

---

# NOTICE OF PRELIMINARY ADMINISTRATIVE SHORT SUBDIVISION APPROVAL

---

Notice is hereby given that on December 8, 2014, *Preliminary Short Plat Approval* was granted for a short subdivision of a 0.68acre parcel zoned R-28 (multi family, high density) into 4 lots.

**File Number:** SP14-003  
**Applicant/Contact:** Balbir Singh  
2115 116<sup>th</sup> St NE  
Marysville, WA 98271

**Location:** 1222 Ash Avenue NE

**Conditions of Approval:** The Community Development Department hereby grants *PRELIMINARY SHORT SUBDIVISION APPROVAL* subject to the following conditions:

1. Lots one (1) and four (4) shall be oriented towards Ash Avenue, i.e. front porch, front door oriented towards Ash Avenue (including setbacks), with rear-loaded vehicle access.
2. The short plat map dated October 8, 2014 (Exhibit 5) will be the approved lot configuration.
3. The applicant shall pay \$5,300.00 in traffic mitigation fees for each single-family unit to the City of Marysville in accordance with MMC Chapter 22D.030 **prior to final short subdivision approval** in order to mitigate the project's impacts to the City road system.
4. The applicant shall submit payment to Marysville School District No. 25 for school impacts caused by the new lots/units in accordance with MMC Chapter 22D.040. School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid **prior to building permit issuance**.
5. The applicant shall submit payment to the City of Marysville for park impacts caused by the new lots/units in accordance with MMC Chapter 22D.020. Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City, and will be required to be paid **prior to building permit issuance**.

**This decision will become final unless an appeal requesting a public hearing is filed with the City Clerk's Office within 15 days of the date of this notice.**

**The decision and complete case file is available for review at City of Marysville, Community Development Department, 80 Columbia Avenue, Marysville WA 98270.**

**Responsible Official:** Gloria Hirashima, Community Development Director  
**For Project Information:** Amy Hess, Assistant Planner 360.363.8215