

<p>Received Stamp</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Subdivision Vacation or Alteration Permit Application

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. In addition, the applicant shall provide all information as required by the attached checklist and all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:

APPLICANT:

Applicant Name:

Applicant Address:

Applicant Phone # ()

Signature:

Date:

Project / Development Name:

Project Address (including nearest intersections):

Description of Proposal:

Assessor / Tax Parcel Number(s):

A. Justification

Subdivision vacation requests shall be consistent with the following, as defined in DMC 14.66.090:

1. Any person interested in the vacation of any subdivision or part of a subdivision, or area dedicated for public use shall file an application for vacation with the Planning Department. The application shall set forth the reasons for vacation and shall contain signatures of all parties having an ownership interest in that portion to be vacated. If the subdivision is subject to restrictive covenants which are filed at the time of approval of the subdivision, and the vacation would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the vacation.

2. Applications for subdivision vacation shall be processed as a Type III permit. The decision maker shall conduct a public hearing on the application for a vacation and may approve or deny the application for vacation of the subdivision after determining the public use and interest to be served. If any portion of the land contained in the subdivision was dedicated to the public for public use or benefit, such land, if not deeded to the City, shall be deeded to the City unless the approval authority adopts written findings that the public use would not be served in retaining title to those lands. Title to vacated property shall be governed by RCW 58.17, Plats – Subdivision – Dedications.

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Subdivision alterations shall meet all criteria as defined in DMC 14.66.100:

1. Any person interested in the alteration of any subdivision, except as provided in DMC 14.66.110, Final Subdivision and Short Subdivision Corrections, shall submit an application for the alteration to the Planning Department. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered and other application submittal materials as required. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.
2. Alterations shall be reviewed in accordance with the process set out in DMC 14.08 for Type IV permit applications.
3. Alterations shall be reviewed for consistency with this chapter and the regulations of this Title.
4. If an alteration is approved, the applicant shall submit to the City a revised drawing of the approved alteration of the subdivision, which after signature of the decision-maker shall be filed by the applicant with the King County Department of Records and Elections to become the lawful subdivision of the property. The revised drawing shall be surveyed and prepared by a Washington State licensed land surveyor.

B. In addition to the listed criteria above, all subdivision vacation or alterations shall conform to DMC 14.66.050 Subdivision Standards.