

22824 100TH AVE W

See 22804

ADDRESS: 22804 - 22824 100th AVEW
TAX ACCOUNT/PARCEL NUMBER: 00 - 4/06 - 003 - 008 - 01
BUILDING PERMIT (NEW STRUCTURE): 1983-0304
COVENANTS (RECORDED) FOR:
•
CRITICAL AREAS: DETERMINATION: Conditional Waiver Study Required Waiver
DISCRETIONARY PERMIT #'S: <u>AUB-83-93</u> , <u>AUB-98-110</u> , <u>AUB-81-12</u> , <u>AUB-94-123</u>
ADB-83-107, ADB-83-94
101262
DRAINAGE PLAN DATED: 4383
PARKING AGREEMENTS DATED:
EASEMENT(S) RECORDED FOR:
PERMITS (OTHER):
PLANNING DATA CHECKLIST DATED: 13 00
1 1
SCALED PLOT PLAN DATED:
SEWER LID FEE \$: LID #:
SHORT PLAT FILE: 5-52-70 LOT: BLOCK:
SIDE SEWER AS BUILT DATED: 7/8/83, 2/25/17
SIDE SEWER PERMIT(S) #: 7004, 5717
GEOTECH REPORT DATED:
STREET USE / ENCROACHMENT PERMIT #:
FOR:
WATER METER TAP CARD DATED:
OTHER:



CITY OF EDMONDS	USE PERMIT 83 304
CONSTRUCTION PERMIT APPLICATION	ADDRESS 22810-22816 100th AVENUE
PUGET PACIFIC CORP	TECHT DESCRIPTION CHECK STROUNDED AND THE TOTAL
MAILING ADDRESS	
PO BOX 33978	PUBLIC RIGHT OF WAY DEA OFFICIAL STORET MAIN
SEATTLE 774-5138	BUSTING BU PROMPTO DEDICATION . D
DAVID KEHLE	RIGHT OF WAY CONSTRUCTION PERVIT REQUIRED TO STORE THE OFFICE OFFI
ACONESC 1932 FIRST AVENUE SUITE 302	SEE - VOINGES-NO VENO DATED
E154	SEE TWO DEPT SERVICES CHECK LIST DATED
SEATTLE 622-9495	manage our approved stan
SSG CONSTRUCTION, INC	OK-16 (
PO BOX 33976 FULLSTAND NAMES	with St. population before the first part of the
CFATTLE 774-5138	PE PERSONAL PROPERTY OF THE PERSONAL PROPERTY
STATE CHIENSE HUMBER	We can be seen to see the see the seen to see the see the seen to see the seen
223-01-SSC012441 Legal Description of Procerty Include till pasements Issue below or attach four copres:	5004
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	PARCE SON SON SON
	D ATROPORTION
X yes agreement assertion	TER MIN WOOD
A00'40-6"	
ENCAVATE PENDS	L-W + 1979 Z MAX
Topings Line State	OFFICE LAST DOCUMENT OCCUPANT LOAD
	TES NOTE TO THE PROPERTY OF TH
See Service white the	FINAL Z HOUL AREA SEPARATION WALLS
Novate of 4104/8	FIRE DEPT MEMO DATED 6-1-83
0.0015	THEN ME INSUL PER 1980 STATE CODE
North Residence of the Later All American Assets	DRACTERS THERECTIONS READ
NEW COMMERCIAL CONSTRUCTION	VACCA IIO
112N CO. 0 2.104.25	879 844 452 1353
	FLEVERO SEPARATE PERMIT
1	OFFICE SEPARATE PERMIT
This permit dokers with to be done on private bycemily DNUN and construction on the oubtit obmetriculate stick wains, otherways, marginess, and with require separate permission.	72141-4:0
Barmir Application (167 Days)	
Purming mayoning Provided Working Starter Within 190 Calis	0
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Filempiouses, and agents form and and all dialins for dail metals	9
all wherever four is a few to be parented and the dependent of the parented shall not the dependent of the parented and the p	
it of control and see the Control of the secondation that the control of the c	IF CU.IC
intolimation given is correct and that if aming twite it is an	This application is not a permit until
state aws requisting construction, and this condition work actions	coned by the Building Official or his
Code of the Stare Cf. Washington relations and the first of the stare	* Askriuwledged in Space provided
まらい アウストリストリー アードラブディスタ	CONTRACTOR OF ALL DAY WAS December
THIS SITE IS LOCATED IN THE OF LOWER LOCAL SALES	on coveres Harold M. Reines
ATTENTION SHOULD BE CODED OF CA	CTLAS (444 1 2 (483) AIGINAL - 5 19 YELLOW - Inspector

PLANNING DATA

NAME: BLOCK BUSTER VIDE	<u>o.</u>		
SITE ADDRESS: 22804 - 100TH AVE. W	V_DATE: 7-3	1-00	
ZONING: BN	PLAN CHK#:_	00-241	<u>.</u>
PROJECT DESCRIPTION: SATEL	LITE DIST	+ - VIDEO	STORE,
CORNER LOT(Yes/No)	FLACIOT	No	(Vac Na)
CORNER LOI 1102 (Yes/No)	FLAG LUI	140.	(Yes/No)
SETBACKS: Required Setbacks: Front: 201 Left Side: No Actual Setbacks:			
Front:Left Side: Street map checked for additiona	night Sid al setback requi	e:Real red?	r: (Yes/No)
LEGAL NONCONFORMING LAND USE I			
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:		-	

c:\files\permit\^plandat.doc

FOR INSPECTION 1775-25252 Ext. 2220

FOR CIT

TO BE COMPLETED BY APPLICANT

CONNECTION FEE:

PERMIT FEE: 3000

DISAPPROVED BY:

APPROVED By:

Date:

Date: 7-8-83

* PERMIT MUST BE POSTED ON JOB SITE

BLOCK NO EDMONDS WAY PERMIT NO. **7096** TRUNK LINE LID NO. ASMT. NO. EASEMENT NO. CONTRACTOR MODERN SEWER LEGAL DESCRIPTION: LOT NO. REPAIRS [NAME OF ADDITION Side Sewer Drawing X NEW CONSTRUCTION JOB ADDRESS 22810-12-14-16 100T" W. OWNER OLSONS FOOD MARKET CEMETARY The City of Edmonds

C Approved: B"CONC. SEWER 6'PVC SIDE 4'CO.W. 4"ABS

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

DATE 7.8-83

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 of the map(s), including, but not limited to, the location of any sewer stub shown. Sur 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 th information given on this map(s), nor for any one representation provided based upon said map(s).

THE City of Edmonds STREET FILE

JOB ADDRESS 22820 - IOOTH WEST

OWNER PIZZA HUT

APPLICATION

NEW CONSTRUCTION SIDE SEWER PERMIT

REPAIRS

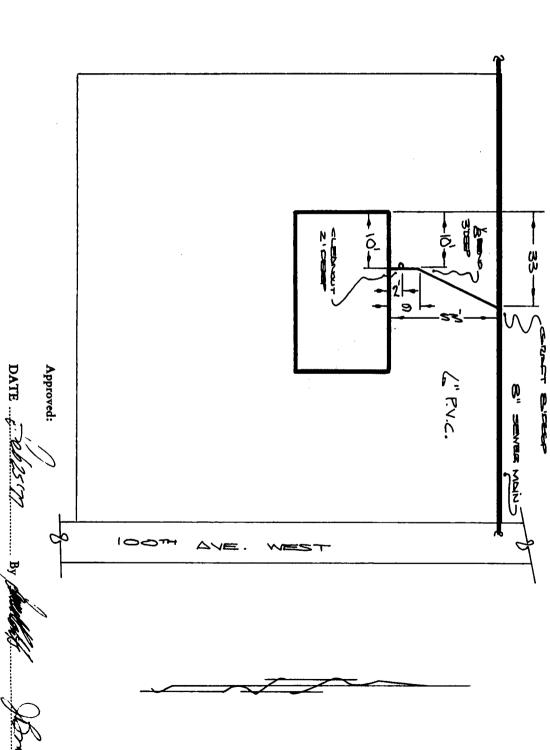
EASEMENT NO.

CONTRACTOR MORCO CONSTRUCTION PERMIT NO. 5717 L

LEGAL DESCRIPTION: LOT NO. BLOCK NO.

LID NO. ASMT. NO.

NAME OF ADDITION . SEE STTOCHED



The City of Edmonds

APPLICATION

SIDE SEWER PERMIT

REPAIRS []

EASEMENT NO.

NEW CONSTRUCTION []

JOB ADDRESS 22820 100 th W

Vizza Hot

OWNER

CONTRACTOR MONCO CONST

LEGAL DESCRIPTION: LOT NO.

LID NO. ASMT. NO.

PERMIT NO. 57/7

BLOCK NO.

See 1 ached

rooth w

NAME OF ADDITION

FEB 25 1977 RECEIVED

Public Works Dept

Approved:

DATE ... 11/75

Date <u>October</u> 14, 1976

RECEIVED

Public Works Dept.

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.

Connection Fee

) Lateral X

Lateral Charge

) Unit

25.00

Trunk Charge

10.00

This property will connect to the sanitary 2/25, sewer main installed by Albertsons; there-

fore, no connection charge is required.

35.00

TOTAL

Permit

CC:

FEET OR 6.55 ACRE

PESCRIPTION

SNOHOMISH COUNTY PARK, THAT PORTION OF LOTS 8 AND 10, BLOCK 3 OF THE WESTGATE PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 31, RECORDS OF DESCRIBED AS FOLLOWS:

GINNING; 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 TRUE POINT OF BE WEST ALONG THE NORTH 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

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

THENCE SOUTH 70°00'00" WEST 108.00 FEET TO LOCATED ON THE WESTERLY BOUNDARY OF 9TH AVENUE SOUTH, NORTHEAST CORNER OF SAID LOT SOUTH 0°20'49" EAST 170.00 FEET FROM THE THENCE NORTH 89º46!47" WEST 176.00 FEET; A POINT THE POINT OF

24.95 729.56 3 00.00 25

* 185.

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CITY OF EDMONDS — SIDE SEWER PERMIT

A CONTRACTOR OF THE PROPERTY O

WATER-SEWER DEPARTMENT

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.

APPROVED Date By Date By Remarks: BOTH Permit Copies MUST Be Signed By Owner of Firm Performing Construction PRIOR To Request For Inspection— I, Low 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. Date By By Date By By Date By		OWNER AND/OR BUILDER PIZZA HUT ON PRACTOR'S NAME & ADDRESS MOTCO Construction	PROPERTY LEGAL DESCRIPTION SEE ALLAURED	UCTION
--	--	---	---	--------

 $\sqrt{\ }$ Check BEFORE you dig for: Water \square ,

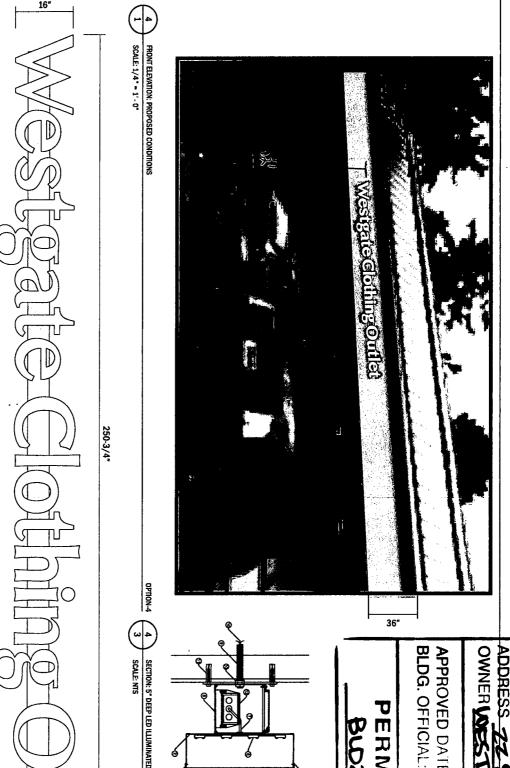
Gas □,

Telephone □,

Power □,

Sewer [],

Other \Box \lor \lor



WORK OWNER LOSS TEATE CLOTHANS ON THE **BLDG. OFFICIAL: APPROVED DATE:** PERMIT NUMBER BUILDING DEPARTMENT BW2015-0542 CITY OF EDMONDS ILUMINUM LETTER BACK (LOCK FORMED TO RETURN)
RYLIC FACE PEED SCREW

Expansion screen DIA CHIBGOOSO S'

HANNEL LETTERS ON PACETYAY concept of stow MSON PY

MAY EXCEED ALLOTTED STOREFRONT SIGNAGE SQUARE FOOTAGE

RECEIVED

Architectural Signs LANDMARK

P.O. BOX 1234 17576 HEMLOCK AVENUE LAKEVILLE, MN 55044 763.639.7766

99 WEST, LLC 18224 84TH PLACE WEST EDMONDS, WA 98026

DATE: 04.13.15 REV: 04.16.15 REV: 04.21.15

SALES: SS DESIGN: PM

SIGNTYPE

PROJECT

APPROVED BY PLANNING

CHANNEL LETTERS ON RACEWAY, .063 WHITE ALLIMINUM BACKS, 5" DEEP .040 BLACK ALLIMINUM RETURNS, .118 #7328 WHITE PLEXI FACES, 1" WHITE TRIMCAPS

SCALE:3/4" = 1'-0"

MAY 01 2015

STREET FILE

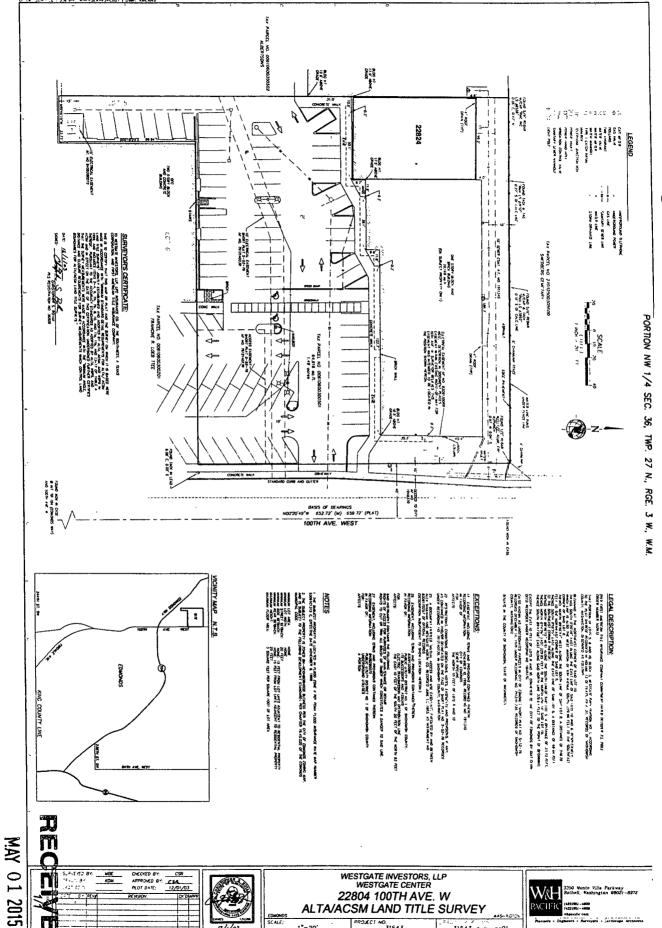
DEVELOPMENT SERVICES CTR.

DEVELOPMENT SERVICES CTR MAY 01 2015

RECEIVED

may be replaced by LED channel letter sign





Date was

DEVELOPMENT SERVICES CTR.
CITY OF EDMONDS

PLANNING DATA -- Signs --

Name: Ho	rn-Wes	gate	Clo	thing O	otlet		Date: 5/	15/15	
	22824	10.	3th	Ave W			Plan Check	#: BLD-2006	0542
Project Descr	iption: Wal								
Reduced Site Plan Provided: (ES/NO) Zoning: WMU									
Comprehensi	ve Plan Designa	ation: (Ne s	tgate					
Map Page:				Lot: (YES / 🔞	<u>D</u>	Fla	g Lot: (YES	(NO)	
ADB File # (c	r date waived):	Wa	ive	1				,	
	•			TOTAL Area p	er Type of Sigi	n			
	Type of Sign	Allowed zone?	l īn į	Matrix conditions met?	Allowed area per unit	U	nit	TOTAL sign area allowed for this sign	Proposed sign area
Ехатріе	Wall w/internal illumination	Yes, with condition		Yes	1 sq. ft./lineal ft. attached wall		ft. attached	41 square feet	20 square feet
Sign #1	wall w/ internal illumenation	4	,	У	154. ft per linear feet of tenant Space	5 f	6 liver ext of next space	56 sq. ff.	27sq.H.
			· ·			1		· .	
Sign #2				,					·
								·	
Sign #3									
								•	
			70	OTAL Sign Area					
Max Permitted	l:	·	Prev	ious Total: Sig	ns removed	√ -	Proposed	Total: 27	59. Ft
tenat wall.	length 56	feet ba	sedo	~ рест. Б ідп Н	leight BL	DZ.	015-054		
Sign Type: U	vall		Max	Permitted: 14	4' .		Actual He	eight: 12 ¹	
Sign Type:		<u>,†</u>	Max	Permitted:			Actual He	ight:	
Sign Type:		·	Max	Permitted:			Actual He	ight:	
				Sign Li			1		
	Vall	:	Prop	osed: Intern	1 LED	_	Allowed in	n Zone: Yes	
Sign Type:			Prop	osed:			Allowed in	i Zone:	

STREET FILE

PLANNING DATA

-- Signs --

			Sign (Colors				
Proposed: White cl	namel	letters	on	race	way			
Acceptable? Ye s				Requires AD	B Approva	al?		
			Sign L	ocation				
If freestanding and 3-feet	or over (unl	ess a fence) i	meets	setbacks?		·	<u> </u>	· · · · · · · · · · · · · · · · · · ·
		Re		Setbacks			·	
Street:	Side:	,	Sid	e:		Rear:		
	,	· /		Setbacks				
Street:	Side:		Sid	e:		Rear:		
		Landscapin	ig for l	Freestanding S	Signs			
Size:				Location:				
Critical Areas Determination	on #:	NA		•			•	
Study Required		· /						
L Waiver			Oi	ther				
					. •			
Per ECDC	20.60.	020.L	-	ternally	illumi	nated	wall sign	. ,
parmitted :	∟ we	state	7.0	٠			,	
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CITY OF EDMONDS • 121 5th Avenue North • EDMONDS, WA 98020

PHONE: 425.771.0220 • FAX: 425.771.0221 • WEB: <u>www.edmondswa.gov</u> DEVELOPMENT SERVICES DEPARTMENT: PLANNING • ENGINEERING • BUILDING

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.

<u>Permitted Sign Area</u>: The maximum allowed total sign area for the tenant space is equivalent to one square foot per lineal 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 --

Name: S	Sherwin W	النعصو	3			C	oate: 9/	12/14	
Site Address:		1004		W		P		#: BLD 2014 0	828
Project Desc	ription: Refac	e exi	etina	monument	Sign of in at	11 -			·
Reduced Site	Plan Provided:	(YES)/	NO)	Zor	ning: BN	<u> </u>	<u> </u>	330	, , , , , , , , , , , , , , , , , , ,
Comprehensi	ive Plan Designa	ation:	Com	ausity C	· •	.1 -	1.1001	- \a \ \ a \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Map Page:			Corner	munity C site (YES)/ NO	Part of OFC site	Flag	Lot: (YES	NO)	
ADB File # (d	or date waived)	: Ad~		rative re					
				TOTAL Area pe	er Type of Sigi	n			
	Type of Sign	Allowe zone?		Matrix conditions met?	Allowed area per unit	Uni	t	TOTAL sign area allowed for this sign	Proposed sign area
Example	Wall w/internal illumination	Yes, wi condition		Yes	1 sq. ft./lineal ft. attached wall	41 fa	t. attached	41 square feet	20 square feet
Sign #1	Tenant panel in existing monument sign.	No si	37 · *	nge propos Leplacing e change in	xieting ten	put.	اء تحوط_	nen't	21sz.ft.
Sign #2	Wall w/ internal illumination	Yes	· >	N/A	1 sq.ft. per lineal ft. of attached wall of tenantapac	WZ	ached	65 sq.f4.	4'×11' = 44sq.f4.
Sign #3								•	
			70	OTAL Sign Area	for (Tenant) Si	ite	1		
Max Permitted	1: of tenant s	lineal ft			previous to	enant	Proposed	Total:	- 01
(South Faces		- 'S 65' p	er BLD2	5) 6 10140 357) Sign Fi		دصمعود			sq.f+.
Sign Type: Te	nend penel in	•	Max	Permitted: N	o Change		Actual He	eight: No Ch	اعمود
Sign Type: W	-11		Max	Permitted: 14'	or height of	f	Actual He	- 1	+ of face
Sign Type:			Max	Permitted:	<u> </u>		Actual He	eight:	<u> </u>
Sign Tunos				Sign Lie	ahtina				
oign Type: Te									
Sign Type: W	nent penel in	voun	Prop	osed: No C			Allowed i	n Zone: No (Change

STREET FILE

PLANNING DATA

-- Signs --

-		Sign	Colors	· · · · · · · · · · · · · · · · · · ·		
Proposed: Blue, whit	e & red			· • • ·		
Acceptable? Yes			Requires ADE	3 Approval?		•
		. Sign L	ocation			
If freestanding and 3-fee	et or over (unless	a fence) meets	setbacks?			
			l Setbacks		,	<u> </u>
Street:	Side:	Sid		Rear:		
\ .		l Actual	Setbacks			
Street:	Side:	Sid		Rear:		
		andscaping for	Freestandina S	ians	·	
Ciro		andscaping voi	Location:			,
Size:	tion #:		1			
Critical Areas Determinal Study Required	uon #.					,
☐ Waiver	•					
		0	ther			
		•				
Per ECDC 20.60 the Westgete Con	nominate Comm	ercial area	of the Co	mprehensive P	اعدن	•
Per ECDC 20.60 the Westgete Con	nmunity Comm	ercial area	of the Co	mprehensive P	الحس	•
Per ECDC 20.60 the Westgete Con	nmunity Comm	vereial area	of the Co	mprehensive, P	اعدا	•
Per ECDC 20.60 the Westgate Con	nmunity Comm	ereial area	of the Co	mprehensive P	اعم	•
the Westgete Con	nmunity Comm	ercial area	of the Co	mprehensive P	اسع	
the Westgete Con	nmunity Comm	ercial area	of the Co	mprehensive P	اسع	
the Westgete Con	nmunity Comm	ercial area	of the Co	mprehensive P	J	
the Westgete Con	nmunity Comm	ercial area	of the Co	mprehensive P	J	
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the Westgete Con	nmunity Comm	ercial area	of the Co	mprehensive P	J	
the Westgete Con	nmunity Comm	ercial area	of the Co	mprehensive P	J	

Plan Review By:

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

્ જુન્

st corrected dimensions are ed w/ splicut, Dave

2404G

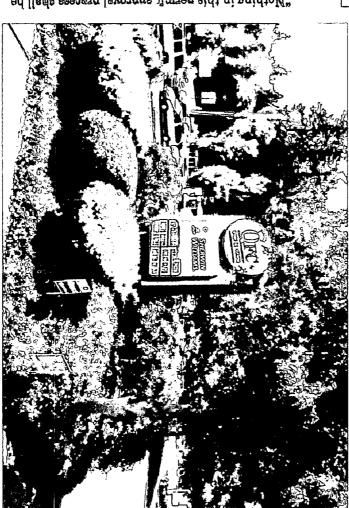
RADIUS CORNER SIZE NOT STATED

2 REPLACEMENT FACES: UV POLYCARBONATE (NON YELLOWING) MATERIAL

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

**SHERWIN -WILLIAMS CONTOUR SHAPE PLACED on the BLUE BACKGROUND AREA

**SHERWIN -WILLIAMS COPY IS WHITE on the BLUE on a stratactas 'Buipling of the stratactas 'Buipling interpreted as allowing or permitting the magintenance of any currently existing illegal, monconforming or unpermitted building, structure or eite condition which is outside the scope of the permit application, regardless of whether such permit application, regardless of whether such "Nothing in this permit approval process shall be



Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering. C8

Checke Dualite Sales & Service, Inc. Dualite Sales & Service, Inc. One Dualite Lane Williamsburg, Ohio 45176 Scale: 1/2" = 1'0" FILE#14-1-103SHER01-GSP2

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Date: 7-28-2014 REVISED

Customer Approval or Comments:

8 2014 SEP

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

APPROXIMATE 10'-8 3/4" 7'-10"-

White vinyl on the Blue Backer **REDUCED 25% Register Mark**

5 3/8

REMOVE

211/8"

ភ្ COVER THE **EARTH** 4.0"

BACKER 4mm ACN SIDE VIEW REMOVE TOP LID

46.33

8×8" WALL **RACEWAYS**

IN WILLIAMS

CAP "W"

LETTER

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

EIU.

38" COVER THE EARTH CONTOUR LOGO plus WHПE - SCREENED PMS# 293 BLUE, "SPECIAL COLOR RED"

LED POINT 3 WHITE -6300K - 9 per foot

WHITE VINYL REGISTER MARK ON THE BLUE BACKER TRIM CAP - 1 INCH METALLIC BRONZE IS GLUED to ACRYLIC FACES **ILLUMINATED WHITE ACRYLIC #7328 PIGMENTED FACES** LETTERS: LED POINT 3 WHITE - 6300K - 9 per foot (1 R0W)

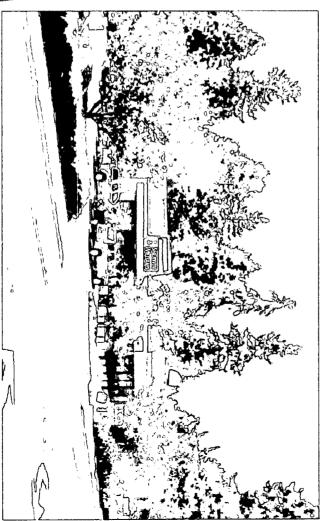
RACEWAY: Color to be Finalized to Location RETURNS and BACKS are FABRICATED of ALUMINUM, FULLY WELDED - PRIMED and PAINTED SHUTTER BROWN

ROUNDED CORNERS on EACH END BACKERS to MATCH PMS# 293 BLUE (SATIN FINISH) CUSTOM 4'-0" x 11'-7" ALUMINUM BACKER PANELS

PLEASE NOTE: PLACEMENT and SIZE of the and for SKETCH PURPOSE ONLY LETTERS on the BUILDING are APPROXIMATE

APPROXIMATE SHAPED AREA for SIGN WIDEST WIDTH at BOTTOM 14'-0" 94" OVERALL HEIGHT WIDTH at TOP of SIGN AREA 12'-2'

7'-10" Die Building Framing MINNSTEILE 14'-0"



WILLIAMSBURG, OHIO · CEDAR HILL, TEXAS Dualite Sales & Service, Inc.

All Rights Reserved.

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

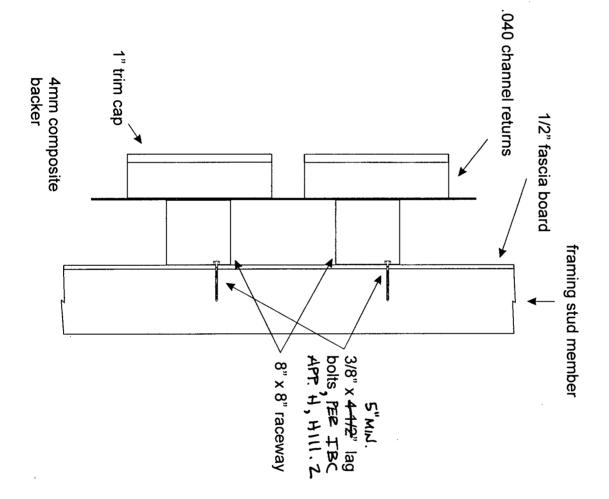
FILE# 14-1-103SHER01-GSP3 Scale: 1/4" = 1'-0"

Date: 7-28-2014 REVISED B or Comments: Customer Approva

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> 8 2014 SEP BUILDING DEPARTMENT CITY OF EDWONDS

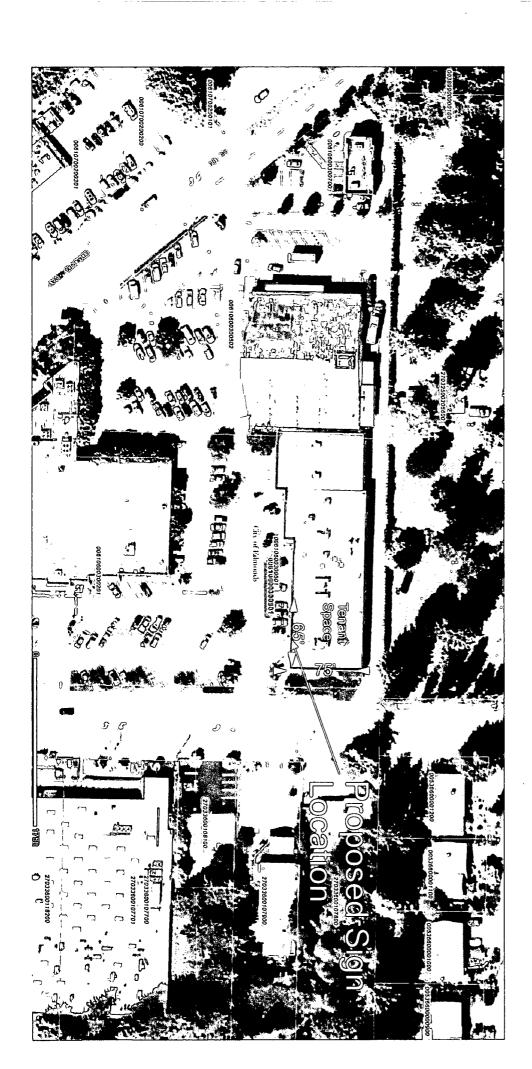
Front Sign

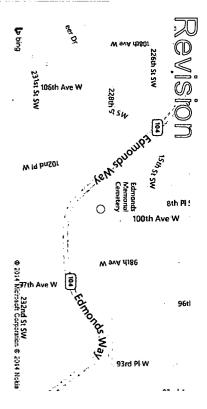


RESUB

SEP 8 2014

BUILDING DEPARTMENT CITY OF EDMONDS





22804 100th Ave W Edmonds, WA Parcel 00610600300501 Zone BN



SEP 8 2014 BUILDING DEPARTMENT CITY OF EDICONDS STATES

PERMIT NUMBER

SEP 08 2014)
SEP 08 2014)

DEVELOPMENT SERVICES COUNTER

CITY OF EDMONDS

BUILDING DEPARTMENT

WORK (1) WALLSIGN - (1) MANUMBUT PANE

ADDRESS 222604 (00TH AVE L.I.

OWNER SHEWIN WILLIAMS

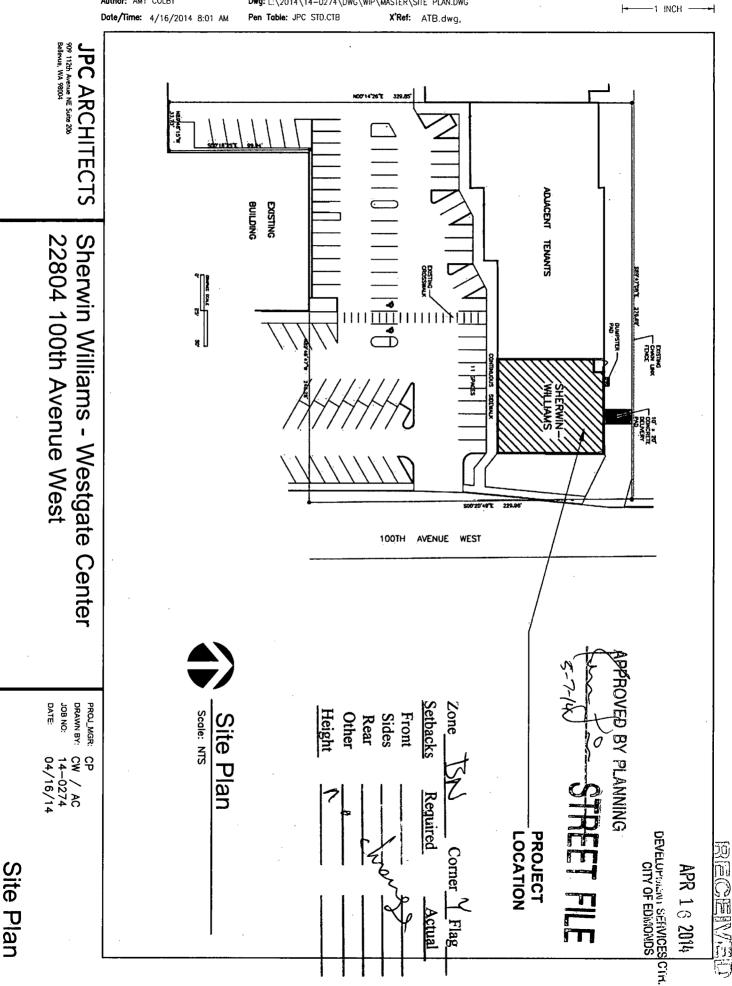
APPROVED DATE: 4/15/2014

BLDG. OFFICIAL A-GANAR

3

Author: AMY COLBY

Dwg: L:\2014\14-0274\DWG\WIP\MASTER\SITE PLAN.DWG



© 2014, JPC ARCHITECTS PLLC Site Plan

STREET FILE

#E82 RESUB

JUN 19 2014

City of Edmonds BUILDING DEPARTMENT CITY OF EDMONDS Development Information



APR 13 2014

TRAFFIC IMPACT ANALYSIS REQUIREMENTS

DEVELOPINAM SERVICES 01.7. 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.

<u>Traffic impact fees shall be collected</u> 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.

<u>Timing and calculation of fees:</u> 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.

Impact Fee for NEW use – Impact fee for PREVIOUS use = Impact fee²

— <u>Independent Fee Calculation:</u> 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.

<u>Traffic Impact Analysis Worksheet:</u> 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.

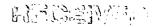
<u>Payment of fees:</u> Impact fees shall be paid at the time of issuance of the building permit or city business license.

apply. Please refer to this code section for additional information. The director shall make the final determination as to whether the exemption applies.

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

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.



APR 16 2015

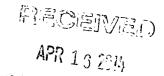
PROJECT EXAMPLES

DEVELOPMENT SERVICES CT.:.
CITY OF EDMOND.)

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)
number o therefore,	projects that DO trigger impact fees: The following project examples do increase the f residential units or involve commercial or other activity using the roadway system and do create additional demand on the roadway system. Traffic impact fees shall be required as a 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.



2009 - Impact Fee Rate Table

Edmonds Streets and Roads Impact Fee Rate Study

•					TADLEA								
		th.	TABLE 4 MPACT FEE RATES										
(1) (2) (3) (4) (5) (6)													
(1)	(2)	(3)	Trto	(5)	(8)								
ITE ITE Land Use	Trip	% New		Alas Maria Trian and	Immant For Boulding								
			Length	Net New Trips per	Impact Fee Per Unit @								
	Ratez		Factor ⁴	Unit of Measure	\$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/Fitnes 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	1 99.39 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	34.57	40%	0.40	5.53 1,000 sq ft	5.80 per square foot								
15-16 hours													
912 Drive-in bank	25.82	55%	0.47	6.67 1,000 sq ft	7.00 per square foot								
932 Restaurant: sit-	11.15	55%	0.73	4.48 1,000 sq ft	4.70 per square foot								
down													
933 Fast food, no	26.15	50%	0.67	8.76 1,000 sq ft	9.19 per square foot								
drive-up													
934 Fast food, w/	33.84	51%	0.62	10.70 1,000 sq ft	11.23 per square foot								
drive-up					,								
936 Coffee/Donut	40.75	20%	0.67	5.46 1,000 sq ft	5.73 per square foot								
Shop, no drive-up													
938 Coffee/Donut	75.00	20%	0.67	10.05 1,000 sq ft	10.55 per square foot								
Shop, drive-up, no		İ			-								
indoor seating													
945 Gas station	13.38	45%	0.53	3.19 vfp	3,347.62 per vfp ³								
w/convenience													

Henderson, Young & Company

EFFECTIVE 5/1/2010

City of Edmonds, Washington October 29, 2009 Page 21

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

2004 - Impact Fee Rate Table

Edmonds Road Impact Fee Rate Study

APR 13 2019

CATY OF EDMONDS

	. —			:						
		•		TABL						
	IMPACT FEE RATES									
	(1)	(2)	(3)	(4)	(5)	(6)				
			ļ	Trip	· ·					
ITE	ITE Land Use	Trip	% New	Length	Net New Trips per	Impact Fee Per Unit @ \$				
Code	Category	Rate ^z	Trips ^s	Factor⁴	Unit of Measure	763.66 per Trip				
110	Light Industrial	0.98	100%	1.59	1.56 1,000 sq ft	1.19 per square foot				
	Manufacturing	0.74	100%	1.59	1.18 1,000 sq ft	0.90 per square foot				
	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				
	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				
	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				
	Racquet club	1.83		0.97	1.78 1,000 sq ft	3.58 per square foot				
	High School	1.02		1	0.63 1,000 sq ft	0.48 per square foot				
	Church	0.66			0.76 1,000 sq ft	0.58 per square foot				
	Hospital	0.92			1.44 1,000 sq ft	1.10 per square foot				
B	Nursing home	0.20	1		0.17 bed	132.88 per bed				
	General Office	1.49	+	•	2.37 1,000 sq ft					
	Medical office	3.66			5.49 1,000 sq ft					
	Shopping Center	3.74	81%		1.21 1,000 sq ft					
	Restaurant: sit- down	10.86			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		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	, ,				
912	Drive-in Bank	54.77	51%	0.47	13.13 1,000 sq ft	10.03 per square foot				

Henderson, Young & Company

EFFECTIVE 9/12/2004

City of Edmonds, Washington April 15, 2003 Page 18

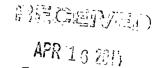
 ² ITE Trip Generation (6th Edition): 4-6 PM Peak Hour Trip Ends
 ³ Excludes pass-by trips: see "Trip Generation Handbook: An ITE Proposed Recommended Practice" (1988)
 ⁴ Ratio to average trip length.
 ⁵ vfp: vehicle fueling position

City of Edmonds Traffic Impact Analysis Worksheet



Owner/Applicant	Applicant Contact Person:
Amy Collan - JPC Architects	_ Amy Colby Name 9
Amy Collan - JPC Architects Pame 909-112th Ave NE Suite 206	909-112th AVE NE Suite 206
Street/Mailing Address	Street/Mailing Address
Bellevice, WA 18004	Bellovie, WA 98004 City, State Zi
City State Zip	
Belleville, WA 18004 City State Zip Celephone: 425-1641-9200	Telephone: 425-641-9200
Traffic Engineer who prepared the Traffic	Impact Analysis (if applicable):
irm Name	Contact Name
Telephone:	E-mail:
THRESHOLD LEVELS OF ANALYSIS	E-mail:
THRESHOLD LEVELS OF ANALYSIS Project Traffic Levels	Sections to Complete
THRESHOLD LEVELS OF ANALYSIS Project Traffic Levels I. Less than 25 peak-hour trips generated	Sections to Complete 1 and 7 only (Worksheet/Checklist)
THRESHOLD LEVELS OF ANALYSIS Project Traffic Levels	Sections to Complete
THRESHOLD LEVELS OF ANALYSIS Project Traffic Levels I. Less than 25 peak-hour trips generated	Sections to Complete 1 and 7 only (Worksheet/Checklist)
Project Traffic Levels I. Less than 25 peak-hour trips generated II. More than 25 peak-hour trips generated PROJECT DESCRIPTION	Sections to Complete 1 and 7 only (Worksheet/Checklist) All sections
Project Traffic Levels I. Less than 25 peak-hour trips generated II. More than 25 peak-hour trips generated PROJECT DESCRIPTION a. Location - Street address: 22804	Sections to Complete 1 and 7 only (Worksheet/Checklist)

d. Date construction will bee. Define proposed access l	į.	•	APR 1
			DEVELORMANT S CITY OF ED
f. Define proposed sight dis	stance at site egress locations	: Na	CITT OF EL
TRIP GENERATION	•		
Source shall be the Eighth Edmanual. For independent fee			
ADT = Average Daily Traffi			
PM Peak-hour trips (AM, no	on or school peak may also a	pply as directed b	by the City Engineer)
a. Existing Site Trip Genera	ation Table:	• .	
. [PM Peak	-Hour Trips
Land Use	Daily (ADT)	IN	OUT
b. Proposed Project Trip Go	eneration lable:		
Land Use	Daily (ADT)		-Hour Trips
Land Ose	Daily (AD1)	IN	OUT
c. Net New Project Trip Ge	neration Table:		
		PM Peak	-Hour Trips
Land Use	Daily (ADT)	IN	OUT
	· · ·	;	
d. State assumptions and m	ethodology for internal, link-	diverted or passb	y trips:



3. TRIP DISTRIBUTION

4.

Prepare and attach a graphic showing project trip distribution percentages and assignments of the City Engineer reserves the right to require for the City Engineer reserves the right to require for the City traffic model.

.		
ntersection Level of Service (LOS) Intersections to be evaluated shall l	•	City of Edmonds Traffic Engineer
Existing Conditions	LOS	Delays
Year of Opening	LOS	Delays
Five Years Beyond Change of Land Use	LOS	Delays
Describe channelization warrants: Vehicle Storage/Queuing Analysis	(calculate 50% and 9	(Attach striping p 5 % queuing lengths):
	· ·	5 % queuing lengths):
Vehicle Storage/Queuing Analysis	(calculate 50% and 9	
Vehicle Storage/Queuing Analysis Existing Conditions	· ·	5 % queuing lengths):
Vehicle Storage/Queuing Analysis Existing Conditions Year of Opening	· ·	5 % queuing lengths):
Vehicle Storage/Queuing Analysis Existing Conditions	· ·	5 % queuing lengths):

¹ Available upon request at City of Edmonds Development Services Department

² Available upon request at City of Edmonds Police Department

5. TRAFFIC VOLUMES

	ovide the following and other plans	•		•	DEVELOP: NE PE				
a.	a. Describe existing ADT and peak-hour counts (less than two years old), including tur movements, on street adjacent to and directly impacted by the project.								
b.	Describe the estimated ADT and project is fully open (with and wi	_	•	irning movements, the	he year the				
c.	Describe the estimated ADT and after the project has been fully op	-		•	ive years				
d.	State annual background traffic g	rowth factor and	source:						
	VEL OF SERVICE (LOS) ANA								
	SVEL OF SERVICE (LOS) ANA Summarize Level of Service Ana Provide the following documenta ten or more peak-hour trips. Othe LOS calculations.	lysis below and a tion for each arte	rial street or	arterial intersection i	mpacted by				
LE	Summarize Level of Service Ana Provide the following documenta ten or more peak-hour trips. Other	lysis below and a tion for each arte	rial street or	arterial intersection i	mpacted by				
LE	Summarize Level of Service Ana Provide the following documenta ten or more peak-hour trips. Other	lysis below and a tion for each arte	erial street or a developments	arterial intersection i	mpacted by ed into the				
LE	Summarize Level of Service Ana Provide the following documenta ten or more peak-hour trips. Othe LOS calculations.	lysis below and a tion for each arte er City-planned c	erial street or a developments	arterial intersection i must also be factor	mpacted by ed into the				

6.

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

HE GEWEIN

MITIGATION RECOMMENDATIONS

APR 10 2013

State recommended measures and fees required to mitigate project specific traffic impacts of Traffice MCES CILL.

impact fee shall be calculated from the Edmonds Road Impact Fee Rate Study Table 4 (attached) (CILL)

and as identified in ECDC 18.82.120, except as otherwise provided for independent fee calculations in ECDC 18.82.130.

in ECDC 18.82.130. * PKAGE GEC Attached Exemption light from City of CHANGE IN USE Edwards Municipal Code 18.82.040.*

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		=	\$
			•		•	1

New Use Fee: \$	_	Prior Use Fee: \$		\$	Q	1
-----------------	---	-------------------	--	----	---	---

□ NEW DEVELOPMENT

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

X OTHER Please see the attached Exemption List from City of Edmonds Municipal Code 18. 82.040. Project suspens not achange of use or a new development.*

period of the of the previous	•
,	Ġ.
MITIGATION FEE RECOMMENDATION;	\$
INDEPENDENT FEE CALCULATION: \$200.00 (+ consultant fee)	\$
TOTAL TRAFFIC IMPACT FEE	s 0

City of Edmonds, Engineering Division Approval Date

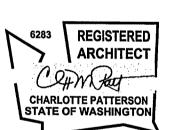
¹ No impact fees will be due, nor will a credit be given, for an impact fee calculation resulting in a net negative.

909 112th Avenue N Bellevue, WA 98004

Sherwin-Williams

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

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



04/16/14 PERMIT SET

①5/29/14 City Corrections

STREET FILE
Site Plan

I-0.1.2

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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

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 includes 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.



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.

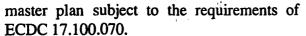
The BN zone has the following specific purposes in addition to the general purposes for business and commercial zones listed in Chapter 16.40 ECDC:

- A. To reserve areas, for those retail stores, offices, retail service establishments which offer goods and services needed on an every-day 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





- 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	Minimum	Minimum Street	Minimum Side	Minimum Rear	Maximum	Maximum Floor	,
•	Lot Area	Lot Width	Setback	Setback	Setback	Height	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 land-scaped 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 offstreet 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 inlieu 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.

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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 land-scaping 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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	NAME (OR NAME OF BUSINESS)	ADDRESS	280	8 100	2 8h	Ave	<i>7.</i> 7	
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ı	STATE LICENSE NUMBER CITY LICENSE NUMBER	54G21 4#	FA	ENV. A		,		
I	Legal Description of Property include all easements (show below or attach four copies)		PROPOSE	COMPLETE	EXEMPT	SHORE		
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	Permit Application, 190 Days							
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į	Applicant in behalf of his or her spouse his s, ansigns and successors in interest, agrees to ingermity, defend any hold				· 			
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CITY OF EDMONDS DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

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

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EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 22816 100th Avenue West	Building Permit Number	830574
Oecupancy established by this certificate:		
	Fire Zone	No. Stories One
2-9	Type Coust. V - hour	Basement
Floor Load signs in place (per Sec. 2308 U.B.C.) Capacity signs	.) Capacity signs	posted (per Sec. 3301 (i) U.B.C.)
THE Deli/Shop HAS BEEN INSPECTED AND APPROVED AS COMPLYING PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.	HAS BEEN INSPECIED AND APPROVED AS COMPLYING WITH	OVED AS COMPLYING WITH M BUILDING CODES.
Issued this third	d _v of N	Movember 1983

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

CHIEF BUILDING OFFICIAL

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CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION	ZONE	NUMBER	8305/5	
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nodify, waive or reduce any requirement of a North ordinance for mind in any way the Otty's ability to enforce any ordinance provision.	TOTAL AMOUNT DUE		\$6400	
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ner GOLD - Assessor

CITY OF EDMONDS DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

Issued thistrelfth	THEDry_Cleaning_Shop HAS BEEN INSPECTED AND APPROVED AS COMPLYIN PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.	Floor load signs in place (per 5c - 2308 U.B.C.) — Capacity signs posted (per 5c - 2308 U.B.C.) — Capacity signs posted (per 5c - 2308 U.B.C.) — Capacity signs posted at all times.		B-2	Occupancy established by this certificate:	At 22810 100th Avenue West
th day of March	L HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH HADING CODE AND WITH UNIFORM BUILDING CODES.	in place (per \$4.5.2308 U.B.C.) — Capacity signsposted (per Sec. 3301 (i) U.B.C.) and und room capacity signs, when required, must remain hosted at all times.	Type Const. V - 1 hour	Fire Zone		Building Permit Number
March 19 84	NOVED AS COMPLYING WITH M BUILDING CODES.	posted (per Sec. 3301 (i) U.B.C.	Basemert	No. Stories One		830575

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

CHIEF BUILDING OFFICIAL

Harold M. Rusyles

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DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY UNIFORM BUILDING CODE, Sec. 306

00th Ave	Building Permit Number Fire Zone Tyre Const. V - hour	830564 No. Stories One Basement
Floor Load signs in place (per Sec. 2308 Floor load and room capacity sig	in place (per Sec. 2308 U.B.C.) — Capacity signs posted (per Floor load and room capacity signs, when required, must remain posted at all times.	posted (per Sec. 3301 (i) U.B.C.) at all times.
THE		OVED AS COMPLYING WITH M BUILDING CODES.
Issued thisth	thirdday ofN	November 1,83

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or observed and shall be main-

CHIEF BUILDING OFFICIAL

Dawed Mr. Das

Γ	CITY OF EDMOND		ZONE BN		NUMBER		84	011	L6.	*
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PINK - Owner GOLD - Assessor

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CITY OF EDMONDS CONSTRUCTION PERMIT APPLICATION	ZONE EW	N. T.	850 228
NAME (OR HAME OF BUSINESS)	ADDRESS	23820	100th AV West
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EDMONDS

DEPARTMENT OF BUILDINGS

OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At22820_100th Avenue West	レ.:!ld: D	
Occupancy established by this certificate:	- Samon's remain Mamber	
В I У	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.	ben required, must remain posted at	t all times.
THE Retail Shop PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODE AND WITH BUILD	HAS BEEN INSPECTED AND APPROVED LDING CODE AND WITH UNIFORM BUII	OVED AS COMPLYING WITH A BUILDING CODES.
Issued this _Twenty - Ninth	day of	July , 85
CHIEF BUILDING OFFICIAL	CIAL By Harold M.	1. Rower

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

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Ş	modify, warve or reduce any requirement of any city ordinance nor limit in any way the City's ability to enforce any ordinance provision."	TOTAL AMOUNT	DUE		30	500.	4462	
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lt		MECHANICAL	DETTAGE	722.07		
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0	ode of the State of Washington relating to Workmen's Compensa-	WORK NOTED	Deputy; and feet	are paid, and rec space provided.	ceipt is	Τ.
	ON INSURANCE AND ROW 18.27.	INSPECTION DEPARTMENT	L		\TE	
/	MALINIVAH - PARTITED 3/16/94	CITY OF EDMONDS	SELECTION SIGNATURE	4-5-	94	
	WKI IIV. VANVIA	CALL FOR	AELEASEOTEN 1		ATE	
A)	TENTION	INSPECTION	X Molon) 4-5-	-97	情
UNI	S UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE IN A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR CEPTIFICATE OF OCCUPANCY HAS BEEN GRAITED UBC	771-0220	ORIGINAL - File	YELLOW - In	spector	
	ACCUSED OF OCCUPANCY MAD BEEN GOALTED HEC	, 		GOLD - ASSO		

A.

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:		
	No. Units	No. Stories
B2 ·		
	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,	Floor load and room capacity signs, when required, must remain posted at all times.	t all times.
Owner of Building Westgate Investors	Address P.O. Box 33392 Seattle	92 Seattle, WA 98133
THE Video Bug Store	HAS REEN INCOPPOTED AND ADDOCUED AS	THIN ONLY IGNOOD SV CEROGOGO
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.	SE FOR WHICH THE PROPOSED O	TY 1991 EDITION, FOR THE OCCUPANCY IS CLASSIFIED.
Issued this 7th	day of	June 19 94

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.

CHIEF BUILDING OFFICIAL

Ву

	CITY OF EDMONDS	USÉ ZONE		PERMIT	a.	10525	-	٦
	CONSTRUCTION PERMIT APPLICATION	JOB ADDRESS D	201	NUMBER	~Z	d. A.	SUITE	H K
	Westgate Investors (CREAT CHPS	LEGAL DESCRIPTION	ON CHECK	SUBDIVISION NO	ارج	140	= 10 -	Ħ
OVITAE	P.O. Box 33392	PUBLIC RIGHT OF	WAY PER	OFFICIAL STREET MA	P.	ESCP Approved W Permit Requir	*40	
	Seattle, 98133 (206) 546~8.127	EXISTING	REQUIR	ED DEDICATION	s	treet Use Permit rspection Required	Req'd 🗆	$\ \ $
	Temples Design Group	METER SIZE	LINE S	NO. OF FIXT		PRV REQUI	AED	WATER
CHITEC	18718 67th Ave. West	PEMARKS	L					EEFING
¥ V	Lynnwood, 98037 (206) 776-9600							ENGIN
	SGA Corporation				-			1
CTOR	6414 204th St. S.W. #200	ENGINEERING ME	MU DATED			I REVIE	WED BY	\coprod
CONTRA	Lampunod 98036 (206) 778-2191	FIRE MEMO DATEL	· · · · ·			REVIE	WED BY	FIRE
	SGACO**084BS 1/95	SIGN ALLOWED	AREA PROPOSI	SEPARI ED COMPLETE	EXEMP		NO.	T
Z.	Legal Description of Property - include all easements See Attached			Exp		SHORE	LINE .	1
CRIPTIC		VARIANCE OR CL	,	PLANNING BES	IEW BY	8/4/	94	71
JAL DES		SETBACKS — FE	ET SIDE	REAR	HEIGHT	LOT COVER	GE (NINN
) (E	Property Tax Account 6106-003-005-0108 Parcel No.	REMARKS		PALEN	nt	<u> </u>		72
	NEW RESIDENTIAL PLUMBING	Twier		WORK	ONI	<u></u>		7
	ADDITION COMMERCIAL MECHANICAL	/	16HT	0/	v6c			1
	RE*IODEL APT BLDG SIGN	CHECKED BY	TYPE OF	_	CODE		CUPANT	Ħ
	REPAIR CYOS CYCE TILL TO SWIM POOL INSERT SWIM POOL MOT TUB/SPA MOT TUB/SPA	SPECIAL INSPEC	1	AREA XX	1_7	000	CUPANT AD 28	1
	GARAGE RETAINING WALL/ RENEWAL	REMARKS	YES	CTIONS PER	IBC 3		20	-
RIPTION	(TYPE OF USE BUSINESS OF ACTIVITY) EXPLAIN: Hair Salon	PHOGRESS	INSPE	CHORSPER	3803			BUILD
8 OESC	NUMBER OF CRITICAL AREAS STORIES I UNITS A NUMBER MA							11
9	T.I. renovation, new walls, doors, carpet			N REQUIRED			en primario di	
	paint, plus minor electrical and			VALUATION		/7/	# 1	
	pluring EMP # 4	PLAN CHECK FE		1500	\sim	194		
	existing existing %	PLUMBING		SEPARA	EF	ERMIT		0 A C C A
	Plan Check No. 94 - 146	MECHANICAL		SEPARA	<u> </u>	ERUIT		
	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.	GRADING/FILL STATE SURCHAR	GE		-	4,50		
	Permit Application: 180 Days Permit Limit: 1 Year - Provided Work is Started Within 180 Days	STORM DRAINAG	F. FEE					か (成 (注
	"Applicant, on behalf of his or her spouse, heirs, assigns and	ENG INSPECTION	FEE	C	_	re-a		
34100	employees, and agents from any and all claims for damages of	SIGN	20517	SEPARA	* 1	IN ST	1057	
010	of this permit. Issuance of this permit shall not be deamed to Highly, waive of reduce any requirement of any city ordinance nor limit in any way the City's ability to enforce any ordinance	TOTAL AMOU				13(B) 10B 50	H150	
Ì	provision." I hereby acknowledge that I have read this application; that the			APPLIC	ATION	APPROV	/AL	+
	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 the construction; and in doing the work authorized to the construction; and in doing the work authorized.	ATTENT	RMIT ZES	This applica	tion is	not a perm	et until	$\parallel \parallel$
	ed thereby, no person will be employed in violation of the Labor Code of the State or Washington relating to Workmen's Compensation house and RCW 18.27	ONLY T	HE	Deputy: and acknowledge	fees are	ng Official or paid, and re ice provided.	ceipt is	
	TION THE SIGNATURE OF A GOND	DEPARTM CITY (ENT' DF	OFFICIAL'S SIGNAT	URE	Q/4P	ATE	
	11M1/2 10 (MWal) 17-17-99	EDMON CALL F	OR	AELEASED TY		0/1/1	1/2 ,	1
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A	THE A FINAL INSPECTION HAS BEEN MADE AND REPROVED ON CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC	11170	~~V	PINK - Ow		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	100	و ليا وروزان

SONONO CERTIFICATE OF OCCUPANCY CITY OF EDMOS DEPARTMENT OF BUILDINGS

UNIFORM BUILDING CODE SECTION 307

At 22808 100th Avenue West	Building Permit Number	940525
Occupancy established by this certificate:	1	
	No. Units	No. Stories -
. 82		
	Type Const. V-N	Basement -
Floor Load signs in place (per Sec. 2308 U.B.C	in place (per Sec. 2308 U.B.C.) — Capacity signs 28 posted (per Sec. 3302(c) U.B.C.)	posted (per Sec. 3302(c) U.B.C.)
Floor load and room capacity signs, when required, must remain posted at all times.	nen required, must remain posted a	t all times.
Owner of Building Westgate Investors	Address P.0. Box	P.O. Box 33392, Seattle, WA 98133

91 September CHIEF BUILDING OFFICIAL 29th Issued this

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

GROUP AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.

THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AS ADOPTED BY THE CITY

GREAT CLIPS BEAUTY SALON

HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH

ured and shall be main-

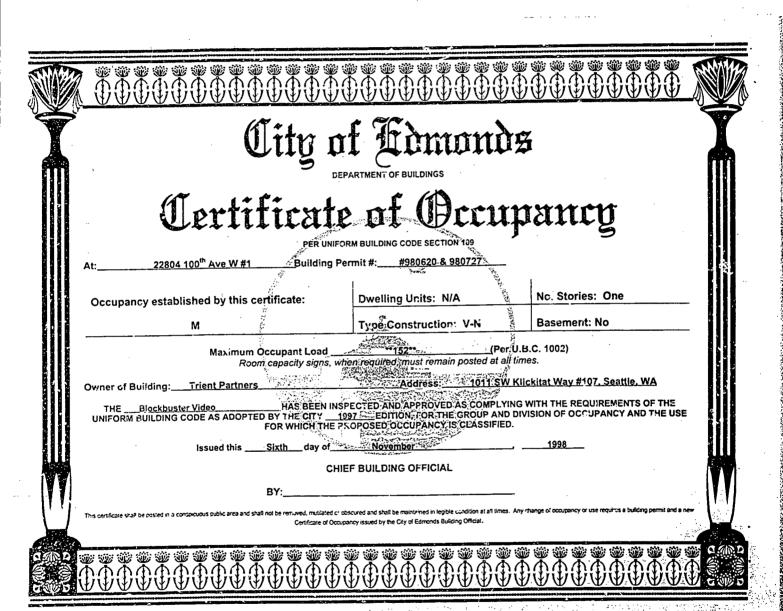
		\bigcirc			•	•
Ś	CITY OF EDM		USE ZOME	PERMIT (NUMBER	940532	
_	CONSTRUCTION PERMI	APPLICATION	JOS ADDRES 22808 - 10	Oth Avenue Wes	t ii =	PT •
	Westgate Investors		LEGAL DESCRIPTION CHEC	N SUBDIVISION NO	LID NO :	Ħ
OW-NEA	P O Box 33392	•	PUBLIC RIGHT OF WAY PE	TO OFFICIAL STREET MAD	TESCP Approved	$\{ \ $
Ĭ	City (20)	HIBNORE NUMBER	EXISTING REQU		AW Permit Required Street Use Permit Reg'd	
L	Seattle, Wa. 98133	778-2191	PROPOSED		Inspection Required D Sidewalk Required D	
ECT			METER SOLE CIN	E SIZE NO OF FITTURES	YES D NO D	WATE
Ę	ADDRESS		HEMARKS		1 123 - 110 -	H. S.
ARC	CITY ZIP	TELEPHONE NUMBER	<u> </u>			GINE
	NAME		9			=
	State Mechanical Co.	- OK	<u> </u>			╛╽
CTCR	P O Box 2999	8/	ENGINEERING MEMO DATE	υ	HEVIEN-ED BY	71
ONTRA	Renton, Wa. 98056	277-1111	FIRE MENO DATED		REVIEWED BY	jį.
ا ا	STATE LICENSE WIMBER STATEMC141C7	EXPIRATION DATE 2/95	SIGN AREA) SEPA REVIE		15
Н	Legal Description of Property - include		ALLOWED PROPO		SHOHELINE #	4
ğ			<u> </u>	EXP	SHORELINE #	╛╽
CRIP			VARIANCE OR GU	PLANNING REVIEW	BY DATE	71
,30 7		-	SETBACO - FEFT	HEIC	SHT LOT COVERAGE	- 5
LEG	Property		FRONT SIDE	REAR		- 2
Н	Tax Account 6106-003-005-0108					إل
	NEW RESIDENTIAL	PLUMBING		•		
	ADDITION X COMMERCIAL	MECHANICAL				71
RIPTION	X REMODEL APT BLDG.	SIGN	CHECKED BY TYPE	OF CONSTRUCTION C	ODE COCUPANT	+
	REPAIR CYDS	FENCE × F		T-N	91 13-2	_
	DEMOLISH WOODSTOVE	SWIM POCL HOT TUB/SPA	SPECIAL INSPECTOR REQUIRED TYES	AREA	OCCUPANT	
Į	GARAGE RETAINING WAILL	RENEWAL	REMARKS	ECTIONS PER UB	C 205	ş
PIPTIO	(TYPE OF USE, BUSINESS OR ACTIVITY) EXPLA	IN:	PROGRESSINS	<u> </u>		Burg
UESC	NUMBER NUMBER OF DWELLING	CRITICAL AREAS				-[]
g B	STORIES UNITS DESCRIBE WORK TO BE DONE (ATTACH PLOT PL	NUMBER LAN)				41
	4% shampoo sinks		FINAL INSPECTION		- 13:	
	l laundry washer		PLAN CHECK FEE	VALUATION	FEE	
l	l hot water tank		BUILDING		20	
	MEAT SOURCE	GLAZING %	PLUMBING		12	i Aire
H	Plan Check No.		MECHANICAL	+	40	
	This Permit covers work to be done of	n private property ONLY.	GRADING/FILL			
	Any construction on the public don driveways, marquees, etc.) will requi	nain (curbs, sidewalks,	STATE SURCHARGE		4.50	
	Permit Application: 180 Days		STORM DRAINAGE FEE		2	
П	Permit Limit: 1 Year - Provided Work is St "Applicant, on behalf of his or her s	pouse, heirs, assigns and	ENG INSPECTION FEE			1
1655	successors in interest, agrees to ind harmless the City of Edmonds, W	/ashington. its officials.				
HOLD HARNIESS	employees, and agents from any and whatever nature, arising directly or incol this permit. Issuance of this permit.	firectly from the issuance	PLAN CHECK DEPOSIT		700	
4010	modily, waive or reduce any requirem nor limit in any way the City's ability	ent of any city ordinance	TOTAL AMOUNT DUE		10/050 10/4	
۲	provision." I hereby acknowledge that I have rea:				ON ABBROVAL	+-
١,	ntormation given is correct; and that I a outhorized agent of the owner. I agree	om the owner, or the duly to comply with city and	ATTENTION THIS PERMIT		on APPROVAL is not a permit until	
1	state laws regulating construction; and it and thereby, no person will be employed	n doing the work authoriz- in violation of the Labor	AUTHORIZES ONLY THE WORK NOTED	signed by the Bui	ilding Official or his/her are paid, and receipt is	
ı	Code of the State of Washington relating ion Insurance and RCW 18.27		INSPECTION	acknowledged in	space provided.	
5	IGNATURE IDWINER OR AGENT	DATE SIGNED	CITY OF	OFFICIALS SIGNATURE	L Y C IN OIL	
L	Hydred 1/4/1 H	8/10/91	EDMONDS	ELEASED BY	ON 8-10-44	
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UN'	S UNLAWFUL TO USE OF OCCUPY A TIL A FINAL INSPECTION HAS BEEN F CERTIFICATE OF OCCUPANCY HAS	MADE AND APPROVAL OR	771-0220	ORIGINAL - File	YELLOW - Inspector,	<u>.</u>

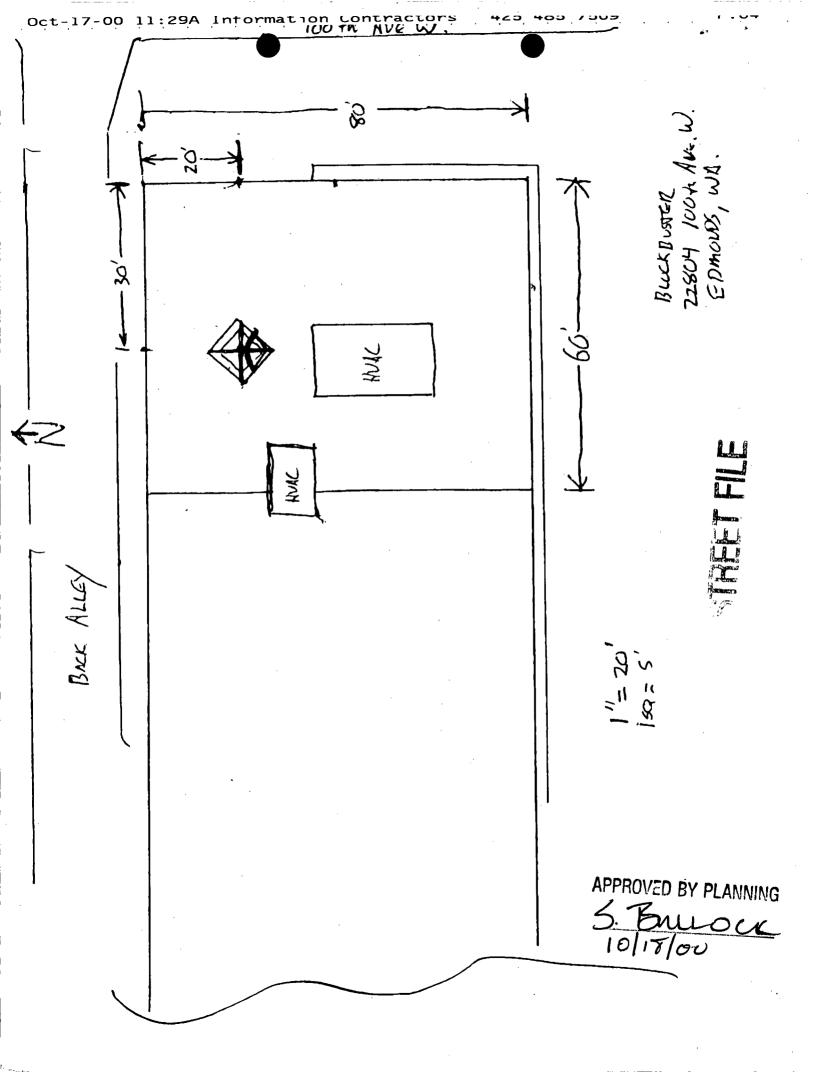
NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS MOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

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	BURKBUSTER VIDED				
	CITY OF EDMONDS	USE ZONE	PERMIT NUMBER	930620	
_	CONSTRUCTION PERMIT APPLICATION	ADDRESS 22804	4 1004	SUITE ABOUT	
_	Trient Partners	LEGAL DESCRIPTION CHECK	SUBDIVIDION 140	LIU NO	
3111/1	1011 SW Klickitat Way Stc. 107	PUBLIC RIGHT OF WAY PER	OFFICIAL STREET MAP	TESCP Approved D	
	Ce He WA 98134 206 748-0800	•	ED SEDICATION	RW Permit Required Street Use Permit Req'd Inspection Required	
-	NAME A.A.	PROPOSED		Sidewalk Required	
5	William L. Hamis, AIA	METER SIZE LINE S	NO OF FIXTUR	PRV REQUIRED YES D NO D	
S H F	2955 244th Place SE,	REMARKS		BUIDAL.	
1	Tssugual 98029 425/391-231	COLUMN TAX EX	115111111111111111111111111111111111111	NO CHARLES OF THE PARTY OF THE	
	NAME FOR MORNING FOTOLONISTS INC	SEZVIPES AD	B AME OM	L AND SCHOOL	
ų,	APORESS 2515 W. Woodhawn DR.	POLITOING PY	SKALT.	REVIEWED BY	
TRACT	CITY TELEPHONE NUMBER WAT	FIRE MEMO DATED	كالأدبي بالمارية والمراجعة	HEVIEWED BY	
ŝ	STATE LICENSE NUMBER THE EXPIRATION DATE		استون میرون برون برون	E E	
L	MAGNUEG 06050 VIT21199	VARIANCE OR CU	ADB #	SHORELINE *	
Ž	See Bluepist	SEPA REVIEW COMPLETE EXEMPT	ALLOWED PROPOS	ED ALLOWED PROPOSED	
RIPT	,	EXP LOT COVERAGE	REQUIRED SETHACKS	(FT.) PROFOSED SETBACKS (FT.)	
L 0654		ALLOWED PROPOSED	FRONT SIDE REAL		
Y EGA	Property	LOT AREA	PLANNING PEVIEW B	× 7/2 1950	
L	Tes Account 6/06-003-005-0/08	REMARKS	a buroc	11/1/91	
	LINEV LI RESIDENTIAL LI PLUMBINGAMECH COMPLIANCE OR	DOES HOT	- INCLUE	25 702.00	
	CHANGE OF USE	Box	10 1000		
	GRADING FENCE	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	CONSTRUCTION	CODE OCCUPANT GAMP	
	DEMOCRACY WOODSTOVE SWIMPOOD HOT TURKS A		AREA	OCCUPANT	
	GARAGE RETAINING WALL/ RAPPORT ROCKERY ROCKERY	REMARKS (1) YES	5016 se	1952	
TON TON	TYPE OF USE BUSINESS CR ACTIVITY) EXPLAIN:	PROGRESS INSPECTIONS PER UBC 108			
SCRIP	Retail Video Rental and Sales	THERMAL INSULT	VENT ARCIG	17 WSEC/VIAG.	
Q B Q	OF CHIES UNITS AREAS OF NUMBER DESCRIBE WORK TO BE DONE (ATTACH PLOT PLAN)			/	
	Tenant Improvement	FINAL INSPECTIO	N REQUIRED		
/		PLAN CHECK FEE	VALUATION	7/ 9 -	
		BUILDING	10000	5/1	
	Flort Herat Pund GLAZING 25 %	PLUMBING	10000 1	PACKIT	
į	Plan Check No. 95-25-3	MECHANICAL	SHIARAW.	REPORT	
1	This Permit covers work to be done on private property ONLY.	GRANGIEUT SIEN	SLAEL ATE	PERMIT	
	Any constructic can the public domain (curbs, sidewalks, driveways, marquees, etc.) will require separate permission.	STATE SURCHARGE		4,50	
	Permit Application: 180 Days Permit Limit: 1 Year - Provided Work is Started Within 180 Days	STORM DRAINAGE FEE			
	"Applicant, on behalf of his or her spouse, heirs, assigns and	ENG. INSPECTION FEE			
MESS	harmless the City of Edmonds, Washington, its officials, amployees and agents from any and all claims for damages of				
D HAR	whatever natura, 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.	PLAN CHECK DEPOSIT		1406 11959	
ğ	or limit in any way the City's ability to enforce any ordinance provision."	TOTAL AMOUNT DUE		5325012167	
į	i hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly	ATTENTION	APPLICAT	TON APPROVAL	
•	authorized agent of the owner. I agree to comply with city and	THIS PERMIT AUTHORIZES ONLY THE	This application	on is not a permit until Building Official or his/her	
4	state laws regular, on will be employed in violation of the Labor code of the State of Washington religing to Workmen's Compensa- tion insurance and RCW 18.27.	WORK NOTED	Deputy; and fee	es are paid, and receipt is in space provided.	
,	GRATURE GOWNER OF AGENT)	DEPARTMENT CITY OF	OSEICALE SIDA PIDA	E DATS	
22			11 1/20/////	1 8/2//92	
22	Spirit 1/4/93	EDMONDS	BELFASSO BY	DATE	
	TTENTION OF COLUMN A BUILDING OR STRUCTURE	CALL FOR	PELEASED BY:	9/4/98	
MA TH	TTENTION IS UNLAWFUL TO USE OF OCCUPY A BUILDING OF STRUCTURE ITIL A. FINAL INSPECTION HAS BEEN MADE AND APPROVAL OF CEFTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC	CALL FOR INSPECTION	JUG	G/L4/98 e YELLOW - Inspector	





Buck Russed 22804 100th Aus W/ EDMONDS, WA. TOTAL DSH/WOLD HELGHT = 86"

APPROVED BY PLANNING

5. BULLOCK

10/18/00

7200



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

LARRY S. NAUGHTEN MAYOR

COMMUNITY SERVICES

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

PUBLIC WORKS • PLANNING • PARKS AND RECREATION • ENGINEERING

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ng

The City of Edmonds

NEW CONSTRUCTION X

EASEMENT NO. ..

REPAIRS [LID NO.ASMT. NO.

CONTRACTOR MODERN SEWER PERMIT NO. 7096

LEGAL DESCRIPTION: LOT NO.

.... BLOCK NO

VIA EDMONDS WAYTRUNK LINE.

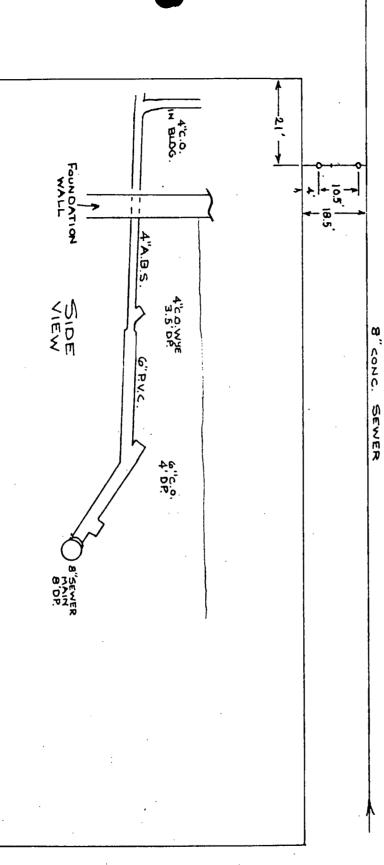
NAME OF ADDITION

CEMETARY

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

OLSONS FOOD MARKET

OWNER



JORTH

Approved:

DATE 7-8-83

RTMENT

7/7/5;-25:252 Ext. 22:10

Issue Date

(LOTD)	SEWER PERMIT
海道新	* PERMIT MUST BE POSTED ON JOB SITE *
$+\hat{1}^{*}$	Address of Construction 228/0 + 17414/14/6/ 100 Augustin
100 3 P	Property Legal Description (include all easements)
3.	Single Family Residence Multi-Family No. of Units
	Commercial ×
4.	Owner and/or Builder Olsans Food Market
. 5 .	Contractor & License No. MoleRN JEWRR MODERSC294 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_X Easement required -
	attach legal description and county easement number.
REA	D THE FOLLOWING AND SIGN:
the con ins sid to and bet ben to thr and con due by day	a. Property owners must obtain a permit to install side sewers on ir property. A licensed side sewer contractor must be employed to struct side sewers in the public right-of-way. b. The side sewer contractor assumes full reponsibility for each tallation for one year. c. Commercial establishment requires a minimum of a six inch (6") e sewer line. d. Side sewers may not be installed closer than thirty inches (30" any structure. e. Side sewer lines must be laid at a minimum grade of 2% (1.15°) maximum grade of 100% (45°). f. No turn in side sewer greater than 45° (1/8 bend) is allowed ween cleanout. All 90° turns must be constructed of a 45° (1/8 d) and wye with removable cap. g. No down spouts, footing drains or floor drains can be connected side sewer system. h. Pea gravel is required for bedding when installing sewer lines ough other than granular soil. i. Cleanouts are required at 30"-60" from each plumbing exit line at minimum intervals of 100' along sewer line run. j. Trenches within City right-of-way must be restored to original ditions. Contractors shall be responsible for right-of-way failure to poor compaction of fill. k. Side sewer must be left uncovered until inspected and approved the City. 1. Inspection during normal working hours only. Two (2) working s notice required. E: 6-30-83 T certify that I have read
	I certify that I have read and shall comply with the above

FOR CI USE

COMPLETED BY APPLICANT

PERMIT FEE: 30° 7/05° CONNECTION FEE:

DISAPPROVED BY:

__Date:____

APPROVED By

Date: 7-8-33

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.





MOORE, WALLACE & KENNEDY, INC.

ENGINEERS # PLANNERS # SURVEYORS

STORM DRAINAGE CALCULATIONS

FOR PROPOSED RETAIL DEVELOPMENT

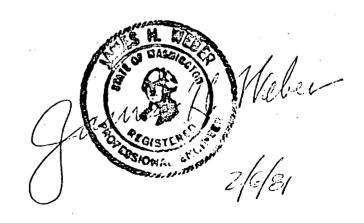
AT 100th AVE. W. & SR 104, EDMONDS, WA.

(Adjacent to Olsons Foods)

CITY OF EDMONDS, WASHINGTON

FEBRUARY 1981

PERMITE 1982



VJWH 12/2/82

ELIMIC EXCEPSION-WESTERIE

2/6/8/ 5681.011 POV.121182

PROFOSED RETAIL DEVELOPMENT
AT 100 TH AVE, W. & SE 104
EDMONS WA. (ADJACENT TO OLSONS HOOS)

I. DEAINAGE CRITERIA:

- A. PROULE DETENTION OF RUNOFF PER CITY DRAINAGE ONDINANCE CEMINAR TO CHOMIST CO.)
- B. 10 41. STORM (FER PHONE CALL TO CITY OF ECHINES B. 10 41. STORM (FER PHONE CALL TO CITY OF ECHINES
- C. LE SEATHE-PRINTON INTENSITY- DURATION

 COR FOR KAINFALL & SEATTLE-KENTON

 DETENTION EQUATIONS
- 1. ATLEA OFFSITE 10'L90' = 900FT WEST OF EXIST FILE HUT CONC. BULKHEAD. INCLUDE WITH DETENTION CALCS FER CITY RER'IMENTS.
- ON SITE PARKING LOT HAS BEEN PAULO.

 ON SITE PARKING LOT HAS BEEN PAULO.

 YEARS PREVIOUSLY, LOT TO BE REGRASED WITH

 LANDSCAPING ADDED. NO INCREASE IN AMOUNT

 OF IMPERVIOUS SURFACE IN PARKING AREA

PREPOSED BLOG. THE THE THOSE SMACE FRANCE FORTION OF BLOG. WILL REPLACE EXIST. PAVEMENT.

MOST OF EXIST. BLOG SITE BALE GROUND
APPROX 1/3 OF SITE IS CAMPACIED BY PREPARE EXE

TRAFFIC, REMAINDER SOMTEDED VEGETATION OF LOSE SANDY SOIL.

GRADEO TO CONTAIN BURIEF ON THAT PORTS.

No RUNDER FROM N. SIDE OF SITE (CEMETARY)
ROWS ONSITE COMETARY PROPERTY GRADES WORTH,
AWAY FROM THIS SITE. ALSO SMAN BERM ARONG
AWAY FROM THIS SITE. ALSO SMAN BERM ARONG
AL, PROFERTY LINE CONFINES DRAINAGE TO
RESPECTIVE PROPERTIES.

BUDG. 100'x 35'= 135004

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" 17 x

COMPOSITE PREDEVELOFMENT:

1/3 OF SITE EQUIVALENT TO GRAVELED SURFACE

OUE TO TRAFFIC, SLOPE < 5/0, C: 0.15

COANCE OF SITE, NEARLY BALE GRUND, SESTO

CCOMPOSITE, PRE, = $\frac{1/3(0.75) + \frac{3}{3}(0.15)}{1.0} = 0.25 + 0.10$

RPRECEVELOS:

FLOW FATH A + B (SEE PORTION OF SITE PLAN, P3)

S: 308.0 - 303.3 - ELEV. FROM SITE SURVEY

110' 5 2 3.13° > V = 2 fps

= 4.3% , MONERAND = 2/SEZ (NEARLY BARE

GRUND)

: t= 10 + 160 = 11.33

tc = 10 MIN INITIAL + 110' = 10.9 MIN OK

CIIMIN, 1042 = 1.3 IN/HR 1.5 in/hR@ 11 min

= Aci = 0.46 Ac (0.35)(1.5) Q PRECEDEROR 0.2415

CALC. REQ'D DETENTION VOLUME:

0.21 0.58 0.51 0.51 0.44 Qo = PALLOW =

T: -25 + 255 1/2: -25 + 265 41.5 37.17

Vs: 3607 T+25

- 40 Q0 T = 40 Q0 T = 31-31-

= 750 1/m2 1404 1289.Z

Vr = Vs x A x c : 1404 0410 58 533 ft3

Use = C.E. 36" DIA DETENTION PLE + 2-48" DIA, MH

VOLUME PROVIDED = 70, X # FT 3

+ 5.5 VEKT FT x 12.57 FT 3

518 (cg 3 > 518) WITHIN 3 OLPT. OK

SIZE ORIFICE

$$h = \frac{30'' + \frac{30}{72} \times \frac{200}{72} + \frac{10}{72} \times \frac{200}{72} + \frac{10}{72} \times \frac{10}{72} \times \frac{10}{72} + \frac{10}{72} \times \frac$$

$$a = \frac{0.21}{2}$$

$$= \frac{0.21}{2}$$

$$= \frac{0.62(2(32.2)(1))^{1/2}}{3.34}$$

$$.0269 \qquad 3.81$$

$$0 = \frac{4A}{\pi}$$
 2.30 $\frac{2^{3}/4}{2.30}$ $\frac{2^{3}/4}{2.30}$ $\frac{2^{3}/4}{2.31}$ $\frac{2^{3}/4}{2.31}$



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:1ee

Enclosure

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

date Admin. Sec. date Bldg. Official

#770016

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.

RECEIVED

MAR 21 1977

AREA CODE 206 EVERETT 259-8125 SEATTLE 743-7600

March 18, 1977

LEWIS A. BELL

WILLIAM F. INGRAM

KENNETH B. RICE

STEVEN D. UBERTI

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

Edmonds Engr. Dept.

LAW OFFICES OF

BELL, INGRAM & RICE

A PROFESSIONAL SERVICE CORPORATION
416 FIRST NATIONAL BANK BUILDING
P. O. BOX 1769
EVERETT, WASHINGTON 98206

AREA CODE 206 EVERETT 259-8125 SEATTLE 743-7600

March 8, 1977

LEWIS A. BELL

WILLIAM F. INGRAM

KENNETH B. RICE

DOUGLAS L. BELL

STEVEN D. UBERTI

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.

OUGLAS I BELL

ncerely yours

ons∕ Je

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

DATE: JAN. 12,1977

BUD alle

	Building Official
FROM:	Richard H. Allen Assistant City Engineer
SUBJECT:	22820-100TH AVE WEST PIZZA HI SIGN PERMIT ONLY
After re comments	view of the subject building permit application, we have the followi
7748	PROPOSED SIGN LOCATION WILL NOT
CAU	SE A MAJOR SIGHT OBSTRUCTION, AMPL
HOR	IZONTAL SIGHT DISTANCE WILL ALLOW
SAF	E ACCESS AND EGRESS
THI	PERMIT IS APPROVED BY THIS
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FILE # 770025

OF LXXXXXXXXXX
Pizza Hut Family Restaurant
Description of proposal Pizza Hut Family Restaurant
Diaza Hut of Spokane, Inc.
Proponent P122a Nut of Spanic Vision of Proposal 22820-100th Avenue West
Location of Proposal 22020 1001
This proposal has been determined to [XXXX/not have] a significant adverse impact upon the environment. An EIS [XXX/is not] cant adverse impact upon the environment. This decision was made required under RCW 43.21C.030(2)(c). This decision was made required under RCW 43.21C.030(12)(c) and completed environmental 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
that may be obtained in

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



DATE SUBMITTED Jos 5, 1977

ENVIRONMENTAL ASSESSMENT

770025

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
	Soils type Limitations None
	Description of topography (% slope)
٠	SITE IS SPUT BY BONK KNING EAST/WEST APPROX. 3' NIGH. FLOT DIEDS
	SLOPE GENTLY TO WEST
2.	Grading: estimated cubic yds. Filling: estimated cubic yds. MOTE: If grading or filling will exceed 500 cubic yards a grading and filling plan must be submitted with the application. Stream - estimated flow (cubic feet per second)
	Will stream be altered?
	To what degree?
	Impact on storm drainage (increase in run-off) None New Pos: A6 will
	PAPIS TO DAY WOLL CHIST. PPUING 1200 ST
	Estimated area to be paved NEW PONING 100 ST % 13 % ±
	Estimated area in open space
٠	Adjacent to shorelines zone No.
	RECEIVED

JAN 10'77

CITY OF EDMONDS PLANNING DEPT.

Type of trees	No. 15	Execus	% to be n	removed)/ A
	•	•		cinoved	78
Minimum diamete					
Ground cover	None e	X157126	% to be r	removed)/A
Proposed landsc	aping, if an	y Par :	SUBMITTED LA	HOSEPPING PL	<u>م</u>
					· · · · · · · · · · · · · · · · · · ·
Existing Land U	se within 300	O ft. radius	of proposed	development	
	Vacant	Single Family	Multi- Family	Comm.	Oth
North				Commit	1
South			*		
East		*			
West				×	
Circulation:					
Estimated incre	ase in auto	trips daily	60 ±		
Estimated demand	d for public	transportat	ion None		
Degree of change	e on adjacen	t streets	Nave		
0		4			
Area of impact:					
neighborhood	· 	-			
city-wide	*	<u> </u>		·	
regional		<u></u>	•		
				:	
Effect on air (~	None			

JAN 10'77 CITY OF EDMONDS PLANNING DEPT.

1	. •	
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		770025
		The Control of the Co
		ENVIRONMENTAL CHECKLIST FORM
		ENVIRONMENTAL CHECKLIST TOTAL
	I. BACKO	GROUND
	2.	•
l	1.	Name of Proponent Pino Aut of Sporose, Inc.
	2.	Address and Phone Number of Proponent:
	•	PRZA WT OF SPOKANE, INC. 11101 NE 3 th ST. SUITE 208 PNO. 1-455-4089
		11101 NE 8 th ST. SUITE 208 Pho. 1-455-4089 BELLEVIE WARHINGTON 98004
	3.	Date Checklist Submitted Jos. S. 1917
	4.	Agency Requiring Checklist City of Epmoros
	5.	Name of Proposal, if applicable:
	_	Piran WT
	6.	Nature and Brief Description of the Proposal (including but not limited to its size, general design ele-
		ments, and other factors that will give an accurate
		understanding of its scope and nature):
		FAMILY RESTAURANT (BIDG. 2100 SF) W/ PAULING ON OXISTING AND
		NOW POVING W/ LAMOSCOPING ON 1/2 DONE 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 understance
		ing of the environmental setting of the proposal);
		THE COMO DIED PPPETED IS PPPENEN. 12000 SE ON WHICH WILL BE
	* - **	CONSTRUCTION ON NEW BUILDING PLO PARKING PARD.
	- '	
		The state of the s
	8.	Estimated Date for Completion of the Proposed Action:
		Estimated Date for Completion of the Proposed Action:
	8. 9.	List of all Permits, Licenses or Government Approvals
		List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local
		List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local including rezones):
		List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local

1 2 3 4	10.	Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
5 6 7 8 9	11.	Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:
10 11 12 13 14	. 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:
16 17 18 19	(Exp	RONMENTAL IMPACTS planations of all "yes" and "maybe" answers are
21 22	•	Yes Maybe No
23	(1)	Earth. Will the proposal result in:
25 26 27		(a) Unstable earth conditions or in changes in geologic substructures?
28 29 30		(b) Disruptions, displacements, compaction or overcovering of the soil?
31		(c) Change in topography or ground surface relief features?
34 35 36 37		(d) The destruction, covering or modification of any unique geologic or physical features? ✓
33 39 10		(e) Any increase in wind or water erosion of soils, either on or off the site?
11 12 13 14 15 16 17		(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?
18 19 10		Explanation: (b) \$(c) THE LOT MUST BG REGREDOED ON THE NORTH SIDE TO ACCOMODATE CONSTRUCTION OF NEW BUILDING ROLD PORKING PLED
2	(2)	Air. Will the proposal result in:
5	·	(a) Air emissions or deterioration of ambient air quality?
7 8 9		(b) The creation of objectionable odors?
0 1 2 3		(c) Alteration of air movement, moisture or temperature, or any change in c imate, either locally or regionally?
5		Explanation:

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			Yes	Maybe	No
		(c) Introduction of new species of flora into an area, or in a barrier to the normal replenishment of existing species?	*		
6 7 8		(d) Reduction in acreage of any agricultural crop?			
10		Explanation: 8¢c - LEW LANGSCAPING NEW PLANTS TO THE SITE	NIU	ADD IN	عمر ورصدهاالله
11 12 13	(5)	Fauna. Will the proposal result in:			
14 15 16 17 18 19		(a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shell-fish, benthic organisms, insects or microfauna)?	·		*
20 21 22 23 24		(b) Reduction of the numbers of any unique, rare or endangered species of fauna?	MAT-Suppose, a	-	<u>×</u>
25 26 27 28 29	ţ	(c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?		****	<u>×</u>
30 31 32 33 34		(d) Deterioration to existing fish or wildlife habitat? Explanation:			
35 36 37 38	(6)	Hoise. Will the proposal increase existing noise levels?			<u>×</u>
39 40		Explanation:			•
41 42 43 44 45	(7)	Light and Glare. Will the proposal produce new light or glare?			<u>×</u>
46 47		Explanation:		····	
48 49 50 51 52	(8)	Land Use. Will the proposal result in the alteration of the present or planned land use of an area?			<u>×</u>
53 54 55		Explanation:	······	-	na anna

rail or air traffic?

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1 2 3	·	(f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?
5 6		Explanation: 2 THE HESTONANT MIGHT DITCH SUGUTLY TO THATTE FROM ON 100 H AVE FROM POTRONS VISITING,
7 8 9 10 11	(14	Public Services. Will the pro- posal have an effect upon, or result in a need for new govern- mental services in any of the following areas:
13	•	(a) Fire protection?
1.5 16		(b) Police protection?
17 18		(c) Schools?
19 20 21	·	(d) Parks or other recreational facilities?
22 23 24		(e) Maintenance of public facilities, including roads?
25 26		(f) Other governmental services?
27 28		Explanation:
29 30 31 32	(15	
33 34 35	·	(a) Use of substantial amounts of fuel or energy?
36 37 38		(b) Demand upon existing sources of energy, or require the develop-ment of new sources of energy?
39 40		Explanation:
41 42 43 44 45 46	(1	O) Utilities. Will the proposal result in a need for new systems, or alterations to the following utilities:
47 48		(a) Power or natural gas?
49 50	·	(b) Communications systems?
51 52		(c) Water?
53 54		(d) Sewer or septic tanks?
55 56		(e). Storm water drainage?
57 58		(f) Solid waste and disposal?
59 60		Explanation:
61		

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:

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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.

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:mi

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 compiled with requirements therein compliance with this subsection shall be deemed by compliance with the sub-division or plat requirements.

COMMENTS

Zeif (orange) (orange)

Rev. April 2, 1971

CITY of EDMONDS --- PUBLIC WORKS DEPARTMENT
Routing of Building Permit Applications

1. •		
DEPARTMENT	COMMENTS	DATE
WAŢER	Olympic View Water	11-2-76
		Jon
STREET	Street & Maing imposed.	11-2-
SEWER	Sewer on north of property	11-2-76
		Jon-
NOTES	Z.H.	11-2-76
		·

BUILDING
DEPARTMENT COMMENTS

	4	RECEIVED
Î	BUILDING DEPARTMEN Applicant Fill DEPARTMEN Applicant Fill Triside Heavy Lines	ZONE PERMIT NUMBER 1976
8-	PERMIT APPLICATION Miside Heavy Lines	ADDRESS 22820-100 Louthernouse blest
œ	PILLS HUT OF SPOKES INC	VARIANCE OR COND. USE NO. ADB NO. HEIGHT
WNE	MOI NE 8HL ST. SUTE TO8	PROPOSED YARDS LOT COVERAGE
	BELIEVE WASH 98004 200/455-3909	FRONT SIDE REAR SIGN AREA ENVIRONMENTAL REVIEW O
	NAME	REMARKS
FECT	COMBAS STUCKT C/O PRID DIT INC. ADDRESS P. D. BOY 428 CITY TELEPHONE NUMBER WESTO KS. 67201 Stor 655-6261	-
CHI	17.0. Box 428	PLANNING DEPT. APPROVAL DATE
A	Walto Ks. 67201 Sw/685-5267	LEGAL LOT LOT AREA SUBDIVISION NO.
	NAME	STREET R/W
TOR	ADDRESS	EXISTING STREET R/W FT. DEFICIENCY THIS PROPERTY COMP. PLAN ST. R/W FT. FT.
RAC	CITY TELEPHONE NUMBER	REMARKS
N O		CHECKED BY
,	STATE LICENSE NUMBER CITY LICENSE NUMBER	CHECKED BY
	Legal Description of Property (Show Below or Attach Four Copies)	STREET AND/OR UTILITY WORK R/W PERMIT REQUIRED
	ST70000	UNDERGROUND
TION		TYPE CONNECTION YES VERIFIED BY
CRIF		SANITARY SEWER NO PERMIT NUMBER
DES		APPVD BY CITY ENG. ONO
EGAL		REMARKS
7		METER SIZE SERVICE SIZE CLEARANCE CHECKED BY
_		REMARKS
	NEW RESIDENTIAL GAS	FIRE ZONE TYPE OF CONSTRUCTION CODE
	NON-RESIDENTIAL SIGN	
	DEMOLISH RETAINING WALL	SPECIAL INSPECTOR AREA OCCUPANCY OCCUPANT LOAD YES NO
	ALTER PEXCAVATE FENCE X SFT	PLAN CHECKED BY THIS SITE IS LOCATED IN THE CITY OF EDMONDS, LOCAL SALES TAX
	REPAIR PRE-MOVE SWIM POOL NUMBER OF STORIES NUMBER OF	SHOULD BE CODED 31.04.
	NUMBER OF STORIES NUMBER OF DWELLING UNITS	REMARKS
	NATURE OF WORK TO BE DONE (DISTRUCT KESTPS.ID -)	
	Constitute (pesting)	
z	PROPOSED USE	PLAN CHECK VALUATION FEE
PT10	VC37014NJ1	NO
SCRU	ABUTTING STREETS)	BUILDING
9 DE		PLUMBING HEAT & GAS LINE
윽		For all the state of the state
		FENCE
		RETAINING WALL
		SWIMMING POOL

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 line98.70 feet; thence north 0°20'49" West 129.95 feet; thence north 89°47'08" West 14.30 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 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 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.

CITY of EDMONDS --- PUBLIC WORKS DEPARTMENT

DEPARTMENT	COMMENTS	DATE
ATER	Olympic View Water District	10-7-
		3/2
STREET	in proved on 100 th five W.	10-1
EWER	Sewer north of Site	10-7-
·		
OTES		
	Jan,	7 10-1

BUILDING
DEPARTMENT COMMENTS

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ADDRESS: 9th So & Edmonds Way

CITY OF EDMONDS PLANNING DEPARTMENT

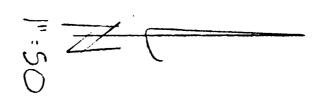
STAFF REVIEW OF PROPOSED SUBDIVISION

APP	LICANT PIZZA HUT (BILL KAUFMAN) HEARING DATE 10-14-76
ANA	LYSIS OF DESIGN
1.	Lot sizes and dimensions: a. Areas and setbacks: b. Lot dimension ratio: 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. Satisfactory.
2	c. Corner lots: No corner lots.
۷.	Lot arrangement in relation to topography: <u>Satisfactory</u>
3.	Lot width & frontage: Adequate
4.	Protection of natural features, views, open spaces: <u>Satisfactory</u>
5.	Tree Cutting Restrictions: TO BE IMPOSED ON ALL TREES 8" DIAMETER & OVER PER SECTION 12.10.050 (C) (2).
ENV	IRONMENTAL ASSESSMENT -
1.	Located in environmentally sensitive area? NO 2. Shorelines Management Permit? NO
3.	Env. Cklist Req'd? NO 4. Negative Declaration? 5. EIS Required?
6.	Planning Department Environment Assessment Form? NO
	UIRED IMPROVEMENTS AND DEDICATIONS
1.	See City Engineer's Report
2.	Walks or pedestrian ways required?3. Parks or other facilities required?
	Special requirements or conditions:
REC(OMMENDATIONS:
	Recommend approval subject to Engineering and Planning Requirements.
	BY: Mary Lou Block DATE: 10-5-76
	EDMONDS PLANNING DEPT.
COM	MENTS AND ADDITIONAL REQUIREMENTS ATTACHED IF APPLICABLE
<u> </u>	THE THE MENT TO THE MENT OF THE PROPERTY OF THE PERSON OF
BY:	ENGINEERING DEPARTMENT
•	(DATE)
DV.	9/2m PURITO WORKS 10-7-76

32985 33.13 99.94 10' 246.25 10000 98.70 229.96 STEET DEEULD RHUS-229,96

100 TH AVE. W.

Rhuz



76168

PERMIT ADDRESS

BUILDING PERMIT REVIEW - ENGINEERING DEPARTMENT CHECK LIST

Ins	***	. ~ + .	nn	
1112		1661	UH	ė

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

3. What are 4. Site Dra 5. Storm Ser Roadside 6. Grading 7. Septic Ta 8. Sanitary Side sewe 9. Sanitary 10. Water Marcheck Fir 11. Sidewalks 12. Curbs: grade and 13. Undergroun 14. Street Ri 15. Existing 16. Access Ea 17. Site Plan 18. Special R 19. Commercia 20. Drawings	round water and soil conditions NOING nade Checked? rer Availability: Final Contours: nk System Design Approved: Sewer Availability: Sewer Connection Fees? ns & Fire Hydrants (Indicate Size Dept.'s Comments : (Site inspection shows conditions)	2 76 B of Twg. No. 106 (6) Project DASTRONS 1 of Dwg. No. 1523 Project ALBERTANS 2 IN TRUNK LIVE Po- te Main) 8 MOIN & HYD BYST NO. ons of sidewalks as follows)
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15. Existing 16. Access Ea 17. Site Plan 18. Special R 19. Commercia 20. Drawings	nd Wiring: Ptop	Street Lights:
10. Access Ea 17. Site Plan 18. Special R 19. Commercia 20. Drawings	ght-of-way & Bldg. setbacks:	W GORT Sht. of Official Street Map.
17. Site Plan 18. Special R 19. Commercia 20. Drawings	Utility Easements?	REBREMENT NIOPT
17. Site Plan 18. Special R 19. Commercia 20. Drawings	sements:	NONE TO THE RESERVE TO THE PARTY OF THE PART
19. Commercia 20. Drawings	checked for accuracy?	11/2/de
20. Drawings	equirements listed in Memo to Bl	dg. Pept. SEE WEWO
•	1 & Apt. Renuirements form compl	eted?11/2/76
03 433 **	stamped & notations made?	11/2/780
21. All Items		cation? 11 2 720.
22. Bonds pos	filled in on Bldg. Permit Appli	
23. Right-of-	ted for site work?	Tach .
COMMENTS:	ted for site work?	ENO FOD CURR CUT EMEN RIO
		500 FOR CURB CUT BY SIGNSIO
	ted for site work?	500 FOR CURB CUT BYTENSIO

Date October 14, 1976

Director of Maintenance Eperation Memo to:

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.

This property will connect to the sanitary

sewer main installed by Albertsons; therefore, no connection charge is required.

Connection Fee

) Lateral X

Lateral Charge

) Unit

\$25

25.00

Trunk Charge

10.00

Permit

35.00

TOTAL

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 89°47'08" EAST ALONG SAID NORTH LINE 123.00 FEET TO THE TRUE POINT OF BEGINNING PIPELINE EASEMENT OVER, UNDER AND ACROSS THE NORTH 10,00 SOUTH, DIVISION NO. TRUE POINT OF B TO THE WESTERLY NORTH 89047108" GINNING; THENCE SOUTH 0°20'49" EAST ALONG THE SAID WESTERLY MARGIN 229.96 FEET TO MARGIN OF 100TH AVENUE WEST AS CONVEYED TO THE CITY OF EDMONDS BY QUIT CLAIM DEED SNOHOMISH COUNTY, NEAREST TO SITE IS SALEM LUTHERAN, WHICH IS 0.3 (3 TENTHS) MILES SOU THE WESTERLY BOUNDARY OF 9TH AVENUE (I TENTH) MILES WI SOUTH 0°20'49" EAST 170.00 FEET FROM THE WORTHEAST CORNER OF SAID LOT 10 THENCE NORTH 89°46'47" WEST 175.00 FEET; THENCE SCUTH 70°00'00" WEST 108.00 ひにらい TO A 10.00 FOOT WIDE EASEMENT FOR ELECTRICAL UTILITIES SAID LOT 8 BEING 5 FEET ON EACH SIDE OF THE CENTERLINE PARK. WEST ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 10.00 FEET RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1848370 AND THE HENCE HENCE LU, BLOCK 3 OF THE WESTGATE PLATS, PAGE 31, RECORDS OF AUDITOR'S FILE NO. 1911340 AND ALSO COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; HICH IS 0.1 0K/0.5540KES SQUARK FEET BEGINNING AT A POINT LOCATED ON - EDMONDS REDUIRES ASHORI SCHOOLS: NEAREST TO SITE IS WOODWAY PER PLAT RECORDED IN VOLUME 13 OF DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS CONTAINS 24,125 SEWER UNDER TERMINATION SUBJECT TO A EET THEREOF RECORDED SUBJECT AND ACROSS UBDIVISION THE POINT OF DESCRIPTION: WASHINGTON, CHURCHS: UNDER

22804 JOO CA AVE W

FORM NO. W & AK 5000-2

For use with Washington & Alaska Region American Land Title Association Owner's Policy—Form B — 1970 (Amended 10-17-70)

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.

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.





SITE ADDRESS: STATE FARM 22816-160 TAVE. W. EDMONDS, WA 9800

NEW WALL SION FOR "STATE FARM"

RECEIVED

MAR 2 0 2013

DEVELOPMENT SERVICES
COUNTER

Earl Shuster • Edmonds, WA

SUGN ATTACHED TO WOOD WALL LAGS INTO WOOD STUDS



2'-3" x 6'-1" New Sign Program

18"

6 1/4"

4 1/2"

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/H0 (Horizontal)

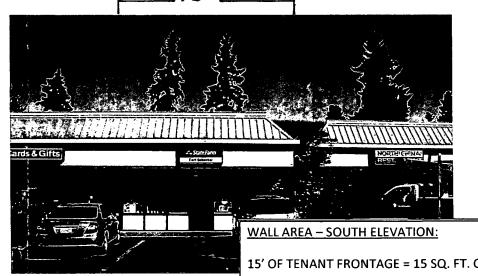
Internal / Concealed Mounting Brackets for Single Face Signs)

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



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

Dualite Sales & Service, Inc. Dualite Sales & Se

Proportional Layouts from Approved Interim Program

FILE#13-1-53STAT02-DEF

Scale: 3/4" = 1'- 0" Date: 1-4-2013 PS

PLACEMENT and SIZE of the GRAPHICS on the PHOTO are

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RECEIVED

MAR 2 0 2013 DEVELOPMENT SERVICES COUNTER

DEVELOPMENT SERVICES
COUNTER MAR 2 0 2013

RECEIVED

CITY OF EDMONDS
BUILDING DEPARTMENT
S141 100th AUC 3/28/13 PERMIT NUMBER WORK S2816 1

STREET FILE

MAR 20 2013

RECEIVED

DEVELOPMENT SERVICES COUNTER

PROVED PLAN Over of Edmonds Building Department

