

City of Toledo
 PO Box 236
 Toledo, WA 98591
 Phone: 360.864.4564
 Fax: 360-864.4566
 www.toledowa.us

Land Use Application

MUST BE FILLED OUT COMPLETELY - INCOMPLETE APPLICATIONS WILL BE RETURNED

Select all permits you are applying for. Submit this application form, corresponding permit application packet(s) and application fee

<input type="checkbox"/> Annexation Petition: \$600.00+ <input type="checkbox"/> Application for map change: \$500 <input checked="" type="checkbox"/> Boundary Line Adjustment: \$250+ <input type="checkbox"/> Boundary Review Board Fee: \$150 <input type="checkbox"/> Clearing Permit: 750-\$150 hr.+ <input type="checkbox"/> Cluster Residential Develop: \$600+ \$50+ <input type="checkbox"/> Comp Plan Amendment: \$1,000 <input type="checkbox"/> Conditional Use: \$300.00+ <input type="checkbox"/> Critical Area Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Fill and Grade Permit <input type="checkbox"/> Hillside Dev. Perf. Stand: \$600+ \$50+ <input type="checkbox"/> Home Occupation <input type="checkbox"/> Landmark - Historic Cert. of Alter <input type="checkbox"/> Legal Lot Determination <input type="checkbox"/> Nonconforming Use Certificate <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Planned Unit Develop: \$600.00+ \$50+	<input type="checkbox"/> Prelim Rev Mod to existing developments: \$600+ \$50+ <input type="checkbox"/> Preliminary Subdivision: \$600+ \$50+ <input type="checkbox"/> Rezone: \$300.00 <input type="checkbox"/> Right of Way Use: \$125-\$250 <input type="checkbox"/> Right of Way Inspection: \$50hr <input type="checkbox"/> SEPA Review: \$400.00+ <input type="checkbox"/> Shoreline Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Short Plat: \$600.00+ \$50+ <input type="checkbox"/> Sm. Lot Single Family Float Zone: \$150+ <input type="checkbox"/> Structure Relocation: \$30.00 <input checked="" type="checkbox"/> Subdivision-Short Plat/Lot Line Adj. <input type="checkbox"/> Subdivision-Preliminary Plat <input type="checkbox"/> Subdivision-Final Plat <input type="checkbox"/> Variance: \$300.00+ <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> Other: _____	<p align="center">Official Use Only</p> Date Received: <u>3/28/2022</u> Rec. By: <u>Deavin</u> Fee Collected: <u>\$1750.00 Ref #11716</u> Application Conference: <u>4/15/2022</u> Determination of Completeness: _____ Transmittal to Mayor: _____ Notice Application: _____ Newspaper Publication: _____ Mailing to Property Owners: <u>4-7-2022</u> Open Recording Hearing: <u>4-21-2022</u> Decision Date: _____ Decision/Comments: _____ Date Sent to Applicant: _____
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Project Address: 443, 445 & 447 N. 6th & St. Helens St
 Tax Assessor Parcel Number(s): 006993000000 & 006994000000
 Project description: Short Plat - 0 St. Helens St
Boundary Line Adjustment - 443, 445, 447 N. Sixth St

Applicant/Contractor/Agent Primary Contact for Application
 Name Ken Banks (Banks Surveying)
 Address 370 Collins Rd City Toledo State WA Zip 98591
 Phone 360 864 2611 Fax _____ Email knthbank@msn.com
 L&I License # _____ L&I Expiration Date _____

Owner(s) Applicant Primary Contact for Application
 Name David Pyles & Shawn Smith
 Address 385 Schmidt Rd. City Toledo State WA Zip 98591
 Phone 360 880 5798 Email _____

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.
 I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or inspection process, am no longer the applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature of Owner/Applicant/Agent [Signature] Date 3/28/22

Signature City Clerk/Deputy Clerk _____ Public Works Superintendent Signature _____

LAND DIVISION

Parcel Number(s) 006994000000 - 006993000000

How many lots are proposed? 2

Has the existing lot previously been subdivided?

No Yes (if yes, what is the Auditor's File # _____)

Lots within a short plat subdivision shall not be re-subdivided within a period of 5 years unless the person wishing to re-subdivide any such lot applies in the same manner as for a regular subdivision.

Total square feet of the parcel(s) 49621.09

Size of the proposed lot(s):

Lot 1 11728.64

Lot 2 11760.85

Lot 3 26131.60

Lot 4 _____

Proposed use of proposed lots:

- | | | | |
|-------|---|-------------------------------------|-------------------------------------|
| Lot 1 | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| Lot 2 | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| Lot 3 | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| Lot 4 | <input type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |

Sewer

Existing

City Sewer on lot(s) # 3

None

Proposed

City Sewer on lot(s) # 1 & 2

Water

Existing

City Water on lot(s) # 3

None

Proposed

City Water on lot(s) # 1 & 2

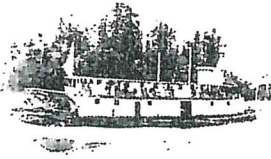
Name of city street used for access Hemlock Street & 6th Street

Streets in the subdivision will be? Dedicated to City of Toledo Private

I/we certify that I have read and understand the information on this application and affirm the information and documents provided is true and accurate to the best of my knowledge.

Signature

Date



Short Plat Subdivision/Lot Line Adjustment Application

(PLEASE PRINT CLEARLY OR TYPE IN BLUE OR BLACK INK)

<p><i>Land Development Code: Section 9</i></p> <p><i>Dividing land into lots, tracts, parcels, sites or divisions, with public dedications, for the purpose of sale, lease, or transfer of ownership to supplement the requirements of RCW Chapter 58.17</i></p> <p><i>The regulations contained herein shall apply to the subdivision of any lot, parcel or tract of land or tracts, or other division of land, whether immediate or future and including the re-subdivision or re-platting of land or lots.</i></p>	<p align="center">Official Use Only</p> <p>Date Received: <u>3/28/2022</u> Received By: <u>Deavon</u> Fee Collected: <u>Ret # 1476 \$1750.00</u></p> <p>Application Conference: _____</p> <p>Determination of Completeness: _____</p> <p>Distribution to WSDOT (property next to 505): <u>N/A</u></p>	<p align="center">Official Use Only</p> <p>Distribution to City Dept, Engineers, PC: _____</p> <p>Notice of Application: _____</p> <p>SEPA Threshold Decision: _____</p> <p>Decision Date: _____</p> <p>Filed w/County Auditor: _____</p>
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Checklist for Short Plat Subdivision/Lot Line Adjustment Application

- Fill out and submit the Short Plat Subdivision/Lot Line Adjustment Application, Land Use Permit Application and SEPA Checklist (if applicable)
- Submit **2 copies** of a map minimum 8 ½ x 11, maximum 11x17 from a license professional surveyor meeting the following requirements for recording by the Lewis County Auditor:

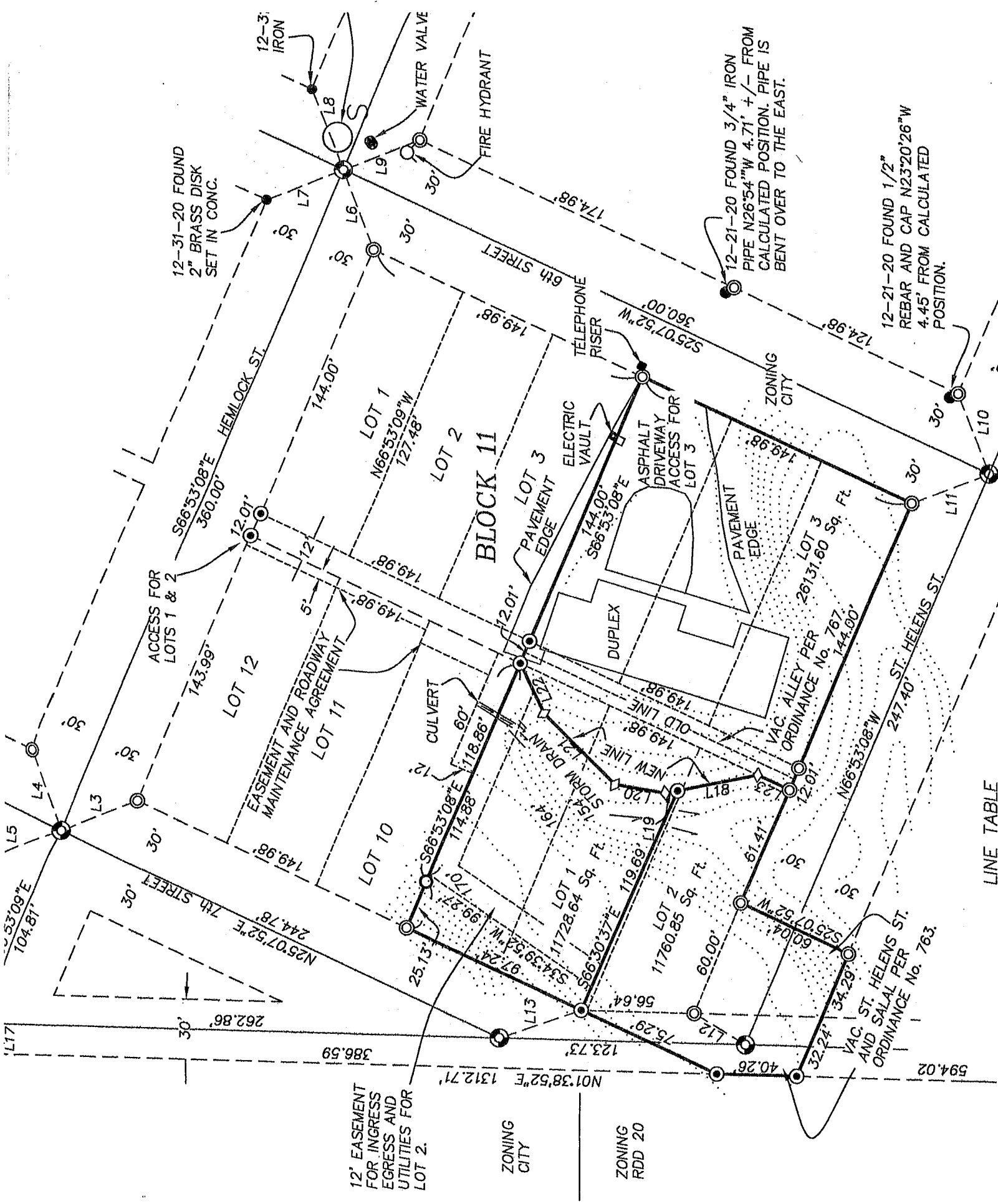
- A label identifying the map as the correct land division name.
- Original legal description and proposed legal description on the face of the map.
- Streets on/and adjacent to the tract, including name; right-of-way width and location; elevation of surfacing, including type and width; walks, curbs, gutters, culverts, etc.
- Zoning district designation on and adjacent to the tract.
- Vicinity map, the date and north arrow.
- Names and addresses of the owner.
- Square feet of the proposed lots.
- The original lot lines.
- Proposed lot lines with number assigned to each lot. Lot numbers are to begin with number (1) and proceed in consecutive order.
- Location, width, and names of all existing streets, ingress, egress, or easements within or adjacent to the proposal, including, but not limited to, existing or proposed easements to provide access to each lot, and indication as to whether they are public or private and the Auditor's File Number.
- Location of existing structures, fences, buildings and improvements.
- Location of natural features such as water bodies, rivers, steep slopes and wetlands.
- Point of proposed access for each lot to the city street, whether each lot shall use a common access or have individual access.

- ✓ ● Location (to the extent possible) of all section subdivision lines reference in the legal description of the entire property to be subdivided.
- N/A ● Ground elevations on the tract, based on a datum plane approved by the city engineer for land that slopes less than approximately 2%; show spot elevations at all breaks in grade along all drainage channels or swales and all selected points not more than 100 feet apart in all directions. For land that slopes more than approximately 2%; either show contours with an interval of no more than 5 feet if ground slope is regular and such information is sufficient for planning purposes or show contours with an interval of no more than 2 feet if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings.
- N/A ● Other conditions on adjacent land, including approximate direction and gradient of ground slope including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers and other non-residential land uses or platted land within 300 feet of the subject property. Refer to subdivision plat by name, recording date, volume page number and show lot size and dwelling units.
- Typical cross-sections of the proposed grading, roadway and sidewalk.
- Proposed public improvements, including highways or other major improvements planned public authorities for future construction on or near the tract.
- Utilities on and adjacent to the tract, including location, size and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines; fire hydrants; electric and telephone poles and street lights. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to and size of nearest ones, showing invert elevation of sewers.
- Proposed sanitary, storm water and water systems plan with points of connection, grades and sizes indicated.
- Title and certificates, including a legal description according to official records in the office of the County Auditor; pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the state and engaged in land surveying which registered civil engineer or surveyor and date of survey.

Submit certificate with the following:

- ✓ ● Complete description of lands divided as they appear on the short plat
- ✓ ● Statement that short plat subdivision has been made with free consent in accordance with the desires of the owner(s)
- N/A ● If dedication, include dedication of all streets and other areas to the public and individual(s), religious society or societies or to any corporation, public or private, as shown on the short plat. A title report confirming the title of lands is the name of the owner signing the certificate. Any dedication, donation or grant as shown on the face of the plat shall be considered to all intents and purposes as a quitclaim deed to the done(s), grantee(s) for his/her/their use for the purpose intended by the donors or grantors as aforesaid.
- Waiver of all claims for damages against any governmental authority, which may be occasioned to the adjacent land by the established construction, drainage and maintenance of the road
- Signed and acknowledged before a notary public by all parties having interest in the lands subdivided

✓ Pay the required fees. Various fees and costs are required.



LINE TABLE