

LAND USE APPLICATION



LAND DIVISION PERMIT COMMUNITY & ECONOMIC DEVELOPMENT

18204 59th Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE		Date:	File:	Fee: \$	
PERMIT TYPE					
Administrative Decision	<input type="checkbox"/> Binding Site Plan (≤ 9 lots) <input type="checkbox"/> Boundary Line Adjustment <input checked="" type="checkbox"/> Minor Plat Preliminary (≤ 9 lots) <input checked="" type="checkbox"/> Minor Plat Final (≤ 9 lots) <input type="checkbox"/> Unit Lot Preliminary (≤ 9 lots) <input type="checkbox"/> Unit Lot Final (≤ 9 lots)	Required Submittals (Check All That Apply)		<input checked="" type="checkbox"/> Land Division Submittal Requirements Checklist <input checked="" type="checkbox"/> Required Submittal Items <input type="checkbox"/> Shoreline Substantial <input type="checkbox"/> Design Review – Admin. <input type="checkbox"/> Design Review – Board	
Hearing Examiner or Council Decision	<input type="checkbox"/> Binding Site Plat (≥ 10 lots) <input type="checkbox"/> Major Plat Preliminary (≥ 10 lots) <input type="checkbox"/> Major Plat Final (≥ 10 lots) <input type="checkbox"/> Unit Lot Preliminary (≥ 10 lots) <input type="checkbox"/> Unit Lot Final (≥ 10 lots)				
SITE INFORMATION					
Site Address <small>(Use block # if no bldg. #)</small>	xxx 196th PL NE Tract 999	Tax Parcel ID Number(s)	01052300099900		
Property Acreage	13.08	Zoning Classification	RLC		
Property Square Feet	569,631	Use Classification No.			
Water Supply	Current	Proposed	Sewer Supply	Current	Proposed
	Arlington Water Dept	Arlington Water Dept		Private Septic	Private Septic
Existing Use of Property	Undeveloped Land				
On-Site Critical Areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Critical Area Type <small>(e.g. wetland, steep slope, etc.)</small>	Wetland	
Has Site Been Logged in Past 6 years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will Site Be Logged as Part of This Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	OWNER	APPLICANT	CONTACT		
Name	KJR Family LLC	KJR Family LLC	Ry McDuffy		
Full Address	1831 Colby Avenue Everett, WA 98201	1831 Colby Avenue Everett, WA 98201	3605 Colby Avenue Everett, WA 98201		
Phone Number			425-258-4438		
E-mail			ry@orcalandsurveying.com		
Relationship of Applicant to Property (check one)	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Lessee		<input type="checkbox"/> Other: _____		
	PROJECT ARCHITECT	PROJECT ENGINEER	PROJECT SURVEYOR		
Name		Joeseeph Smeby, PE	Ryan J Griggs, PLS		
Full Address		2707 Wetmore Avenue Everett, WA 98201	3605 Colby Avenue Everett, WA 98201		
Phone Number		425-903-4852	425-259-3400		
E-mail		joe@omega-eng.com	ryan@orcalandsurveying.com		

PROJECT DETAILS		
Project / Plat Name	Tract 999, Quail Ridge	
Total Number of Proposed Lots	3	
Total Number of Proposed Units	2	
By Dwelling / Use Type	Single Family	Lot 1 and Lot 2
	Duplex	
	Townhouse	
	Multi-Family	
	Other	Lot 3 or Tract 999 for future development
By Non-Residential Use Type	Commercial	
	Industrial	
	Other	
Has this property been subdivided, or has application for subdivision been made, within the last 5 years?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, Provide Applicant Name & Plat Name		Quail Ridge AFN 200608045350
FINAL PLAT APPLICATION ONLY		
Date Preliminary Plat Approved		
Improvements have been:	<input type="checkbox"/> Built <input type="checkbox"/> Bonded <input type="checkbox"/> Some Built, Some Bonded <input checked="" type="checkbox"/> Other:	
FOREST PRACTICE (For Clearing >10,000sf) AND MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)		
Associated Land Use Permit No		
Number of Significant Trees to be Harvested		
Total Acreage to be Harvested		
Is there a Current Development Moratorium on the Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Type of Forest Land Conversion	<input type="checkbox"/> Class IV – General <input type="checkbox"/> Class IV – Special _____	
Significant Tree Mitigation Options (A, B, or C)		
Will Significant Trees be Removed During any Phase of this Proposed Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If, no, then no mitigation is required)	
A) Number of Trees to be Replanted On-Site (3:1 Ratio)		
<u>OR</u> Date Completed	(For Agency Use Only)	
B) Number of Trees to be Replanted Off-Site (3:1 Ratio)		
<u>OR</u> Date Completed	(For Agency Use Only)	
C) Tree Mitigation In-Lieu Fee	(# of Harvested Trees) ___ X (3) X (Tree Cost) = _____	
Date Paid		
Receipt No		

SHORELINE DEVELOPMENT ONLY (Required for all Development Within or Adjacent to a Shoreline)	
Will this Proposal be a Substantial Development as Defined in AMC §20.93?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Shoreline Environmental Designation (if yes)	
Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.	

APPLICANT CERTIFICATION

I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT EVERETT, Washington on this date: 1/30/28

Applicant's Signature: *[Signature]*

REAL PROPERTY OWNER CERTIFICATION

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT EVERETT, Washington on this date: 1/30/25

Owner's Signature: *[Signature]*

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

1) Name: _____ Signature: _____

Address: _____ Phone: _____

2) Name: _____ Signature: _____

Address: _____ Phone: _____