the side sewer permit and as-built drawing of the sewer connection for Westgate Village, 22804-22824 - 100th Ave. W., Edmonds, WA.

Sincerely,

SHARON TOMPKINS
Secretary

RJ/sdt

Attachments

PEOPLES/TXTST530

The City of Edmonds

Side Sewer Drawing

EASEMENT NO.

NEW CONSTRUCTION ☒

REPAIRS ☐

LID NO.

ASMT. NO.

OWNER OLSON'S FOOD MARKET

CONTRACTOR MODERN SEWER

PERMIT NO. 7096

JOB ADDRESS 22810-12-14-16 100TH W.

LEGAL DESCRIPTION: LOT NO.

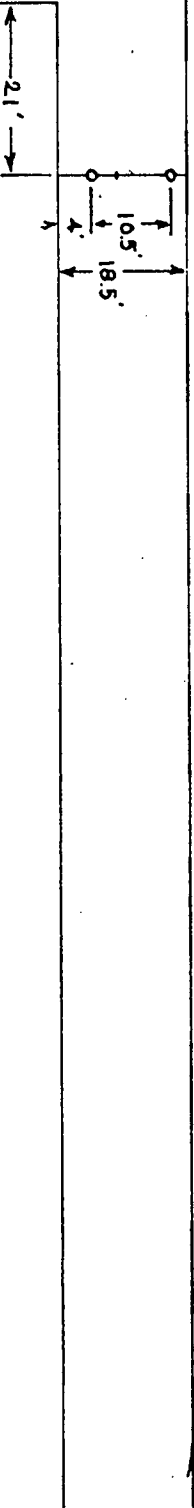
BLOCK NO.

VIA EDMONDS WAY
TRUNK LINE

CEMETARY

NAME OF ADDITION

8" CONC. SEWER



NORTH

FOUNDATION
WALL

SIDE
VIEW

Approved:

DATE 7-8-83

By

[Signature]

* PERMIT MUST BE POSTED ON JOB SITE *

EDMONDS WAY
TRUNK LINE

1. Address of Construction: 22810 + 12414/16 100th Ave. W.L.C.
2. Property Legal Description (include all easements)
SEE - File
3. Single Family Residence Multi-Family No. of Units
Commercial X
4. Owner and/or Builder Olsen's Food Market
5. Contractor & License No. MODERN SEWER MODERSC294 PB
6. Invasion into City Right-of-Way: No X Yes (If Yes Right-of-way Construction Permit Required - Call Dial Dig (342-5344) before excavation).
7. Cross other private property: Yes No X Easement required - attach legal description and county easement number.

READ THE FOLLOWING AND SIGN:

- a. Property owners must obtain a permit to install side sewers on their property. A licensed side sewer contractor must be employed to construct side sewers in the public right-of-way.
- b. The side sewer contractor assumes full responsibility for each installation for one year.
- c. Commercial establishment requires a minimum of a six inch (6") side sewer line.
- d. Side sewers may not be installed closer than thirty inches (30") to any structure.
- e. Side sewer lines must be laid at a minimum grade of 2% (1.15°) and maximum grade of 100% (45°).
- f. No turn in side sewer greater than 45° (1/8 bend) is allowed between cleanout. All 90° turns must be constructed of a 45° (1/8 bend) and wye with removable cap.
- g. No down spouts, footing drains or floor drains can be connected to side sewer system.
- h. Pea gravel is required for bedding when installing sewer lines through other than granular soil.
- i. Cleanouts are required at 30"-60" from each plumbing exit line and at minimum intervals of 100' along sewer line run.
- j. Trenches within City right-of-way must be restored to original conditions. Contractors shall be responsible for right-of-way failure due to poor compaction of fill.
- k. Side sewer must be left uncovered until inspected and approved by the City.
- l. Inspection during normal working hours only. Two (2) working days notice required.

DATE: 6-30-83

Modern Sewer RT
I certify that I have read
and shall comply with the above

TO BE COMPLETED BY APPLICANT

FOR CITY
USE

PERMIT FEE: 30.00 7.105 00
3 x 24" Trench 75.00
CONNECTION FEE:

DISAPPROVED By: Date:
By: Date:
APPROVED By: SEH/llat Date: 7-8-83

* PERMIT MUST BE POSTED ON JOB SITE *

PeoplesMortgage

RECEIVED
JAN 15 1987
ENGINEERING

January 13, 1987

City of Edmonds
250 - 5th Ave. North
Edmonds, WA 98020

Attn: Engineering Department

Re: Westgate Village
22804-22824- 100th Ave. West
Edmonds, WA


Gentlemen:

Peoples Mortgage Company is currently in the process of closing a commercial loan on behalf of GNA Life Insurance company, secured by the property located at the above address. The legal description of the property is attached.

As part of the closing process, GNA requires evidence that the above-described property is hooked up to and serviced by a public sewage disposal system. In order to meet this requirement, I would appreciate receiving a letter from the City of Edmonds stating whether this is the case with the subject property.

We are attempting to close this loan as soon as possible. We would appreciate your prompt response to this request.

Sincerely,


Karen M.O'Neil
Asst.Vice President

enc.

Peoples Mortgage Company
2411 Fourth Avenue • Suite 400
P. O. Box 1788
Seattle, WA 98111

206/344-4500



STREET FILE



5681.011

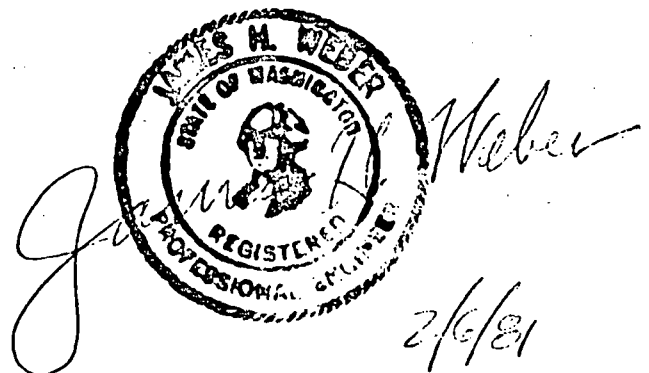
MOORE, WALLACE & KENNEDY, INC.
ENGINEERS ■ PLANNERS ■ SURVEYORS

STORM DRAINAGE CALCULATIONS
FOR PROPOSED RETAIL DEVELOPMENT
AT 100th AVE. W. & SR 104, EDMONDS, WA.
(Adjacent to Olsons Foods)

CITY OF EDMONDS, WASHINGTON

FEBRUARY 1981

~~REVISION~~ DECEMBER 1982



✓ JWH 12/2/82

DRAINAGE CALCULATIONS FOR
PROPOSED RETAIL DEVELOPMENT
AT 100TH AVE. W. & SR 104
EDMONDS WA. (ADJACENT TO OLSON'S FOODS)

I. DRAINAGE CRITERIA :

- PROVIDE DETENTION OF RUNOFF PER CITY DRAINAGE ORDINANCE (SIMILAR TO ~~KING CO.~~ ~~SNY HOMES~~ CO.)
- 10 YR. STORM (PER PHONE CALL TO CITY OF EDMONDS PUBLIC WORKS DEPT.)
- USE SEATTLE - RENTON INTENSITY - DURATION CURVE FOR RAINFALL & SEATTLE - RENTON DETENTION EQUATIONS
- AREA OFFSITE 10' x 90' = 900 FT² WEST OF EXIST FIELD HUT CONC. BULKHEAD. INCLUDE WITH DETENTION CALCS PER CITY REQUIREMENTS.

II. SITE DESCRIPTION,

ON SITE PARKING LOT HAS BEEN PAVED. YEARS PREVIOUSLY. LOT TO BE REGRADED WITH LANDSCAPING ADDED. NO INCREASE IN AMOUNT OF IMPERVIOUS SURFACE IN PARKING AREA

PROPOSED BLDG. ~~106,444 - 15,057 FT²~~ ^{12,200 FT²} SMALL PORTION OF BLDG. WILL REPLACE EXIST. PAVEMENT. MOST OF EXIST. BLDG SITE BARE GROUND - APPROX 1/3 OF SITE IS COMPACTED BY PASSAGE OF TRAFFIC, REMAINDER SCATTERED VEGETATION OR LOOSE SANDY SOIL.

~~PAVEMENT ON PIZZA HUT PROPERTY TO EAST GRADING TO CONTAIN RUNOFF ON THAT PROPERTY.~~

NO RUNOFF FROM N. SIDE OF SITE (CEMETARY) FLOWS ONSITE. CEMETARY PROPERTY GRADES DOWN, AWAY FROM THIS SITE. ALSO SMALL BEAM ALONG N. PROPERTY LINE CONFINES DRAINAGE TO RESPECTIVE PROPERTIES.

III. CALCULATIONS

$$\text{Bldg. } 100' \times 35' = 3500 \text{ SF}$$

$$\text{" } 15' \times 80' = 1200 \text{ SF}$$

$$\text{" } 6' \text{ Paved HWT} = 21376 \text{ SF}$$

AREA IMPROVED:

$$\text{BARE GROUND} \rightarrow \text{PAVED } 67' \times 142' = 9514 \text{ FT}^2$$

$$\text{EILAVEL ACCESS} \rightarrow \text{PAVED } 20' \times 142' = 2840 \text{ FT}^2$$

$$\text{AREA OFF SITE } 10' \times 10' = 100 \text{ FT}^2$$

$$\begin{aligned} & 19,916 \text{ SF} \\ & = .4666 \end{aligned}$$

$C_{\text{COMPOSITE, PREDEVELOPMENT}}$:

$\frac{1}{3}$ OF SITE EQUIVALENT TO GRAVELED SURFACE
DUE TO TRAFFIC, $\text{SLOPE} < 5\%$, $C = 0.15$

Balance of site, NEARLY BARE GROUND, $\text{S} < 5\%$
 $C = 0.15$

$$\begin{aligned} C_{\text{COMPOSITE, PRE}} &= \frac{\frac{1}{3}(0.15) + \frac{2}{3}(0.15)}{1.0} = 0.25 + 0.10 \\ &= \underline{\underline{0.35}} \end{aligned}$$

$Q_{\text{PREDEVELOP}}$:

FLOW PATH A \rightarrow B (SEE PORTION OF SITE PLAN, P3)

$$S: \frac{302.0 - 303.3}{110'} = \text{ELEV. FROM SITE SURVEY}$$

$$\begin{aligned} & \frac{5}{160} \approx 3.13\% \Rightarrow V = 2 \text{ fps} \\ & = 4.3\%, \text{ OVERLAND} = 2' \text{ SEC (NEARLY BARE GROUND)} \end{aligned}$$

$$\therefore t_c = 10 + \frac{160}{(2)(60)} = 11.33$$

$$t_c = 10 \text{ MIN INITIAL} + \frac{110'}{2(60)} = 10.9 \text{ MIN OK}$$

$$i_{\text{11 MIN, 10 YR}} = 1.3 \text{ IN/HR} \quad 1.5 \text{ IN/HR @ 11 min}$$

Rev. 12/1/82

$$Q_{PRELIMINARY} = A_{ci} = \frac{0.46}{\cancel{0.21}} A_c (0.35) \left(\frac{1.6}{1.2 \text{ in/hr}} \right)$$

$$= \frac{\cancel{0.21} \text{ CFS}}{0.21 \text{ CFS}} = \text{ALLOWABLE DISCHG.}$$

$$0.2415$$

CALC. REQ'D DETENTION VOLUME:

$$Q_0 = \frac{Q_{ALLOW}}{A \times C_{EV}} = \frac{0.2415}{\frac{0.21}{\cancel{0.21}} (0.90)} = \frac{0.58}{0.51}$$

$$T = -25 + \left(\frac{\cancel{2855}}{Q_0} \right)^{1/2} = -25 + \frac{66.5}{\cancel{0.51}} = \frac{41.5}{\cancel{35.8}} = 37.17$$

$$V_s = \frac{\cancel{3607} T}{T + 25} - 40 Q_0 T = \frac{2251}{\cancel{3607}} - \frac{846.4}{\cancel{3607}}$$

$$= \frac{\cancel{772} \text{ FT}^3/\text{AL}}{1404} = 1289.2$$

$$V_T = V_s \times A \times C = \frac{1404}{\cancel{222}} \left(\frac{0.46}{\cancel{0.21}} \right) (0.9) = \frac{581}{\cancel{310}} \text{ FT}^3 = 533 \text{ FT}^3$$

USE 72 L.F. 36" DIA DETENTION PIPE
+ 2 - 48" DIA. MH

$$\text{VOLUME PROVIDED} = \frac{72}{30} \times \frac{7.07}{\cancel{1.57}} \text{ FT}^3 = \frac{509}{\cancel{518}} \text{ FT}^3$$

$$+ 5.5 \text{ VERT FT} \times \frac{12.57 \text{ FT}^3}{\text{FT}} = \frac{69.1}{\cancel{518}} \text{ FT}^3$$

$$\frac{581}{\cancel{518}} \text{ FT}^3 > \frac{518}{\cancel{518}} \text{ FT}^3$$

WITHIN 3' ALPT. OK

Box 121182

SIZE ORIFICE

$$h = \frac{30}{12} + \frac{30}{12} \times \frac{1}{12} \text{ ft/ft} = 2.5' + 0.5' = 3.0'$$

$$= 3' + 0.36' = 3.36' \checkmark$$

$$Q = C a (2gh)^{1/2}$$

$$C = 0.62$$

$$h = 3.36'$$

$$Q = Q_{allow} = \frac{0.21}{1.1} \cdot 2.415$$

$$a = \frac{Q}{C (2gh)^{1/2}} = \frac{0.21}{0.62 (2(32.2)(3.36))^{1/2}}$$

$$0.0269 \text{ ft}^2 = 3.81 \text{ in}^2$$

$$D = \left(\frac{4A}{\pi} \right)^{1/2} = \frac{2.30}{2.20} \text{ IN}$$

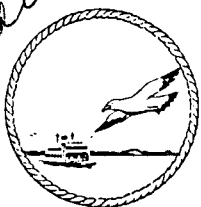
$$\text{USE } D = \frac{2.31}{2.31} \text{ INCH}$$

2 5/16 2 3/16 use

$$A = \frac{\pi D^2}{4}$$

Commercial:
Radio Shack

STREET FILE



CITY of EDMONDS

200 Dayton Street • Edmonds, Washington 98020 • Telephone (206) 775-2525

Department of Public Works

April 21, 1977

Mr. Douglas L. Bell
Law Offices of Bell, Ingram, and Rice
P.O. Box 1769
Everett, Washington 98206

Dear Mr. Bell:

SUBJECT: ALLEY DEVELOPMENT ADJACENT TO RADIO SHACK

In reference to your letter of March 8, 1977, the comments do not agree with the intended requirements of the City. The attached copy of the Edmonds City Code, Section 11.02.025 (f), requires construction of sidewalks, paving, and other improvements as a condition of issuance of a Building Permit. Since the alley abutting the Radio Shack does not have an all-weather hard surface to City Standards and that the Radio Shack will be using the alley for access, it is required that the alley be paved as a condition of issuance of the Building Permit.

We felt upon reviewing the matter after conversing with Dr. Brust, that substantial compliance with this requirement would be met by having the alley paved from 5th Avenue into and including a turning area for the building access door. This would follow some logic regarding the desirability of bringing commercial traffic from the commercial route along 5th Avenue rather than through the residential area on 4th Avenue.

The requirement still exists that the Radio Shack development include paving the alley as outlined above. The City will not issue a Final Occupancy Permit until the above requirement is met.

Yours very truly,

LEIF R. LARSON, P.E.
Director of Public Works

RHA:lee

Enclosure

cc: Dr. Brust; H. Botesch; Kirtley/Cole; Mr. Whitcutt; Mr. John Wallace

RHA 4-25 JS 4-27-77 HLW 4-25-77 = 1/25
Ass't. C.E. date Admin. Sec. date Bldg. Official date
#770016

RECEIVED
MAR 21 1977

LAW OFFICES OF
BELL, INGRAM & RICE
A PROFESSIONAL SERVICE CORPORATION
416 FIRST NATIONAL BANK BUILDING
P. O. BOX 1769
EVERETT, WASHINGTON 98206

Public Works Dept.

LEWIS A. BELL
WILLIAM F. INGRAM
KENNETH B. RICE
DOUGLAS L. BELL
STEVEN D. UBERTI

AREA CODE 206
EVERETT 259-8125
SEATTLE 743-7600

March 18, 1977

Mr. Harry Botesch
BOTESCH, NASH & ASSOCIATES
4201 Rucker Avenue
Everett, Washington 98201

Re: Dr. Brust/Edmonds Radio Shack

Dear Mr. Botesch:

Please be advised that as of today I have received no response to my letter of March 8, 1977 to the City of Edmonds in regard to the above referred.

Therefore, on behalf of Dr. Brust I request you to direct Kirtley/Cole to proceed with the alley access and paving from Fourth Avenue as set forth in the originally submitted plans and/or specifications without regard to the City's conditions and limitations concerning commercial access and paving from Fifth Avenue.

The City's requirement that curbing and paving be done on the alley from the Fifth Avenue approach was predicated on the proposition that no commercial access would be allowed from Fourth Avenue. The City has told us that the restriction on commercial access from Fourth Avenue has been abrogated.

Therefore, it is my belief that if the reason for a requirement dissolves so does the requirement.

Thank you.

Sincerely yours,

DOUGLAS L. BELL

DLB/jb

cc: Dr. Brust, Mr. Whitcutt, Mr. Allen, Kirtley/Cole

RECEIVED

MAR 9 1977

LAW OFFICES OF
BELL, INGRAM & RICE
A PROFESSIONAL SERVICE CORPORATION
416 FIRST NATIONAL BANK BUILDING
P. O. BOX 1769
EVERETT, WASHINGTON 98206

Edmonds Engr. Dept.

LEWIS A. BELL
WILLIAM F. INGRAM
KENNETH B. RICE
DOUGLAS L. BELL
STEVEN D. UBERTI

AREA CODE 206
EVERETT 259-8125
SEATTLE 743-7600

March 8, 1977

Mr. Richard Allen
City of Edmonds
Civic Center
Edmonds, Washington 98020

Re: Dr. Brust/Edmonds Radio Shack

Dear Mr. Allen:

As I currently understand the status of the Brust building permit, the city no longer requires that all "commercial" access to the rear/lower portion of the Radio Shack be from Fifth Avenue.

Therefore my understanding that as to subsequent events to occur in relation to the paving of the alley is that since "commercial" access is now permitted from Fourth Avenue as set forth in Brust's original submitted plans and/or specifications is satisfactory and therefore no paving of the alley is required other than that set forth therein.

If this is not your understanding, I request that you set forth the city's position in a letter to me so I can further discuss this with my client.

Please note that copies of this letter are going to other interested parties who have been involved in this process.

Thank you.

Sincerely yours


DOUGLAS L. BELL

DLB/jb

cc: Dr. Brust, H. Botesch, Kirtley/Cole, Mr. Whitcutt

STREET FILE

DATE: JAN. 12, 1977

MEMO TO: Harry Whitcutt
Building Official

FROM: Richard H. Allen
Assistant City Engineer

SUBJECT: 22820-100TH AVE WEST / PIZZA HUT
SIGN PERMIT ONLY

After review of the subject building permit application, we have the following comments:

THE PROPOSED SIGN LOCATION WILL NOT
CAUSE A MAJOR SIGHT OBSTRUCTION, AMPLE
HORIZONTAL SIGHT DISTANCE WILL ALLOW
SAFE ACCESS AND EGRESS
THE PERMIT IS APPROVED BY THIS
DEPT.

RH Allen

STREET FILE

22826 100th Ave
#770025

FILE # 770025

FORM FOR [XXXXXXXXXX/FINAL] DECLARATION
OF [XXXXXXXXXX/NON-SIGNIFICANCE]

Description of proposal Pizza Hut Family Restaurant

Proponent Pizza Hut of Spokane, Inc.

Location of Proposal 22820-100th Avenue West

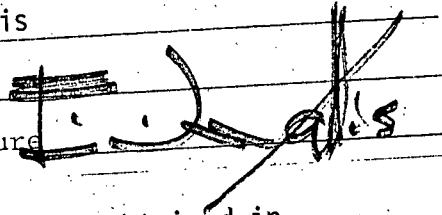
Lead Agency City of Edmonds

This proposal has been determined to [xxx/not have] a significant adverse impact upon the environment. An EIS [xxx/is not] required under RCW 43.21C.030(2)(c). This decision was made after review by the lead agency of a completed environmental checklist and other information on file with the lead agency.

Responsible Official E. Joseph Wallis

Position/Title City Planner

Date January 11, 1977

Signature 

Additional information on this project may be obtained in the Edmonds Building Department.

PROJECT NAME Pizzo HutDATE SUBMITTED Jan 5, 1977

770025

ENVIRONMENTAL ASSESSMENT

In order to meet the requirements of the State Environmental Policy Act of 1971, the responsible official must make a declaration of environmental impact as early as possible in the process of evaluating a project.

The information in this form will be used to determine whether it will be necessary to require an environmental impact statement. If an impact statement is not required, a Statement of Negative Declaration will be placed in the file.

If an impact statement is required, a draft statement must be filed with this office, public notice given and a review period of 30 days allowed. The final statement and comments must be filed with the Department of Ecology, Office of the Governor and the Ecological Commission.

The Edmonds Planning Staff will assist you in any way we can in accumulating this information and we would appreciate your cooperation.

1. Land:Area in acres .535Soils type GRAPSEL Limitations NONEDescription of topography (% slope) 2-10%SITE IS SPLIT BY DITCH RUNNING EAST/WEST APPROX. 3' HIGH. FLAT AREASSLOPE GENTLY TO WEST

Grading: estimated cubic yds. 1 NOTE: If grading or filling will exceed 500 cubic yards a grading and filling plan must be submitted with the application.

Filling: estimated cubic yds. 1300

2. Water:Stream - estimated flow (cubic feet per second) N/AWill stream be altered? N/ATo what degree? N/AImpact on storm drainage (increase in run-off) NONE, NEW PAVING WILLPAVING TO DRY WASH

Estimated area to be paved	EXIST. PAVING 1200 SF	
	NEW PAVING 700 SF	% 73% ±

Estimated area in open space	2000 SF	% 9% ±
------------------------------	---------	--------

Shorelines: within 200 ft. of Mean Higher High Water N/AAdjacent to shorelines zone No

RECEIVED

JAN 10 '77

CITY OF EDMONDS
PLANNING DEPT.By le

3. Vegetation:

Type of trees NONE EXISTING % to be removed N/A

Minimum diameter of trees to remain N/A

Ground cover NONE EXISTING % to be removed N/A

Proposed landscaping, if any Per SUBMITTED LANDSCAPING PLAN

4. Existing Land Use within 300 ft. radius of proposed development:

	Vacant	Single Family	Multi-Family	Comm.	Other
North			X		
South				X	
East		X			
West				X	

5. Circulation:

Estimated increase in auto trips daily 60 ±

Estimated demand for public transportation NONE

Degree of change on adjacent streets NONE

6. Area of impact:

neighborhood

city-wide X

regional

7. Effect on air quality: NONE

8. Changes in noise generation: NONE

RECEIVED

JAN 10 '77

CITY OF EDMONDS
PLANNING DEPT.

By LE

770025

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent Pizza Hut of Spokane, Inc.
2. Address and Phone Number of Proponent:
Pizza Hut of Spokane, Inc.
1101 NE 8th St. Suite 208 Pho. 1-455-4089
Bellevue, Washington 98004
3. Date Checklist Submitted Jan. 5, 1977
4. Agency Requiring Checklist City of Edmonds
5. Name of Proposal, if applicable:
Pizza Hut
6. Nature and Brief Description of the Proposal (including but not limited to its size, general design elements, and other factors that will give an accurate understanding of its scope and nature):
Family Restaurant (Bldg. 2100 SF) w/ parking on existing and
new paving w/ landscaping on 1/2 acre lot
7. Location of Proposal (describe the physical setting of the proposal, as well as the extent of the land area affected by any environmental impacts, including any other information needed to give an accurate understanding of the environmental setting of the proposal):
The land area proposed is approx. 12000 SF on which will be
construction of new building and parking area.
8. Estimated Date for Completion of the Proposed Action:
March 15, 1977
9. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):
Liquor License from Washington State Liquor Control Board

10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
No
11. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:
No
12. Attach any other application form that has been completed regarding the proposal; if none has been completed, but is expected to be filed at some future date, describe the nature of such application form:
NONE

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required)

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| (1) <u>Earth</u> . Will the proposal result in: | | | |
| (a) Unstable earth conditions or in changes in geologic substructures? | — | — | <u>X</u> |
| (b) Disruptions, displacements, compaction or overcovering of the soil? | <u>X</u> | — | — |
| (c) Change in topography or ground surface relief features? | <u>X</u> | — | — |
| (d) The destruction, covering or modification of any unique geologic or physical features? | — | — | <u>X</u> |
| (e) Any increase in wind or water erosion of soils, either on or off the site? | — | — | <u>X</u> |
| (f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | — | — | <u>X</u> |

Explanation: (b) & (c) THE LOT MUST BE REGRADDED ON THE NORTH SIDE TO ACCOMMODATE CONSTRUCTION OF NEW BUILDING AND PARKING AREA.

- (2) Air. Will the proposal result in:

- | | | | |
|--|---|---|----------|
| (a) Air emissions or deterioration of ambient air quality? | — | — | <u>X</u> |
| (b) The creation of objectionable odors? | — | — | <u>X</u> |
| (c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? | — | — | <u>X</u> |

Explanation: _____

Yes Maybe No

(3) Water. Will the proposal result in:

(a) Changes in currents, or the course or direction of water movements, in either marine or fresh waters?

— — X

(b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?

X — —

(c) Alterations to the course or flow of flood waters?

— — X

(d) Change in the amount of surface water in any water body?

— — X

(e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

— — X

(f) Alteration of the direction or rate of flow of ground waters?

— — X

(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

— — X

(h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters?

— — X

(i) Reduction in the amount of water otherwise available for public water supplies?

— — X

Explanation: (B) BY ADDING NEW IMPERVIOUS SURFACES THE RUNOFF WILL INCREASE; HOWEVER, THESE WATERS WILL BE DEPOSITED ON-SITE IN A POND.

(4) Flora. Will the proposal result in:

(a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, microflora and aquatic plants)?

X — —

(b) Reduction of the numbers of any unique, rare or endangered species of flora?

— — X

		Yes	Maybe	No
1	(c) Introduction of new species			
2	of flora into an area, or in a			
3	barrier to the normal replenish-			
4	ment of existing species?	X	—	—
5				
6	(d) Reduction in acreage of any			
7	agricultural crop?	—	—	X
8				
9	Explanation:	B & C - NEW LANDSCAPING WILL ADD INDIGENOUS AND		
10		NEW PLANTS TO THE SITE		
11				
12	(5) <u>Fauna</u> . Will the proposal result in:			
13				
14	(a) Changes in the diversity of			
15	species, or numbers of any species			
16	of fauna (birds, land animals			
17	including reptiles, fish and shell-			
18	fish, benthic organisms, insects or			
19	microfauna)?	—	—	X
20				
21	(b) Reduction of the numbers of			
22	any unique, rare or endangered			
23	species of fauna?	—	—	X
24				
25	(c) Introduction of new species			
26	of fauna into an area, or result			
27	in a barrier to the migration or			
28	movement of fauna?	—	—	X
29				
30	(d) Deterioration to existing			
31	fish or wildlife habitat?	—	—	X
32				
33	Explanation:			
34				
35				
36	(6) <u>Noise</u> . Will the proposal increase			
37	existing noise levels?	—	—	X
38				
39	Explanation:			
40				
41				
42	(7) <u>Light and Glare</u> . Will the pro-			
43	posal produce new light or			
44	glare?	—	—	X
45				
46	Explanation:			
47				
48				
49	(8) <u>Land Use</u> . Will the proposal			
50	result in the alteration of the			
51	present or planned land use of an			
52	area?	—	—	X
53				
54	Explanation:			
55				

Yes Maybe No

(9) Natural Resources. Will the proposal result in:

(a) Increase in the rate of use of any natural resources?

— X —

(b) Depletion of any nonrenewable natural resource?

X — —

Explanation: b - CONSTRUCTION OF THIS PROJECT WILL USE RELATIVELY SMALL QUANTITIES OF NON-RENEWABLE RESOURCES, I.E. CONCRETE, ASPHALT, METALS.

(10) Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

— — X

Explanation: _____

(11) Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

— — X

Explanation: _____

(12) Housing. Will the proposal affect existing housing availability, or create a demand for additional housing?

— — X

Explanation: _____

(13) Transportation/Circulation. Will the proposal result in:

(a) Generation of additional vehicular movement?

— X —

(b) Effects on existing parking facilities, or demand for new parking?

— — X

(c) Impact upon existing transportation systems?

— — X

(d) Alterations to present patterns of circulation or movement of people and/or goods?

— — X

(e) Alterations to waterborne, rail or air traffic?

— — X

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 X

(14) Public Services. Will the proposal have an effect upon, or result in a need for new governmental services in any of the following areas:

(b) Police protection? X

(d) Parks or other recreational facilities? x

(c) Maintenance of public facilities, including roads? X

Explanation: _____

(a) Use of substantial amounts of fuel or energy? X

Explanation: _____

(a) Power or natural gas? _____ 7

(b) Communications systems? / — — X

(c) Water? _____

(d) Sewer or septic tanks? 7

(e). Storm water drainage? — — X

(f) Solid waste and disposal? X

Explanation: _____

(17) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?

— — X

Explanation: _____

(18) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

— — X

Explanation: _____

(19) Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

— — X

Explanation: _____

(20) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?

— — X

Explanation: _____

III. SIGNATURE

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any misrepresentation or lack of full disclosure on my part.

Proponent: RP Weil

WAC 197-10-370 WITHDRAWAL OF AFFIRMATIVE THRESHOLD DETERMINATION. If at any time after the entry of a declaration of significance, the proponent modifies the proposal so that, in the judgment of the lead agency, all significant adverse environmental impacts resulting therefrom are eliminated, the declaration of significance shall be withdrawn and a declaration of non-significance entered instead. The lead agency shall also revise the registers at its SEPA public information center accordingly. If the proponent of a proposal is a private applicant, the proposal shall not be considered modified until all license applications for the proposal are revised to reflect the modification.

STREET FILE

November 12, 1976

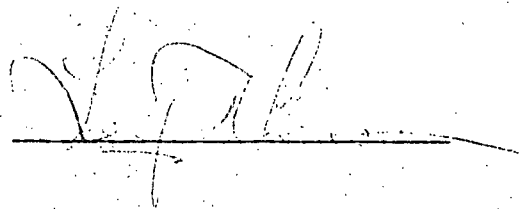
MEMO TO: HARRY WHITCUTT
BUILDING OFFICIAL

FROM: LEIF R. LARSON
CITY ENGINEER

SUBJECT: BUILDING PERMIT APPLICATION FOR PIZZA HUT AT 22820 100TH
AVENUE W.

- 1) Coordination of location of building with utilities is the responsibility of the contractor.
- 2) Connection to sanitary sewer required.
- 3) Underground wiring required. Show service line on site plan.
- 4) Right-of-way Construction Permit required for curb cut extensions and driveways. Refer to attached notice to builders regarding driveway aprons. Maximum driveway width allowed per Code is 30 feet. Revise plans accordingly.
- 5) Revise site plan to show method of drainage retention or disposal for additional runoff created by the new construction.
- 6) Revise water service to show tap to 8-inch fire line in vicinity of sidewalk.

RHA:mj



STREET FILE

ENGINEERING REQUIREMENTS FOR COMMERCIAL
AND APARTMENT BUILDING PROJECTS

Name PIZZA HUT, 22820 100th Avenue W.

Date November 12, 1976

STREETS AND ACCESS

1. Right-of-Way Requirements: 60 ft existing
2. Road Bed Width: 44 ft existing
3. Turn Around: Required on site
4. Sidewalks: 5 ft. concrete existing
5. Parking Strip: None
6. Access Easements: None

UTILITIES

1. Water Mains: 8-inch main existing
2. Fire Hydrants: Existing
3. Sewers or Septic Tanks: Connection to sanitary sewer required.
4. Drainage: Install all necessary storm sewers and drainage facilities per drainage plan and City Standards. Where drainage is across adjacent private property, all parties having any ownership interest in the lands being developed shall provide, as a restriction on the title running with the land, that the City of Edmonds shall be held harmless from any and all claims for damages which may be occasioned to adjacent land by reason of the construction and operation of the drainage system, unless, releases of damages and/or drainage easements are obtained from the other property owners affected by said drainage. Any drainage problems created by change of contour during development must be corrected prior to occupancy permits or release of performance bond. Final approval (or release of bond) will be withheld until actual drainage as installed has been inspected by the City Engineer.

5. Utility Easements:

6. Underground Utilities: To be provided in accordance with Ordinance No. 1387. Street Lighting shall also be provided with the necessary street light standards and underground wiring.

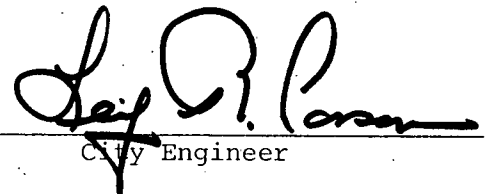
TOPOGRAPHY

1. Excavation and Grading: Excavation and grading shall conform to the requirements outlined in Chapter 70 of the Uniform Building Code, latest adopted edition, Vol. 1. Where extensive grading and fill are involved in the development, a grading plan and specifications shall be prepared.

QUOTATION FROM THE CITY CODE REGARDING IMPROVEMENTS

11.02.025(f) Utilities and Street Improvements. No building permit shall be issued for the construction of any building or structure of any kind or description unless the plans and specifications include the construction for curbs, gutters, sidewalks, paved streets, necessary water lines, sewer lines, and storm drainage necessitated by the new construction or improvement, to be built to applicable City standards, provided, however, if found by the City Engineer to be impractical to construct at the time of application for said building permit, construction may be waived by the City Engineer and in lieu thereof a performance bond filed with said engineer to cover the estimated cost of construction to City standards for said improvements, provided further, in areas zoned single family residential at the time of said application for building permit in which the applicant has received final approval for a plat or sub-division and has complied with requirements therein compliance with this subsection shall be deemed by compliance with the sub-division or plat requirements.

COMMENTS


City Engineer

Rev. April 2, 1971

STREET FILE

702.00350

CITY of EDMONDS --- PUBLIC WORKS DEPARTMENT

Routing of Building Permit Applications

Proposed Property Address of Application: 22820 - 100th Avenue W.

DEPARTMENT	COMMENTS	DATE
WATER	<i>Olympic View Water</i>	<i>11-2-76</i> <i>JBM</i>
STREET	<i>Street & Driveway improved</i>	<i>11-2-76</i> <i>JBM</i>
SEWER	<i>Sewer on north of property</i>	<i>11-2-76</i> <i>JBM</i>
NOTES	<i>R.H. 11-2-76</i>	

BUILDING
DEPARTMENT COMMENTS

22820-100th Ave W

BUILDING DEPARTMENT PERMIT APPLICATION

Applicant Fill
Inside Heavy Lines

USE
ZONE

PERMIT
NUMBER

RECEIVED

NOV 1 1976

JOB

ADDRESS

22820-100th *Bathman West*

VARIANCE OR COND. USE NO.

ADB NO.

HEIGHT

PROPOSED YARDS

LOT COVERAGE

FRONT

SIDE

REAR

SIGN AREA

ALLOWED

ENVIRONMENTAL REVIEW

☐ COMPLETE

☐ EXEMPT

REMARKS

PLANNING DEPT. APPROVAL

DATE

LEGAL LOT

LOT AREA

SUBDIVISION NO.

☐ YES

☐ NO

STREET R/W

EXISTING STREET R/W

FT. DEFICIENCY THIS PROPERTY

COMP. PLAN ST. R/W

FT.

FT.

REMARKS

REMARKS

CHECKED BY

STREET AND/OR UTILITY WORK

REQ'D.

☐ YES

☐ NO

R/W PERMIT REQUIRED

☐ YES

☐ NO

UNDERGROUND

WIRING REQ'D.

☐ YES

☐ NO

TYPE CONNECTION

☐ YES

VERIFIED BY

SANITARY SEWER

☐ NO

SEPTIC SYSTEM

APPR'D BY CITY ENG.

☐ YES

☐ NO

PERMIT NUMBER

REMARKS

METER SIZE

SERVICE SIZE

CLEARANCE

CHECKED BY

REMARKS

FIRE ZONE

TYPE OF CONSTRUCTION

CODE

SPECIAL INSPECTOR

REQUIRED

AREA

OCCUPANCY

GROUP

OCCUPANT

LOAD

☐ YES ☐ NO

PLAN CHECKED BY

THIS SITE IS LOCATED IN THE CITY
OF EDMONDS. LOCAL SALES TAX
SHOULD BE CODED 31.04.

REMARKS

REMARKS

REMARKS

PLAN CHECK

NO.

VALUATION

FEE

BUILDING

PLUMBING

HEAT & GAS LINE

FENCE

SIGN

RETAINING WALL

SWIMMING POOL

REMARKS

REMARKS

REMARKS

NAME (OR NAME OF BUSINESS)

Puro Hot of Spokane Inc.

MAILING ADDRESS

11101 NE 8th St. Suite 208

CITY

Bellevue Wash 98004

TELEPHONE NUMBER

206/455-3909

NAME

Conrad Street c/o Puro Hot, Inc.

ADDRESS

P.O. Box 428

CITY

Wenatchee, KS 67201

TELEPHONE NUMBER

516/685-8261

NAME

ADDRESS

CITY

TELEPHONE NUMBER

STATE LICENSE NUMBER

CITY LICENSE NUMBER

Legal Description of Property (Show Below or Attach Four Copies)

ATTACHED

☒ NEW

☐ ADD

☐ ALTER

☐ REPAIR

☐ RESIDENTIAL

☒ NON-RESIDENTIAL

☐ DEMOLISH

☒ EXCAVATE

☐ OR FILL

☐ PRE-MOVE

☐ INSP.

☐ GAS

☐ LINE

☐ SIGN

☐ RETAINING

☐ WALL

☒ FENCE

(100 x 5 FT)

☐ SWIM

☐ POOL

NUMBER OF STORIES

ONE

NUMBER OF

DWELLING

UNITS

NATURE OF WORK TO BE DONE

CONSTRUCT RESTROOM

PROPOSED USE

RESTROOM

PLOT PLAN (INDICATE BUILDING SETBACKS,
ABUTTING STREETS)

OWNER

ARCHITECT

CONTRACTOR

LEGAL DESCRIPTION

JOB DESCRIPTION

PLANNING

ENGINEERING

WATER

BUILDING DEPT.

DESCRIPTION:

That portion of Lots 8 and 10, Block 3 of the Westgate Park, Division No. 1, as per Plat recorded in Volume 13 of Plats, Page 31, records of Snohomish County, Washington, described as follows:

Commencing at the Northeast corner of said lot 10; thence North $89^{\circ}47'08''$ West along the North line of said lot 10, a distance of 10.00 feet to the westerly margin of 100th Avenue West as conveyed to the City of Edmonds by Quit Claim Deed recorded under Snohomish County Auditor's file No. 1848370 and the true point of beginning; thence South $0^{\circ}20'49''$ East along the said westerly margin 229.96 feet to the south line of said lot 8; thence north $89^{\circ}46'47''$ west along the said south line 98.70 feet; thence north $0^{\circ}20'49''$ West 129.95 feet; thence north $89^{\circ}47'08''$ West 14.30 feet; thence north $0^{\circ}20'49''$ west 100.00 feet to the said north line of lot 10; thence south $89^{\circ}47'08''$ east along said north line 113.00 feet to the true point of beginning.

Subject to a sewer pipeline easement over, under and across the north 10.00 feet thereof recorded under Auditor's File No. 1911340 and also

Subject to a 10.00 foot wide easement for electrical utilities upon, over, under and across said lot 8 being 5 feet on each side of the centerline described as follows:

Beginning at a point located on the westerly boundary of 9th Avenue South, south $0^{\circ}20'49''$ East 170.00 feet from the northeast corner of said lot 10 thence north $89^{\circ}46'47''$ west 176.00 feet; thence south $70^{\circ}00'00''$ west 108.00 feet to the point of termination.

CITY of EDMONDS --- PUBLIC WORKS DEPARTMENT

Routing of ~~EXISTING PERMIT~~ Applications
SUBDIVISION

Proposed Property Address of Application: 100th Ave

DEPARTMENT	COMMENTS	DATE
WATER	<i>Olympic View Water District</i>	<i>10-7-76</i> <i>FR</i>
		<i>JBN</i>
STREET	<i>Access entrances and drainage</i>	<i>FR</i>
	<i>improved on 100th Ave NW.</i>	<i>10-7-76</i>
SEWER	<i>Sewer north of site</i>	<i>10-7-76</i> <i>FR</i>
		<i>JBN</i>
NOTES	<i>JBN 10-7-76</i>	

BUILDING
DEPARTMENT COMMENTS

FILE # S-52-76

ADDRESS: 9th So & Edmonds Way

CITY OF EDMONDS
PLANNING DEPARTMENT

STAFF REVIEW OF PROPOSED SUBDIVISION

APPLICANT PIZZA HUT (BILL KAUFMAN) HEARING DATE 10-14-76

ANALYSIS OF DESIGN

1. Lot sizes and dimensions: No minimum lot area in a BN zone. Adequate setbacks must be maintained adjacent to Albertson's food store. Pizza Hut setbacks to be maintained as noted in red on plan.
a. Areas and setbacks: Satisfactory.
b. Lot dimension ratio: Satisfactory.
c. Corner lots: No corner lots.

2. Lot arrangement in relation to topography: Satisfactory

3. Lot width & frontage: Adequate

4. Protection of natural features, views, open spaces: Satisfactory

5. Tree Cutting Restrictions: TO BE IMPOSED ON ALL TREES 8" DIAMETER & OVER PER SECTION 12.10.050 (C) (2).

ENVIRONMENTAL ASSESSMENT

1. Located in environmentally sensitive area? NO 2. Shorelines Management Permit? NO
3. Env. Cklist Req'd? NO 4. Negative Declaration? NO 5. EIS Required? NO
6. Planning Department Environment Assessment Form? NO

REQUIRED IMPROVEMENTS AND DEDICATIONS

1. See City Engineer's Report
2. Walks or pedestrian ways required? NO 3. Parks or other facilities required? NO
4. Special requirements or conditions: NO

RECOMMENDATIONS:

Recommend approval subject to Engineering and Planning Requirements.

BY: Mary Lou Block DATE: 10-5-76

EDMONDS PLANNING DEPT.

COMMENTS AND ADDITIONAL REQUIREMENTS ATTACHED IF APPLICABLE

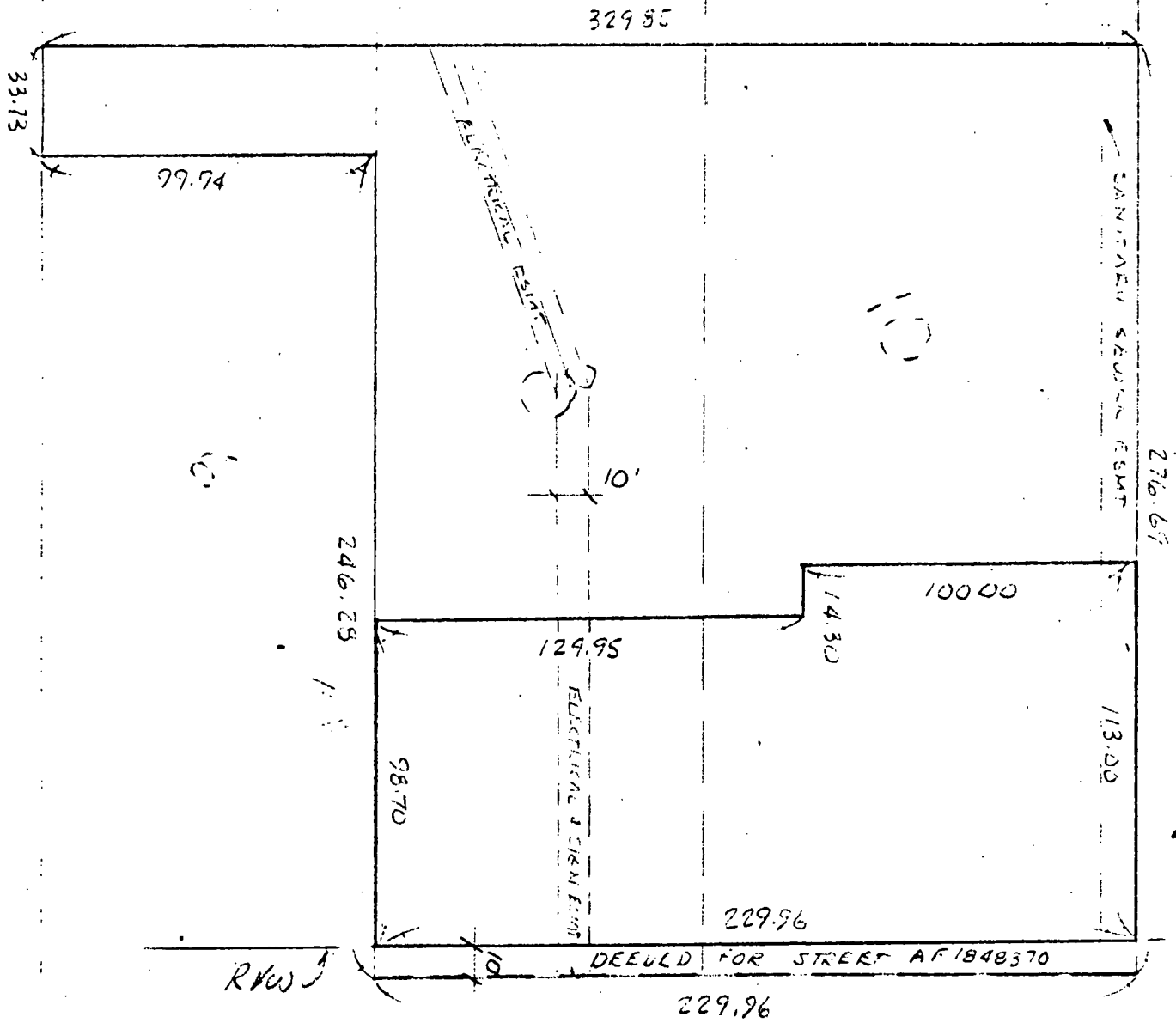
BY: ENGINEERING DEPARTMENT

(DATE)

BY:

PUBLIC WORKS

10-7-76



100TH AVE. IV.

R/W

1"=50'

Date NOV. 21/76

STREET FILE

PERMIT ADDRESS
DESCRIPTION

22810-10314 NEW

ATTACHED

BUILDING PERMIT REVIEW - ENGINEERING DEPARTMENT CHECK LIST

Instruction:

- Check Accuracy of Legal Description
- Check Against Assessor's Map for Legal Subdivision
- Does it conform to City Approved Subdivision?

Reviewer's
InitialsBN

1. This lot included in Subdivision/Plat No.: WESTGATE PARK BUK 3, LOTS 8, 10
2. Site Inspection made on: 11/21/76
3. What are ground water and soil conditions? LOT SLOPES TO WEST
NO STANDING WATER
4. Site Drainage Checked? 11/21/76
5. Storm Sewer Availability: YES Sht. 8 of Dwg. No. 4667 Project UAB PROJECT
Roadside Ditch NONE
6. Grading & Final Contours: AS SHOWN
7. Septic Tank System Design Approved: NA
8. Sanitary Sewer Availability: YES Sht. 1 of Dwg. No. 1523 Project ALBERTSONS SEWER
Side sewer availability: NO TIES IN TRUNK LINE
9. Sanitary Sewer Connection Fees? REQD.
10. Water Mains & Fire Hydrants (Indicate Size Main) 8" MAIN & HYD EXISTING
Check Fire Dept.'s Comments
11. Sidewalks: (Site inspection shows conditions of sidewalks as follows) 5 FT. CONCRETE EXISTING
12. Curbs: EXISTING Curb Cuts/Driveways (Check driveways for safety, location, grade and width): DRIVEWAY LOCATIONS OK
13. Underground Wiring: REQD Street Lights:
14. Street Right-of-way & Bldg. setbacks: RAW 60 FT. Sht. of Official Street Map.
15. Existing Utility Easements? SEWER EASEMENT N 10 FT.
16. Access Easements: NONE
17. Site Plan checked for accuracy? 11/21/76
18. Special Requirements listed in Memo to Bldg. Dept. SEE MEMO
19. Commercial & Apt. Requirements form completed? 11/21/76
20. Drawings stamped & notations made? 11/21/76
21. All Items filled in on Bldg. Permit Application? 11/21/76
22. Bonds posted for site work? REQD
23. Right-of-way Invasion Permit required? REQD FOR CURB CUT EXTENSIONS

COMMENTS:

Starts
100th Ave W

Date October 14, 1976

STREET FILE

Memo to: Director of Maintenance & Operation
Public Works

From: City Engineer

Subject: Sewer Connection Charges

Legal Description: See attached legal description

Commonly known as: 22820 100th Avenue W.

Owner: PIZZA HUT

Z.F.F. Calculation:

() Z.F.F.	X	() =	\$	Connection Fee
() Lateral	X	() =	\$	Lateral Charge
(1) Unit	X	(\$25) =	\$ 25.00	Trunk Charge
			\$ 10.00	Permit
			\$ 35.00	TOTAL

This property will connect to the sanitary sewer main installed by Albertsons; therefore, no connection charge is required.

CC:

For Quora

GRASS

SUBDIVISION:

CITY OF EDMONDS REQUIRES A SHORT PLAT TO BE FILED.

S 89° 47' 08" E

6.4/3

13/4

0.

001126

BENCH MARK, TOP
OF EAST BOLT ON
FIRE HYDRANT
ELEVATION 316.98

BENCH MARK, TOP
OF EAST BOLT ON
FIRE HYDRANT
ELEVATION 316.98

22804-100th AVE W

STREET FILE

SCHEDULE A—Continued

The land referred to in this policy is situated in the State of Washington, County of Snohomish, and is described as follows:

Parcel A:

That portion of Lots 5, 8, and 10, Block 3 of Westgate Park, Division No. 1 as per plat recorded in volume 13 of Plats, page 31, records of Snohomish County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 10;
thence South 0°20'49" East along the East line of said Lots 10 and 8, respectively, which line is also the West margin of 9th Avenue South, 229.96 feet to the southeast corner of said Lot 8;
thence North 89°46'47" West along the south line of said Lot 8 a distance of 246.28 feet to the Northeast corner of said Lot 5;
thence South 0°18'25" East along the East line of said Lot 5 a distance of 99.94 feet to the Southeast corner thereof;
thence North 89°46'15" West along the South line of said Lot 5 a distance of 33.73 feet;
thence North 0°14'26" East 329.85 feet to the North line of said Lot 10;
thence South 89°47'08" East along said North line 276.69 feet to the point of beginning;
EXCEPT The East 10 feet of Lots 8 and 10, conveyed to the City of Edmonds by Quit claim Deed recorded under Auditor's File No. 1848370.
AND EXCEPT that portion of Lots 8 and 10, Block 3 of the Westgate Park Division No. 1, as per plat recorded in volume 13 of Plats on page 31, records of Snohomish County, Washington, described as follows:
Commencing at the Northeast corner of said Lot 10;
thence North 89°47'08" West along the North line of said Lot 10, a distance of 10.00 feet to the Westerly margin of 100th Avenue West, as conveyed to the City of Edmonds by Quit Claim Deed recorded under Snohomish County Auditor's File No. 1848370, and the true point of beginning;
thence South 0°20'49" East along the said Westerly margin 229.96 feet to the South line of said Lot 8;
thence North 89°46'47" West along the said South line 91.00 feet;
thence North 0°20'49" West 129.95 feet;
thence North 89°47'08" West 32.00 feet;
thence North 0°20'49" West 100.00 feet to the said North line of Lot 10;
thence South 89°47'08" East along said North line 123.00 feet to the true point of beginning.

Situate in the City of Edmonds, County of Snohomish, State of Washington.

-continued-

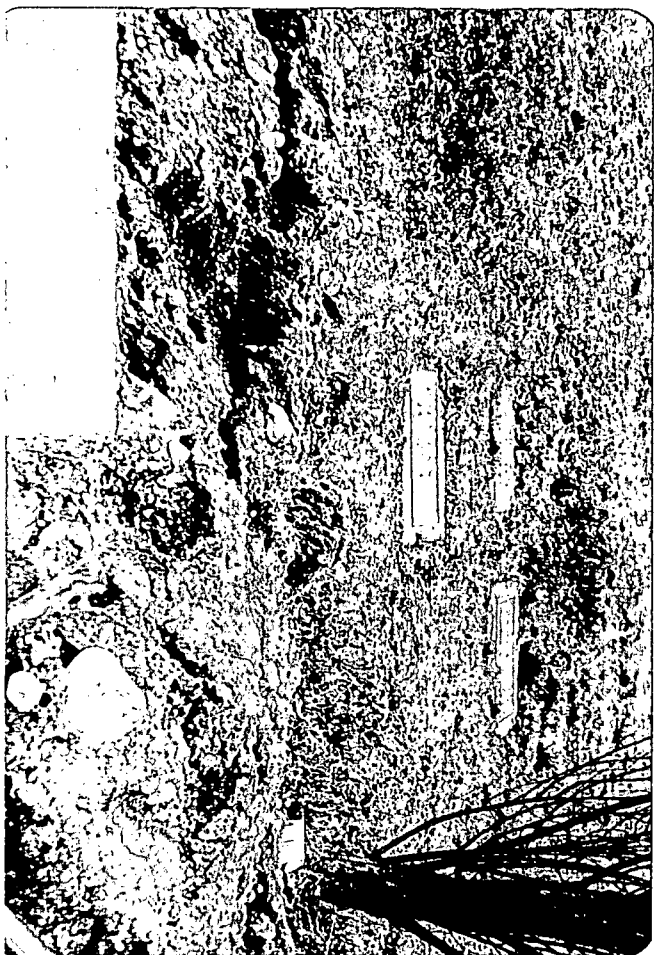
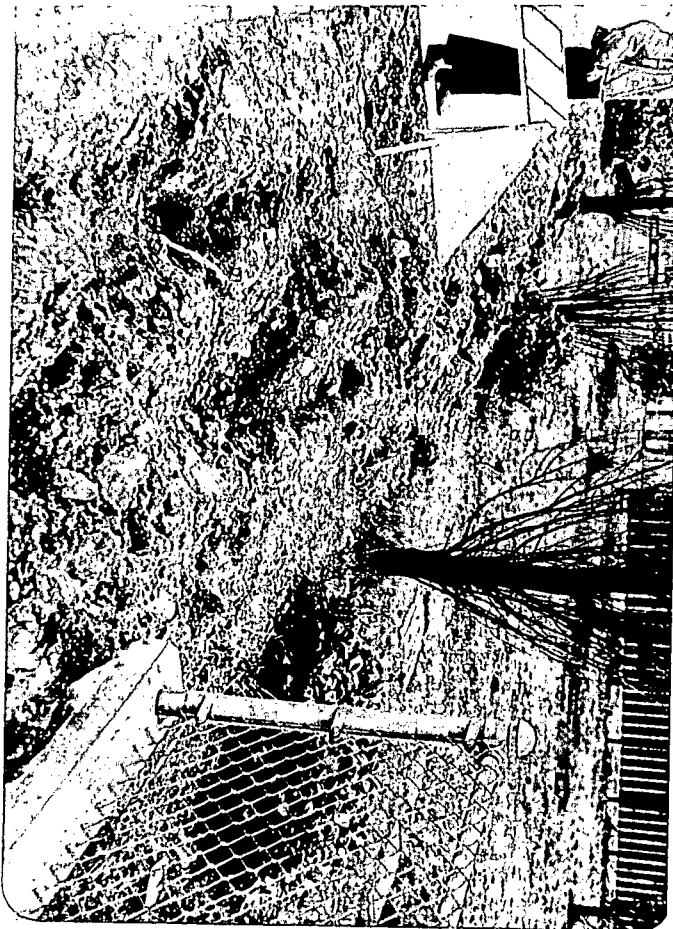
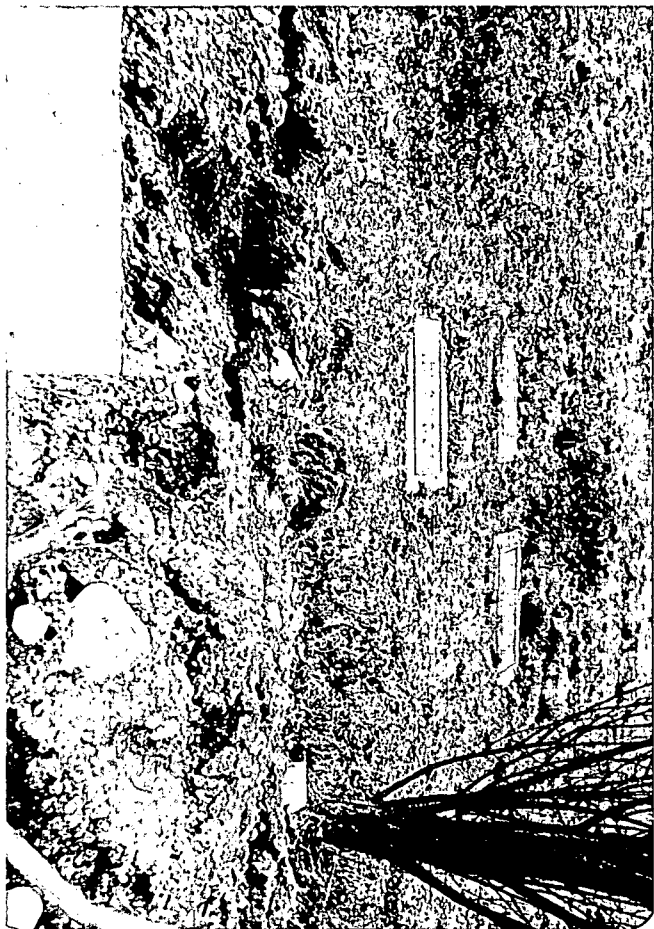
LEGAL DESCRIPTION CONTINUED.

Parcel B:

That portion of Lots 8 and 10, Block 3 of the Westgate Park, Division No. 1, according to the plat thereof recorded in Volume 13 of Plats, page 31, records of the Auditor of the County of Snohomish, State of Washington, described as follows:

Commencing at the Northeast corner of said Lot 10;
thence North 89°47'08" West along the North line of said Lot 10, a distance of 10.00 feet to the Westerly margin of 100th Avenue West, as conveyed to the City of Edmonds, by Quit Claim Deed recorded under Snohomish County Auditor's File No. 1848370, and the true point of beginning;
thence south 0°20'49" East along the said Westerly margin, 229.96 feet to the South line of said Lot 8;
thence North 89°46'47" West along the said South line 91.00 feet;
thence North 0°20'49" West 129.95 feet;
thence North 89°47'08" West 32.00 feet;
thence North 0°20'49" West 100.00 feet to the said North line of Lot 10;
thence South 89°47'08" East along said North line, 123.00 feet to the true point of beginning.

Situate in the City of Edmonds, County of Snohomish, State of Washington.





NEW WALL SIGN
FOR "STATE FARM"

SITE ADDRESS:
STATE FARM
22816-166th AVE. W.
EDMONDS, WA 98020

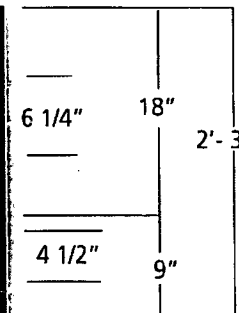
RECEIVED
MAR 20 2013
DEVELOPMENT SERVICES
COUNTER



New Sign Program (Flat Face - Non Glare) 2'-3" x 6'-1" Illuminated Sign

Earl Shuster • Edmonds, WA

SIGN ATTACHED
TO WOOD WALL
WITH (4) 1/4" x 4"
LAGS INTO WOOD
STUDS



2'-3" x 6'-1" New Sign Program
Trim Size: 2'-2 5/8" x 6'-0 5/8"
V.O.: 1'-11 3/4" x 5'-9 3/4"
Flat Non-Glare (Spartech Sungard) UV Polycarbonate
Cabinet Painted Special Dark Gray Metallic (PMS# 43)
Daylight Fluorescent Lamps - ON/OFF Toggle Switch

No commercial sign shall be illuminated after 11:00 p.m. unless the commercial enterprise is open for business and then may remain on only as long as the enterprise is open.

SINGLE FACE WALL MOUNT SIGN

Single Face (3) F72T12/D/HO (Horizontal)
Internal / Concealed Mounting Brackets for Single Face Signs

White Logo Graphics on PMS# 485 Red Background
Black Agent Imprint: SF News Gothic Standard Bold Font - on White Area

Single Face Sign: 7" Depth } EX-416 with EX-249R
1 5/8" G-Molding



PLACEMENT and SIZE of the GRAPHICS on the PHOTO are

Proportional Layouts from Approved Interim Program

Dualite Sales & Service, Inc. WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Dualite Sales & Service, Inc. One Dualite Lane Williamsburg, Ohio 45176	FILE#13-1-53STAT02-DEF		Customer Approval or Comments:
		Scale: 3/4" = 1'-0"	Date: 1-4-2013	
WALL AREA – SOUTH ELEVATION: 15' OF TENANT FRONTAGE = 15 SQ. FT. OF SIGNAGE ALLOWED SIGN AREA – SOUTH ELEVATION: STATE FARM: 2'3" X 6'1" = 14 SQ. FT. PROPOSED				
This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 • Copyright 2013 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.				

RECEIVED
MAR 20 2013
DEVELOPMENT SERVICES
COUNTER

DEVELOPMENT SERVICES
COUNTER

MAR 20 2013

RECEIVED

APPROVED BY PLANNING
M. Chgo 3/21/13

CITY OF EDMONDS BUILDING DEPARTMENT	
WORK	<u>SIGN</u>
ADDRESS	<u>22816 100th Ave W</u>
OWNER	<u>State Farm</u>
APPROVED DATE:	<u>3/28/13</u>
BLDG. OFFICIAL	<u><i>[Signature]</i></u>
PERMIT NUMBER	<u>BLD2013-0275</u>

STREET FILE

RECEIVED

MAR 20 2013

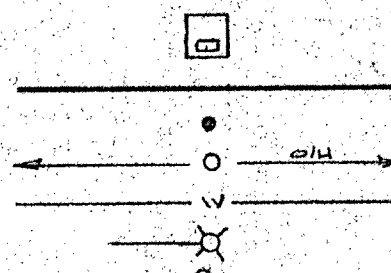
DEVELOPMENT SERVICES
COUNTER

City of Edmonds Building Department

APPROVED PLAN

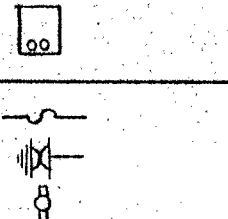
LEGEND OF LAYOUT

PADMOUNT TRANSFORMER VAULT
U.G. PRIMARY CABLE TRENCH LINE
BARRIER POSTS
POLE & OVERHEAD LINES
WATER SERVICE
FIRE HYDRANT
SEWER SERVICE



LEGEND OF LAYOUT

PADMOUNT TRANSFORMER
#2 AL. CONC. NEW. D.B. PRIMARY CABLE
FUSE
LIGHTNING ARRESTER
POLE & OVERHEAD LINE



CABLE =

300' OF #2 AL. CONC. NEW. D.B. PRIMARY CA. (34)
MAKE: PHELPS DODGE #60828 REEL #385180
PHELPS DODGE 60828 380581
PHELPS DODGE 60828 380583

DUCT =

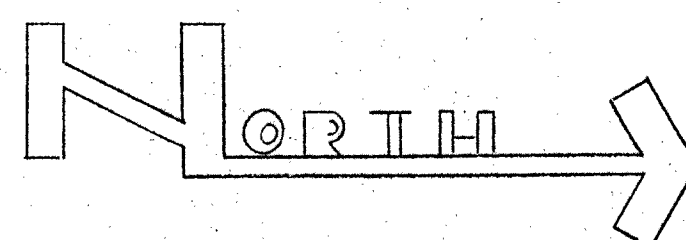
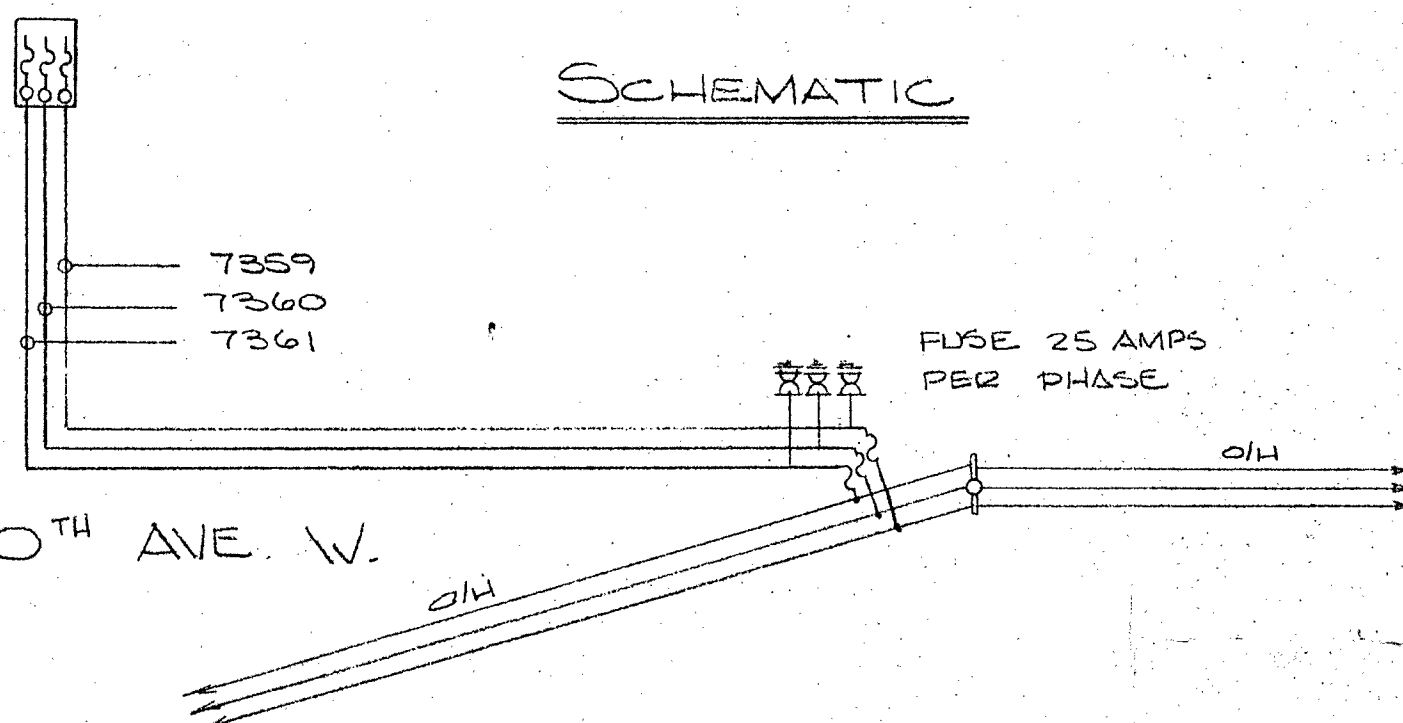
(A) 165' 3" PLASTIC DUCT BY R.U.D.
(B) 90' 3" PLASTIC DUCT BY OWNER

PADM. TRANSFORMER

A-4660 75 KVA. 7200
SER. # 5-1872 X HOWARD LUDS.
SER. # 5839-975
VOLT. 208/120V.

A-4660
5-1872 X

SCHEMATIC



NOTE:

DO NOT DIG OUTSIDE THE 2 1/2' STRIP &
DO NOT DIG ANY DEEPER THAN 2'-6" FROM POLE
TO PROPERTY LINE (122')

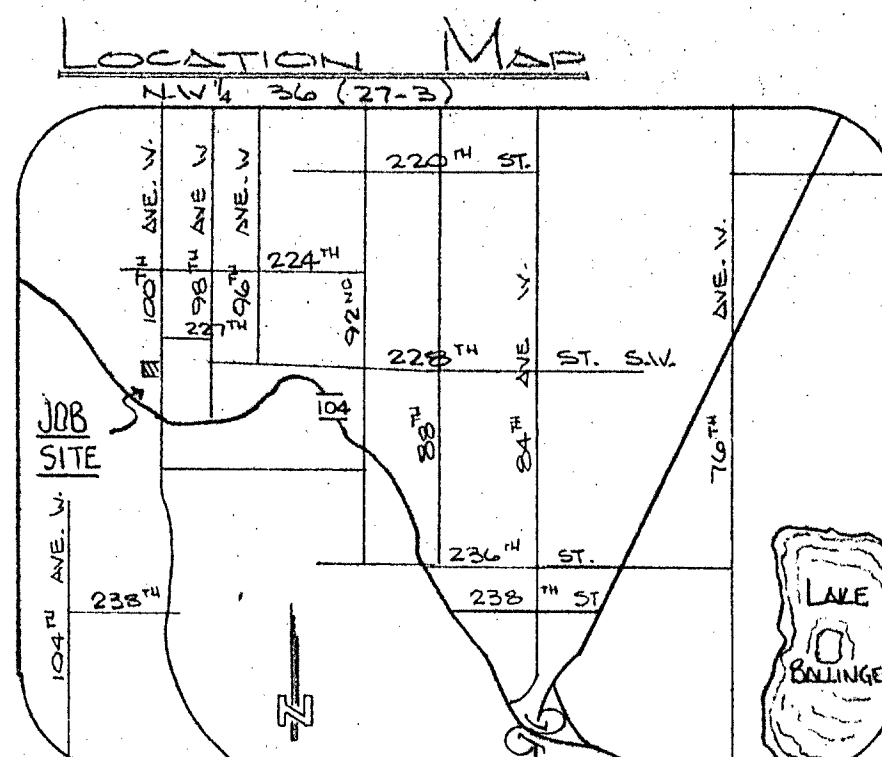
NOTE =

SIDEWALK WILL BE REMOVED
AND REPLACED BY OWNER

AS BUILT

DATE 7-25-77 JTR

APPROVED [Signature]



TAGS REQUIRED: MARCH 1977

VAULT N# A-4660
CABLE N# 7359, 7360 & 7361

DATE RELEASED 10/8/77
FOR CONSTRUCTION

W.O. NO. 78611

EDMONDS PUBLIC UTILITY DISTRICT No. 1 of Snohomish County SOUTH COUNTY AREA		127-0 3-75	DATE 3-4-77	W.O. No. 78611
LOCATION 22820 100th AVE. W.		SCALE 1"=10'	REVISION	AS BUILT 7-25-77 JTR
EDMONDS NW 1/4 36 (27-3)		ENGINEER D. HARRIS	DRAFTSMAN SAM	U.G. FILE NO. 2942
REASON FOR WORK PROVIDE U.G. DISTRIBUTION SYSTEM FOR PIZZA HUT RESTAURANT		APPROVALS	FOREMAN	
DATE WORK COMPLETED 3-15-77 BY KELLY				
ENVIRONMENTAL ANALYSIS EXEMPT UNDER DISTRICT SEPA PROCEDURES, SECTION VII, PARA 18, ITEM C-170 DATE 3-17-77 BY DH				
INTERPRETATION REFERRED TO:				
DATE BY				
O.H. U.G. COND 72.5KV				
ADD 250 CKT FT 3 PH				
REHV. CKT FT PH				
NET 250 CKT FT				
PERMIT				
TYPE EDMONDS				
DATE GRANTED				
PERMIT				
TYPE				
DATE GRANTED				
FOREIGN CONTACTS				
COMPANY				
TYPE				
FOREIGN CONTACTS				
COMPANY				
TYPE				
EASEMENT				
REQUIRED				
GRANTOR				
DATE GRANTED				
EASEMENT				
GRANTOR				
DATE GRANTED				
WATER				
SEWER				
GAS				
W.A.R. FORM				
DATE REC. 3-4-77				
FUSING COORDINATED				
BY D. HARRIS				
LOG POSTED				
MAP POSTED				
TRANSF. CARD				
INVENTORY				
POLE DEPT.				

LG-2942