November 9, 2016

CITY OF
MOSES LAKE

Del Green
Columbia NW Engineering
249 N. Elder St.
Moses Lake, WA 98837

RE: Preliminary Ray Louise Major Plat – Notice of Final Decision

Dear Del:

The appeal period for this plat has expired with no appeals being filed. On November 8, 2016, the City Council adopted the Planning Commission's decision to approve this preliminary plat. The Ray Louise Preliminary Major Plat is approved subject to the following:

1. The Planning Commission's conditions listed in the Notice of Decision dated October 14, 2016.

2. The conditions of the Mitigated Determination of Non-Significance dated September 14, 2016.

3. All required fees and reimbursements must be paid before recording the final plat.

4. All required street and utility improvements must be constructed and accepted by the city or guaranteed prior to the recording of the final plat.

5. In lieu of completing and installing all required street and utility improvements prior to the filing of the final plat, you may post a subdivision bond or other approved security in a form satisfactory to the City Attorney.

6. An approved landscape plan for the required street frontage landscaping is required prior to issuance of any building permits. More information about the requirements for the landscape plan can be provided upon request.

A building permit may be issued upon preliminary plat approval, prior to filing of the final plat, subject to the following:

1. Satisfactory completion of all applicable conditions of preliminary plat approval and satisfactory completion of all required project reviews, approvals, or permits. All required street and utility improvements must be constructed and accepted by the city or guaranteed prior to the issuance of a building permit.

2. In lieu of completing and installing all required street and utility improvements prior to issuance of the building permit, you may post a subdivision bond or other approved security in a form satisfactory to the City Attorney.

3. A certificate of occupancy for any permitted construction may not be issued until the final plat has been approved by the city and recorded with the Grant County Auditor, and all required street and utility improvements have been constructed to Community Standards and accepted by the City Council.

4. A current plat certificate from a title insurance company licensed to do business in the State of Washington is required prior to the issuance of a building permit. The plat certificate must confirm that the title of the land as described and shown on the plat is in the name of the owners signing the plat.

5. As noted above, an approved landscape plan is required before issuance of any building permits.

Preliminary approval is valid for five (5) years beginning November 8, 2016 and expires and becomes null and void on November 8, 2021, unless an extension of preliminary plat approval is obtained from the City Council. An extension of preliminary plat approval is available upon request with a showing that the applicant attempted in good faith to submit the final plat within five years. Application for the extension must be made to the city at least thirty (30) days prior to the expiration date.

Construction plans for required improvements must be submitted to the Municipal Services Department and Include the following:

1. 3 sets of paper construction plans

2. A letter from the City stating that the preliminary plat is approved or conditionally approved.

3. A check payable to the City for processing the construction plans. Utility plan check fees are currently $50 per sheet.

The final plat must be submitted before the expiration date of preliminary plat approval and should be submitted as quickly as possible so that it may be approved and recorded with the County Auditor pending the satisfactory completion of all plat requirements.

The final plat will not be accepted unless the following are complete:

1. All required improvements have been completed or bonded for.

2. Comments and conditions from all agencies and departments have been addressed.

The final plat and planned development submittal must be complete and contain the following:

1. 13 paper copies of the plat.

2. One reduced copy of the plat, 11" x 17" or smaller.

3. A plat certificate dated within thirty (30) days of submittal of the final plat.

4. Application form, signed by the property owner.

5. A check payable to the city for processing the final plat submittal. Final plat review fees are currently four hundred dollars ($400).

6. All covenants proposed to run with the land.

If you have any questions or if I can be of any further assistance, please contact me at (509) 764-3747 or ahenning@cityofml.com.

Cordially,

Anne Henning

Anne Henning
Senior Planner
Community Development Department

cc: Community Development Director (via email)
Development Engineer–Thompson
John Taylor, 6931 W. Riverview, Couer d'Alene, ID 93814