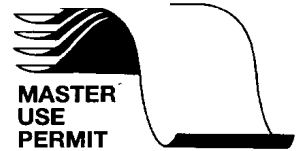


Seattle Department of Construction and Inspections

Nathan Torgelson, Director

May 25, 2017



Notice of Decision

The Director of the Seattle Department of Construction and Inspections has reviewed the Master Use Permit application(s) below and issued the following decisions. Interested parties may appeal these decisions.

Hearing Examiner Appeals

To appeal to the City's Hearing Examiner, the appeal MUST be in writing. Appeals may be filed online at www.seattle.gov/examiner/efile.htm, delivered in person to the Hearing Examiner's office on the 40th floor of Seattle Municipal Tower at 700 Fifth Ave. or mailed to the City of Seattle Hearing Examiner, P.O. Box 94729, Seattle, WA 98124-4729. (Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.) An appeal form is available at www.seattle.gov/examiner/LANDUSEAPLFORM.pdf.

Appeals must be received prior to 5:00 P.M. of the appeal deadline indicated below and be accompanied by an \$85.00 filing fee. The fee may be paid by check payable to the City of Seattle or a credit/debit card (Visa and MasterCard only) payment made in person or by telephone at 206-684-0521. (The Hearing Examiner may waive the appeal fee if the person filing the appeal demonstrates that payment would cause financial hardship).

The appeal must identify all the specific Master Use Permit component(s) being appealed, specify exceptions or objections to the decision, and the relief sought. Appeals to the Hearing Examiner must conform in content and form to the Hearing Examiner's rules governing appeals. The Hearing Examiner Rules and "Public Guide to Appeals and Hearings Before the Hearing Examiner" are available at www.seattle.gov/examiner/guide-toc.htm. To be assured of a right to have your views heard, you must be party to an appeal. Do not assume that you will have an opportunity to be heard if someone else has filed an appeal from the decision. For information regarding appeals, visit the Hearing Examiner's website at www.seattle.gov/examiner or call them at (206) 684-0521.

Interpretations

The subject matter of an appeal of a discretionary decision is limited to the code criteria for that decision, and generally may not include other arguments about how the development regulations of the Land Use Code or related codes were applied. However, in conjunction with an appeal, a Land Use Code interpretation may be requested to address the proper application of certain development regulations in the Land Use Code (Title 23) or regulations for Environmentally Critical Areas (Chapter 25.09) that could not otherwise be considered in the appeal. For standards regarding requests for interpretations in conjunction with an appeal, see Section 23.88.020.C.3.c of the Land Use Code.

Interpretations may be requested by any interested person. Requests for interpretations must be filed in writing prior to 5:00 P.M. on the appeal deadline indicated below and be accompanied by a \$3,150.00 minimum fee payable to the City of Seattle. (This fee covers the first ten hours of review. Additional hours will be billed at \$315.00.) **Requests must be submitted to the Seattle Department of Construction and Inspections, Code Interpretation and Implementation Section, 700 5th Av Ste 2000, PO Box 34019, Seattle WA 98124-4019.** A copy of the interpretation request must be submitted to the Seattle Hearing Examiner together with the related project appeal. Questions regarding how to apply for a formal interpretation may be sent to PRC@seattle.gov. (Please include "Interpretation Information" in the subject line.) You may also call the message line at (206) 684-8467.

Shoreline Decisions

An appeal from a shoreline decision is made to the State Shorelines Hearing Board. It is NOT made to the City Hearing Examiner. The appeal must be in writing and filed within 21 days of the date the SDCI decision is received by the State Department of Ecology (DOE). The SDCI decision will be sent to DOE by the close of business on the Friday of this week. If the Shoreline decision involves a shoreline variance or shoreline conditional use, the appeal must be filed within 21 days after DOE has made their decision. The information necessary for DOE to make their decision will be sent to them by the close of business on the Friday of this week. The beginning of the appeal period may also be provided to you by contacting the PRC at PRC@seattle.gov, or by calling the message line at (206) 684-8467. The minimum requirements for the content of a shoreline appeal and all the parties who must be served within the appeal period cannot be summarized here but

written instructions are available in SDCI's TIP 232 (web6.seattle.gov/dpd/cams/CamList.aspx). Copies of TIP 232 are also available at the SDCI Applicant Services Center, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. You may also contact the Shorelines Hearing Board at (360) 459-6327. Failure to properly file an appeal within the required time period will result in dismissal of the appeal. In cases where a shoreline and environmental decision are the only components, the appeal for both shall be filed with the State Shorelines Hearing Board. When a decision has been made on a shoreline application with environmental review and other appealable land use components, the appeal of the environmental review must be filed with both the State Shorelines Hearing Board and the City of Seattle Hearing Examiner.

Comments

When specified below written comments will be accepted. Comments should be sent to: PRC@seattle.gov or mailed to Seattle Department of Construction and Inspections, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. All correspondence is posted to our electronic library.

Information

The project file, including the decision, application plans, environmental documentation and other additional information related to the project, is available in our electronic library at web6.seattle.gov/dpd/edms/. Public computers, to view these files, are available at the SDCI Public Resource Center, 700 Fifth Avenue, Suite 2000. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

To learn if a decision has been appealed check the website at web6.seattle.gov/DPD/PermitStatus/ and click on the Land Use tab in the lower half of the screen for any Hearing date and time. You may also contact the PRC at prc@seattle.gov, 700 Fifth Avenue, Suite 2000, 20th Floor or call our message line at (206) 684-8467. (The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.)

Decision

Area: North/Northwest **Address:** 1532 NW 60TH ST
Project: 3026908 **Zone:** LOWRISE 1, AIRPORT HEIGHT DISTRICT,
URBAN VILLAGE OVERLAY

Decision Date: 05/25/2017

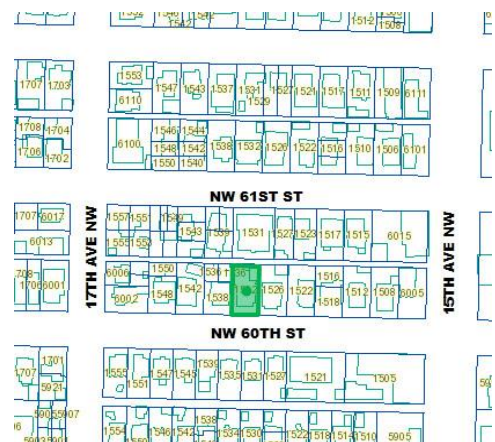
Contact: DAVE BIDDLE - (206)829-3128
Planner: Allison Whitworth - (206) 684-0363

Land Use Application to subdivide one parcel into two parcels of land.
Proposed parcel sizes are: A) 3,149 sq. ft. and B) 1,601 sq. ft. Existing
structure to be demolished.

The following appealable decisions have been made based on submitted plans:

Grant - Short Subdivision to create two parcels of land.

Appeals of this decision must be received by the Hearing Examiner no later than 6/8/2017.



The top of this image is north.
This map is for illustrative purposes only. In the
event of omissions, errors or differences, the
documents in Seattle DCI's files will control.

3026908 **Notice of Decision Info &
Report Others Notice of Decision sent
5/25/17 rgc

**Applicant, Owner, FRP:
dave@blueprintcap.com
kenny@ecoworkshomes.com

wholody@utexas.edu
LINDAMELVIN@msn.com



City of Seattle

Edward B. Murray, Mayor

Department of Construction and Inspections

Nathan Torgelson, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Application Number: 3026908

Applicant Name: Dave Biddle

Address of Proposal: 1532 NW 60th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,149 sq. ft. and B) 1,601 sq. ft. Existing structure to be demolished.

The following approvals are required:

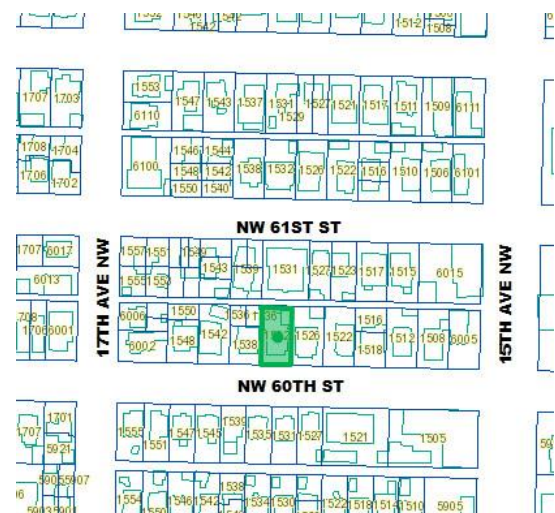
Short Subdivision - to create two lots. (Chapter 23.24, Seattle Municipal Code).

SITE AND VICINITY

Site Zone: Multifamily Lowrise 1 (LR1)

Public Comment:

The public comment period ended on February 21, 2017. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to compliance with zoning requirements and future development plans. Comments were also received that are beyond the scope of this review and analysis per SMC 23.24.



I. ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

- 1. Conformance to the applicable Land Use Code provisions, as modified by Chapter 23.24;*
- 2. Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
- 3. Adequacy of drainage, water supply and sanitary sewage disposal;*
- 4. Whether the public use and interests are served by permitting the proposed division of land;*
- 5. Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
- 6. Whether the proposed division of land is designed to maximize the retention of existing trees;*
- 7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of single-family dwelling units, townhouse, rowhouse, cottage housing developments, and existing apartment structures built prior to January 1, 2013, but not individual apartment units, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
- 8. Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
 - c. No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
 - d. If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall either have sufficient frontage on the alley to meet access standards for the zone in which the property is located or provide an access easement from the proposed new lot or lots to the alley that meets access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from SDCI and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The short plat application has been reviewed by Seattle Public Utilities and a *Water Availability Certificate* (WAC) was issued on February 12, 2017 (WAC ID No. 20170143). The site is not subject to the provisions of Section 25.09.240 since it is not located in a riparian corridor, wetland, wetland buffer, or steep slope area. There does not appear to be any reasonable alternative configuration of this plat that would better maximize the retention of trees than the proposed plat. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

CONDITIONS – SHORT SUBDIVISION

None.

Allison Whitworth
Seattle Department of Construction and Inspections

Date: May 25, 2017

AW:rgc
3026908.docx

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.

From: Whitney Holody
To: [PRC](#)
Subject: Project 3026908 - Short Subdivision Comment
Date: Thursday, February 16, 2017 2:07:34 PM

Allison,

I have seen this application to subdivide the lot into two parcels A) 3,149 SF and B) 1,601 SF. Why are comments due on 2/21 but the developer is has not submitted a site plan for the future improvements? The comment period ends on 2/21 but should be extended until plans are submitted for the public to review.

I don't know what the benefit of this subdivide is (either way they can build 3 townhomes) but have seen developers try to divide lots in Ballard in order to cheat zoning rules, so it's helpful to see plans. I caught one last year at 1727 NW 60th.

Regards,
Whitney Holody
Resident on 60th Street

Dela Cruz, Jeff

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject:

Hi,

RE: King County Assessor Parcel #: 2767603335

Please keep my email and name confidential, and redact from publication on the website. If this cannot be done, please let me know so I can have the option to withdraw comment.

I have been keeping my attention on the development on my street, addresses including 1532 NW 60TH ST & 1534 NW 60TH ST according to records.

When first made aware, this was listed as a subdivision to two parcels, with existing structure (currently a duplex) to be demolished. Now I'm seeing that the plan has changed to be three townhouses built where the existing structure (a beautiful representation of early 20th century architecture) is to be demolished. I'm concerned because with the existing plans submitted, there is a substantial space between the parking pad for three vehicles and the alleyway that is not accounted for on the plans. This leads me to believe that this is actually NOT going to be a simple subdivision into two properties, but rather an eventual subdivision into 3+ properties, with at least one if not more units being built on the north side of the property between the parking pad and the alleyway.

Sensible density is important, but I question the current plans as that they do not appear to be forthcoming with the actual plans for the site.

As a neighbor, I would like to be fully informed regarding these plans as they impact my enjoyment of my own property. If this is to be, even eventually, more than three units, please make sure that the neighbors know the full scope and timeline of this effort.

The current plans have the edge of the building very close to my own property, and as-is, the noise from the house can be heard in my bedroom and children's room. A larger buffer should be provided between the walls of the structures, certainly equal to that on the other side of the property. Also, the alleyway is increasingly difficult to maneuver given the increase in both auto and pedestrian traffic. I am concerned about the upkeep of the alleyway infrastructure as density increases.

Finally, the end design of the townhouses should keep the character of historic Ballard to encourage long-term investment in the neighborhood.

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

SHORT SUBDIVISION NO. 3026908

EXHIBIT 5

GRANTOR (Owners): BLUEPRINT SERVICES, LLC
CONTACT PERSON: DAVE BIDDLE
PO BOX 16438
GRANTEE: CITY OF SEATTLE
SEATTLE, WA 98116
KING COUNTY, WASHINGTON PH. 206-282-9270

<u>18</u>	<u>30</u>	GILMAN PARK ADDITION	<u>3-40</u>
LOTS (SECTION)	BLOCK	SUBDIVISION (TOWNSHIP)	VOL. PG. (RANGE)

FOR COMPLETE LEGAL DESCRIPTIONS, SEE PAGE 1 OF 4
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT #276760-3335

REFERENCE NUMBERS FOR RELATED PROJECTS:

DECLARATION:

We the undersigned, owner(s) in fee simple
[and contract purchaser(s)] of the land
herein described do hereby make a short subdivision thereof
pursuant to RCW 58.17.060 and declare this short plat to be the
graphic representation of same, and that said short subdivision
is made with free consent and in accordance with the desire
of the owner(s).
In Witness whereof we have set our hands and seals.

NAME _____ NAME _____

STATE OF WASHINGTON,)
County of _____) ss.

On this day personally appeared before me

to me known to be the individuals described in and who executed
the within and foregoing instrument and acknowledged that
signed the same as free and voluntary act and
deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day
of _____, 201__

Signature

Printed Name

NOTARY PUBLIC in and for the
State of Washington, residing
at _____
Commission Expires _____

APPROVAL

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS
NATHAN TORGELSON, DIRECTOR

Examined and approved this ____ day of

_____, 201__

By: _____ Director

(Note: Approval of this short subdivision by the Director
of the Seattle Department of Construction & Inspections under
Chapter 23.24 of the Seattle Municipal Code, as amended,
is not to be construed as satisfaction of
any other applicable legislation or regulations.)

KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this ____ day of
_____, 201__

Assessor Deputy Assessor

RECORDING CERTIFICATE

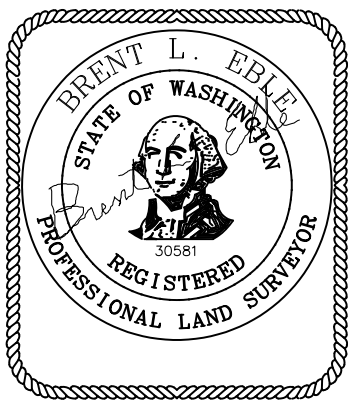
Filed for record this ____ day of _____
20__ at _____ M in Book _____ of Surveys
at Page _____, Records of _____ KING _____ County,
Washington at the request of BRENT EBLE

Auditor Deputy Auditor

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of BLUEPRINT SERVICES, LLC
in JANUARY, 2017

Certificate Number 30581



RECORD OF SURVEY

Blueprint Services, LLC
1532 Northwest 60th Street
Seattle, WA 98107

PARCEL B (PROPOSED)

THAT PORTION OF LOT 18, BLOCK 30, GILMAN PARK ADDITION
TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF
KING COUNTY, WASHINGTON, EXCEPT THE NORTH 5 FEET
THEREOF FOR ALLEY, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18;
THENCE N 00°04'14" W ALONG THE WEST MARGIN OF SAID LOT
18, 62.98 FEET;
THENCE EAST, 50.01 FEET TO THE EAST MARGIN OF SAID LOT
18 THEREOF;
THENCE N 00°04'14" W ALONG SAID MARGIN, 32.02 FEET TO
THE SOUTH MARGIN OF SAID NORTH 5 FEET OF LOT 18
THEREOF;
THENCE S 89°59'57" W A ALONG SAID MARGIN, 50.01 FEET TO
THE WEST MARGIN OF SAID LOT 18 THEREOF;
THENCE S 00°04'14" E ALONG SAID MARGIN, 32.02 FEET TO
THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,601.0 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH A INGRESS, EGRESS,
PEDESTRIAN ACCESS, UTILITY AND CITY LIGHT EASEMENT FOR
THE BENEFIT OF PARCELS INCLUSIVE TO CITY OF SEATTLE
SHORT SUBDIVISION NUMBER 3026908 OVER, UNDER AND
ACROSS THE WEST 10.00 FEET OF SAID LOT 18, EXCEPT THE
NORTH 5 FEET THEREOF, SAID UTILITIES SHALL INCLUDE, BUT
NOT BE LIMITED UNDERGROUND WATERLINES, POWER, GAS,
TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER;
MAINTENANCE OF SAID EASEMENT AREA SHALL BE SHARED
EQUALLY BY THE OWNER(S) HAVING USE OF SAID EASEMENT
THEREOF;

ALSO TOGETHER WITH AN ADDRESS SIGN AND SIGN
MAINTENANCE EASEMENT OVER AND ACROSS THE SOUTH 3.00
FEET OF THE WEST 3.00 FEET OF PARCEL A OF SAID SHORT
SUBDIVISION THEREOF.

CONDITIONS - SHORT SUBDIVISION

AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS SHOWN
ON PAGE 2 OF 4.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198 FAX (425) 357-0750
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, N.E. 1/4,
SEC. 11, T. 25N., R. 3E.

DWN. BY: DATE: JOB NO.
BLE 1/24/17 17297

CHK. BY: SCALE: SHEET 1 OF 4
EBLE 1"= 20'

SHORT SUBDIVISION NO. 3026908

CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3026908
EASEMENT (Overhead and Underground)
King County Assessor/s Tax Parcel No. 276760–3335

THIS EASEMENT GRANTS to the City of Seattle (hereafter referred to as Grantee), its successors and assigns, the right, privilege and authority to install, construct, erect, alter, improve, remove, repair, energize, operate and maintain electric overhead and underground distribution facilities, which consist of poles with braces, guys and anchors, cross arms, transformers, ducts, vaults, manholes, switches, cabinets, containers, conduits, wires and other necessary or convenient appurtenances to make said underground and overhead installations an integrated electric system. All such electric system may be located anywhere across, over, upon and under the following described lands and premises ("Property") situated in the County of King, State of Washington:

THE WEST 10 FEET OF LOT 18, BLOCK 30, GILMAN PARK ADDITION TO THE CITY OF SEATTLE
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF
KING COUNTY, WASHINGTON, EXCEPT THE NORTH 5 FEET THEREOF FOR ALLEY.

(Being an easement over the west 10 feet of Parcels A and B of this City of Seattle Short
Subdivision No. 3026908.)

Together with the right at all times to the Grantee, its successors and assigns, of ingress to and egress from the Property for the purpose of installing, constructing, reconstructing, repairing, removing, renewing, altering, changing, patrolling, energizing and operating said electric system.

Together with the right at all times to the Grantee, its successors and assigns, to cut and trim brush, trees or other plants standing or growing upon the Property which, in the opinion of the Grantee, interfere with the maintenance or operation of the system, or constitute a menace or danger to said electric system.

It is further covenanted and agreed that no structure or fire hazards will be erected or permitted within the above described Property, other than those proposed structures shown on this subdivision, without prior written approval from the Grantee, its successors and assigns; that no digging will be done or permitted within the Property which will in any manner disturb Grantee's facilities or their solidity or unearth any portion thereof; and that no blasting or discharge of any explosives will be permitted within fifty (50) feet of Grantee's facilities.

The City of Seattle is to be responsible, as provided by law, for any damage to the Grantor through its negligence in the construction, maintenance and operation of said electric system.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors and assigns shall permanently remove said electric system from said lands or shall otherwise permanently abandon said electric system, at which time all such rights, title, privileges and authority hereby granted shall terminate.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198 FAX (425) 357-0750
Email: emeraldpls@aol.com

RECORDING CERTIFICATE

Filed for record this ____day of____
20__at____.M in Book____of Surveys
at Page____, Records of ____KING____ County,
Washington at the request of BRENT EBLE

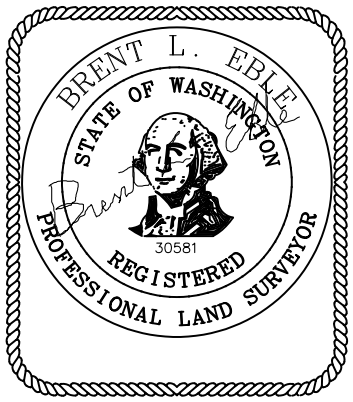
Auditor

Deputy Auditor

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of BLUEPRINT SERVICES, LLC
in JANUARY, 2017

Certificate Number 30581



RECORD OF SURVEY

Blueprint Services, LLC
1532 Northwest 60th Street
Seattle, WA 98107

SURVEY IN N.E. 1/4, N.E. 1/4,
SEC. 11, T. 25N., R. 3E.

DWN. BY:
BLE

DATE:
1/24/17

JOB NO.
17297

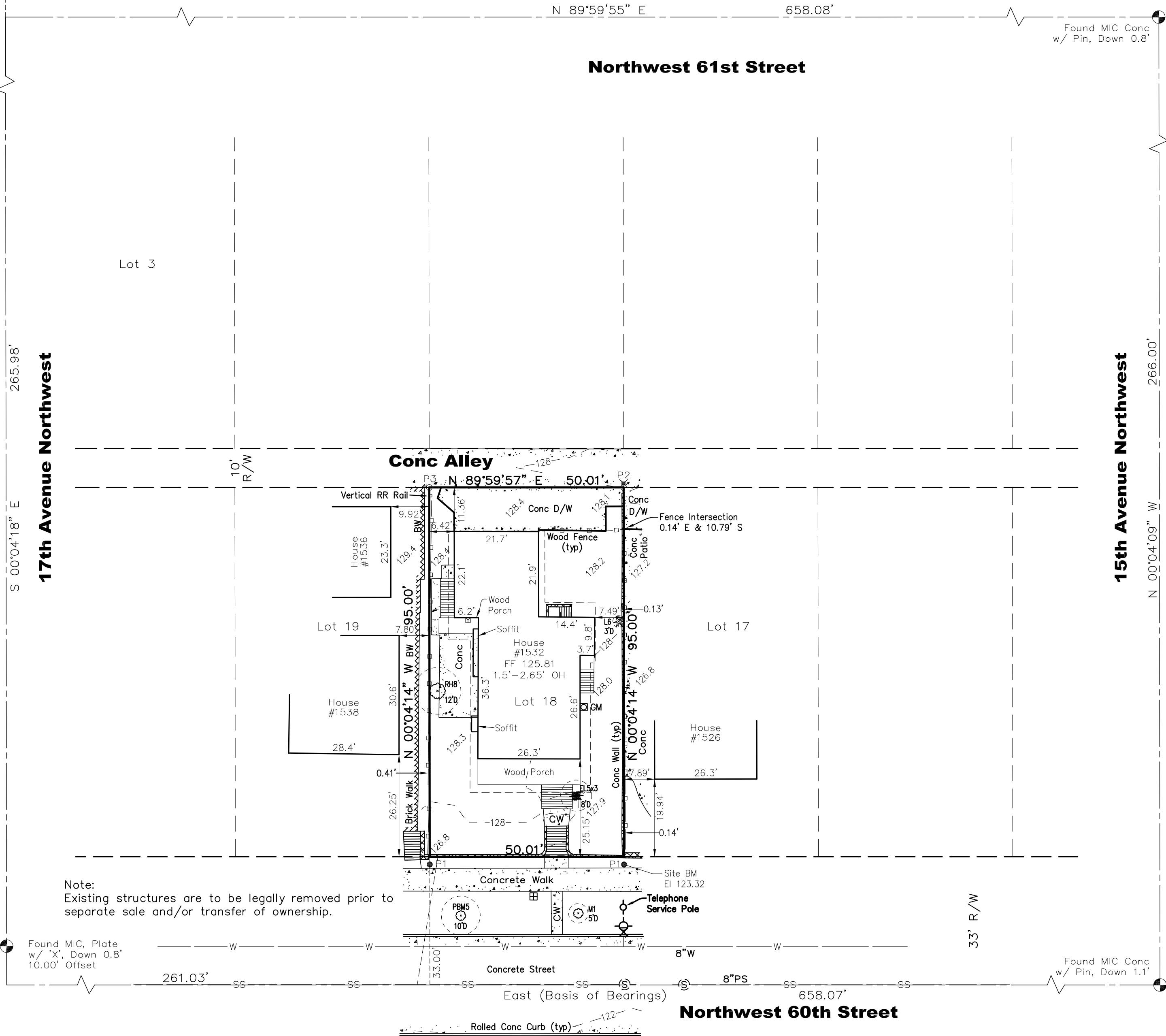
CHK. BY:
EBLE

SCALE:
1"= 20'

SHEET 2 OF 4

SHORT SUBDIVISION NO. 3026908

Found MIC, Plate
w/ 'X', Down 0.9'



Note:
Existing structures are to be legally removed prior to
separate sale and/or transfer of ownership.

RECORDING CERTIFICATE

Filed for record this ____ day of ____
20__ at ____ M in Book ____ of Surveys
at Page ____, Records of ____ KING ____ County,
Washington at the request of BRENT EBLE

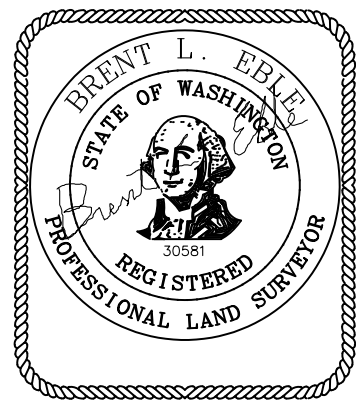
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Deputy Auditor

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in JANUARY, 2017

Certificate Number 30581



RECORD OF SURVEY

Blueprint Services, LLC
1532 Northwest 60th Street
Seattle, WA 98107

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198 FAX (425) 357-0750
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, N.E. 1/4,
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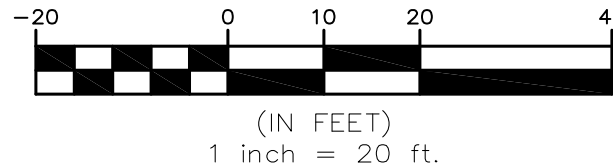
CHK. BY:
EBLE

SCALE:
1" = 20'

SHEET 3 OF 4

MERIDIAN
ASSUMED

GRAPHIC SCALE



LEGAL DESCRIPTION

LOT 18, BLOCK 30, GILMAN PARK ADDITION TO THE CITY OF
SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY,
WASHINGTON;

EXCEPT THE NORTH 5 FEET THEREOF FOR ALLEY.

APN 276760-3335

TREE DESCRIPTIONS

EL English Loral (Prunus Laurocerasus)
L Laurel (Laurus nobilis) M Maple (Acer)
PBM Paper Bark Maple (Acer griseum)
RH Rhododendron (Rhododendron)

PROPERTY CORNERS

P1 Set Rebar & Cap, LS 30581, 2' Offset
P2 Set Tack in Lead w/ Tag, LS 30581, 1' Offset
P3 Found Rebar & Cap, LS 30581, 0.02' E & 0.04' S

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

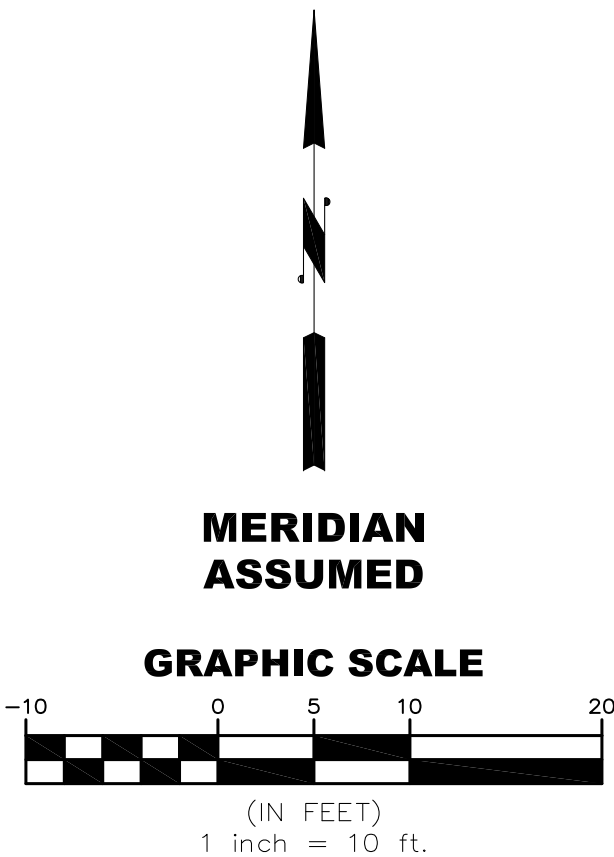
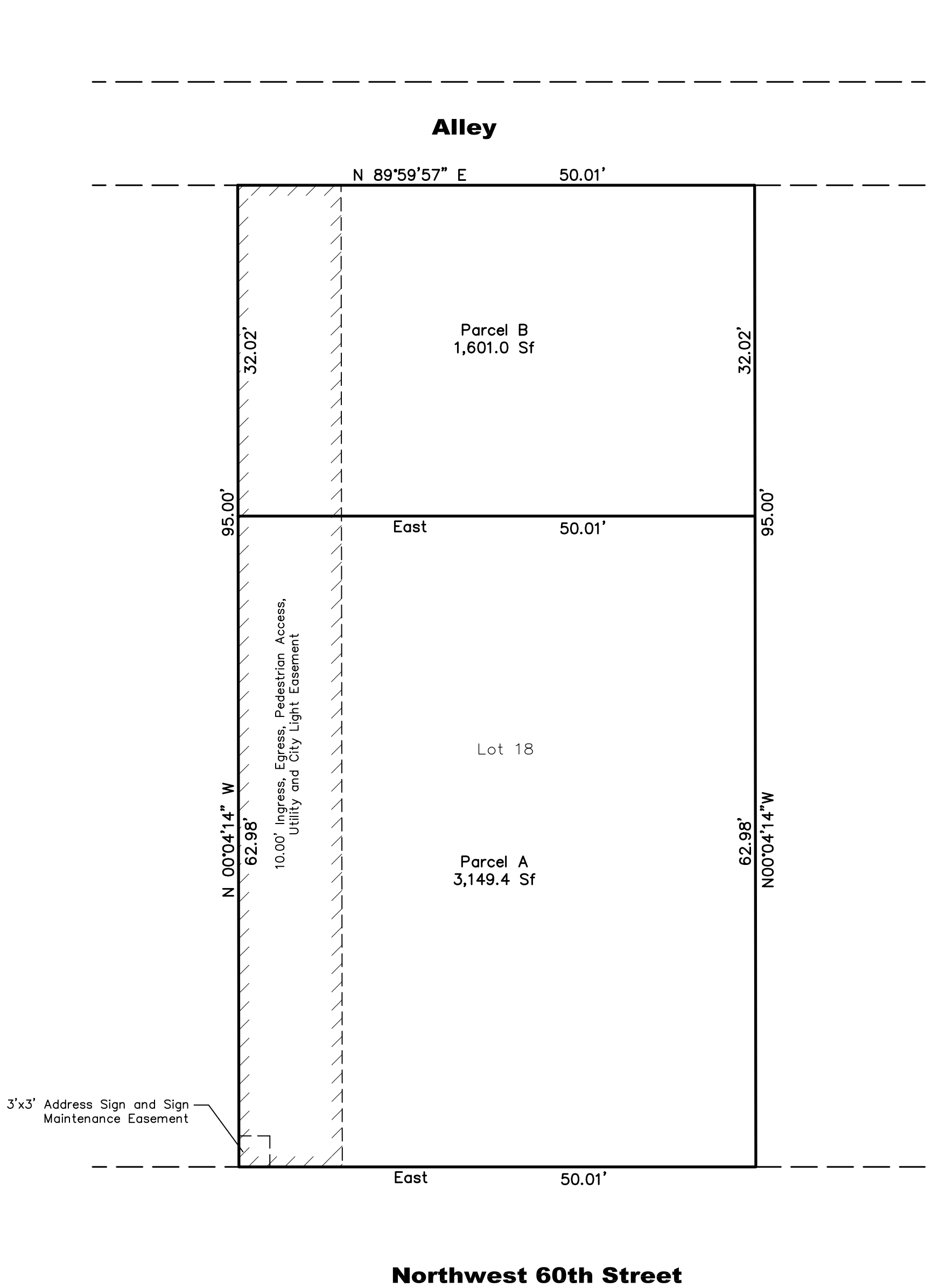
SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC
332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON JANUARY 12,
2017.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE INDICATED DATE.

VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 2 FEET

BENCH MARK: POINT NAME: SMP 8-06: 2" Brass Cap stamped
SMP Control 8-06 in cw at NE cor NW 60th St & 15th Ave
NW. Elev. 115.277



UTILITY EASEMENT

A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF PARCELS WITHIN THIS SHORT SUBDIVISION OVER, UNDER AND ACROSS THE WEST 10.00 FEET OF THE PARENT PARCEL. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198 FAX (425) 357-0750
Email: emeraldpls@aol.com

RECORDING CERTIFICATE

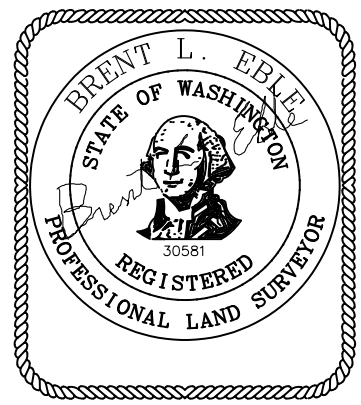
Filed for record this ____day of____
20__at____.M in Book____of Surveys
at Page____, Records of ____KING____ County,
Washington at the request of BRENT EBLE

Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of BLUEPRINT SERVICES, LLC
in JANUARY, 2017

Brent L. Eble
Certificate Number 30581



RECORD OF SURVEY

Blueprint Services, LLC
1532 Northwest 60th Street
Seattle, WA 98107

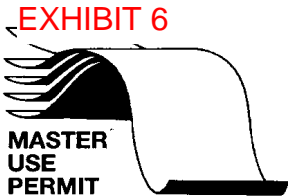
SURVEY IN N.E. 1/4, N.E. 1/4,
SEC. 11, T. 25N., R. 3E.

DWN. BY: BLE	DATE: 1/24/17	JOB NO. 17297
CHK. BY: EBLE	SCALE: 1"= 10'	SHEET 4 OF 4

Seattle Department of Construction and Inspections

Nathan Torgelson, Director

February 6, 2017



NOTICE OF APPLICATION

Seattle Department of Construction and Inspections (Seattle DCI) is currently reviewing the Master Use Permit application described below.

Area: NORTH/NORTHWEST **Address:** 1532 NW 60TH ST
Project: 3026908 **Zone:** LOWRISE-1, AIRPORT HEIGHT DISTRICT, URBAN VILLAGE OVERLAY

Notice Date: 02/06/2017

Contact: DAVE BIDDLE - (206) 829-3128
Planner: ALLISON WHITWORTH - (206) 684-0363

Date of Application: 01/31/2017
Date Application Deemed Complete: 01/31/2017

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,149 sq. ft. and B) 1,601 sq. ft. Existing structure to be demolished.

Comments may be submitted through: 02/21/2017

The following approvals are required:

Short Subdivision to create two parcels of land.

Other permits that may be needed which are not included in this application:

Water Availability Certificate
Demolition Permit

Your written comments are encouraged and should be submitted to:

PRC@seattle.gov

Seattle Department of Construction and Inspections
ATTN: Public Resource Center
PO Box 34019
Seattle, Washington 98124-4019
FAX (206) 233-7901

Commenters providing an email address or return US mail address will sent notice of any public meetings or hearings and notice of the Seattle DCI decision with information on the right to appeal. All correspondence will be posted to our electronic library.

Applications requiring shoreline approvals are subject to an initial 30-day comment period. All other land use approvals listed below are subject to an initial 14-day comment period. A 14 day comment period may be extended an additional 14 days provided a written request to extend the comment period is received by this Department within the initial 14-day comment period as published in this bulletin. Any comments filed after the end of the official comment period may be considered if pertinent to the review being conducted.

The project file, including application plans, environmental documentation and other additional information related to the project, is available in our electronic library at web6.seattle.gov/dpd/edms/. Public computers, to view these files, are available at the Seattle DCI Public Resource Center, 700 Fifth Avenue, Suite 2000. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

Questions about the project can also be directed to the Public Resource Center at the email and US mail address listed above. To the extent known by the Department, other necessary government approvals or permits not included in the application are listed. When a building permit is listed as being necessary, this may include associated electrical, plumbing, mechanical, elevator, and other similar permits.

Seattle DCI is now using the Early Review Determination of Non-significance (DNS) process for all applications requiring a threshold determination when Seattle DCI has reasonable basis to believe that significant adverse impacts are not likely, and the Director expects to issue a DNS for the proposal. The DNS is not final until it is published following consideration of all comments received during the comment period.

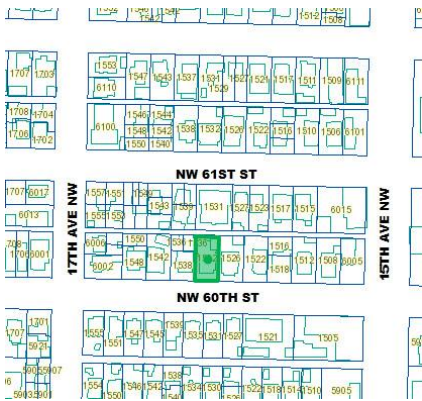
The comment period for a project subject to an Early Review DNS may be the only opportunity to submit comment on the environmental impacts of the proposal. Mitigation measures may be imposed on projects subject to the Early Review DNS process After the close of the comment period, Seattle DCI will review any comments and will either issue a DNS followed by an opportunity to appeal, or, if significant environmental impacts are identified, a DS/Scoping notice. Copies of the subsequent threshold determination for the proposal may be obtained upon request or from our electronic library at web6.seattle.gov/dpd/edms/.

Numbers used in project descriptions are approximations. The final approved plans will control.

Interpretations

A formal decision as to the meaning, application or intent of any development regulation in Title 23 (Land Use Code) or Chapter 25.09 (Regulations for Environmentally Critical Areas) is known as an "interpretation". Examples include questions of how structure height or setback is properly measured, or how a proposed use should be categorized.

Interpretations may be requested by any party during the comment period as determined above. The request must be in writing, and accompanied by a \$2,800.00 minimum fee payable to the City of Seattle. (This fee covers the first ten hours of review. Additional hours will be billed at \$280.00.) Interpretations on some issues may also be requested later, during the appeal period, if the project decision is appealed. Failure to request an interpretation can preclude raising the issue on appeal. Questions regarding the interpretation process may be sent to PRC@seattle.gov (please include "Interpretation Information" in the subject line) or by calling the message line at (206) 684-8467. Requests for interpretation may be submitted to the **Seattle Department of Construction and Inspections, Code Interpretation and Implementation Group, 700 5th Av Ste 2000, P.O. Box 34019, Seattle, WA 98124-4019.**



The top of this image is north.
This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in Seattle DCI's files will control.

«ADDRESSEE»
«ADDRESSEE2»
«ADDRESS»
«CITYSTATE» «ZIP»

XX

If you wish to file written comments and/or receive a notice of the decision, please
return this completed form with any written comments you have to: Seattle
Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019,
Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov

Name: _____ Project #3026908 – Allison Whitworth, 22nd Fl

Address: _____

_____ Zip: _____

Email Address: _____

Comment: _____



City of Seattle

Department of Construction and Inspections

Applicant Services

EXHIBIT 7

DAVE B BIDDLE
Po Box 16438
Seattle, WA 98116

Re: Project# 3026908

ADDRESSES FOR FINAL

Review Type	ADDRESSING	Date	February 16, 2017
Project Address	1532 NW 60th St	Contact Phone	(206) 829-3128
Contact Email	dave@blueprintcap.com	Contact Fax	(206) 285-0856
SDCI Reviewer	Shimika A Dowlen-Godine	Address	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 684-0961		
Reviewer Fax			
Reviewer Email	Shimika.Dowlen@seattle.gov		
Owner	KENNY ALBRIKTSEN		

On the final copies of the survey, please add the correct City Light Easement Language, P.M. #250311-1-0124.

On the final copies of the survey please add the assigned address for each parcel/unit lot as follows:

- A) 1532 NW 60TH ST
- B) 1534 NW 60TH ST



Step 1: Wait for all reviews to be completed

- You may check the status of any review at the following link:
<http://web6.seattle.gov/dpd/permitstatus>
- All reviews must be completed before the applicant can respond, upload, or submit any correction responses.
- **Electronic Plans:** We will send correction letters to the Seattle DCI Project Portal. We will notify the primary contact for the project when all reviews in the review cycle are complete.
- **Paper Plans:** We will notify the primary contact for the project by email or phone when all reviews in the review cycle are complete and plans are ready to be picked up. Once you have been notified, pick up the plans at Plans Routing in the Applicant Service Center.

Step 2: Make Corrections

Provide a written response for each item on all correction notices. We will not accept corrected plans without written responses. Include the following information for each item:

- Describe the change
- Say where the change can be found in the plan set
- If you have not made a requested change, give a code citation or provide calculations to explain why not
- Coordinate responses to correction items among all designers, architects, engineers, and owners
- If you make voluntary changes to your plans, describe the changes you have made in your response letter

Correct your Plans:

- Cloud or circle all changes
- You may add new sheets to the plan set if you have new information to show

For Electronic Plans:

- Always upload a complete plan set

For Paper Plans:

If you replace sheets in the paper plan sets:

- Remove the old sheets, mark them as "VOID," and include them loose at the back of each plan set
- All original sheets and plan pages must be returned to Plans Routing in the Applicant Service Center
- Insert the new sheets and staple the plan sets

If you make changes to the original paper plan sheets:

- Make all changes with ink (preferably red, waterproof ink). Do not use pencil to make changes
- Do not tape or staple anything to the plan sets

Platting Actions: Provide new copies of the survey when responding to a correction notice for a shortplat, lot boundary adjustment, or other platting action. Provide the same number of copies that were required when you submitted the project.

Step 3: Submit Corrected Plans

Electronic Plans:

Upload your corrected plan set and correction response letter through your Seattle DCI Project Portal.

Paper Plans:

Return your corrected plans and your correction response letter to Plans Routing in the Applicant Services Center.

If you don't follow these instructions:

- **Plans Routing may not accept your corrected plans**
- **We may be delayed in starting corrected plan review, which can delay permit issuance**
- **We may charge a penalty fee**