

CITY OF ALGONA

APPLICATION FOR
Right-of-Way Vacation

200 Washington Boulevard
Algona, WA 98001
(253) 833-2897



Application #		Date Received	
Amount Paid		Received By	
Receipt #		Date Complete	

PROPERTY OWNER INFORMATION

Legal Owner's Name		Algona View Investment, LLC			
Owner's Address		31980 Military Rd S			
City	Federal Way	State	WA	Zip	98001
Phone	206-841-3355	Email malikd@gmail.com; parasmalik@outlook.com			
I certify under the penalty of the laws of the State of Washington that I am the property owner of the property that is the subject matter of this application and I am authorizing to and hereby do consent to the filing of this application and acknowledge that the final approval by the City of Algona, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property.					
Printed Name of Property Owner(s)		David Malik			
Signature of Property Owner(s)					

APPLICANT INFORMATION (If different from property owner)

Applicant's Name		IHB ARCHITECTS			
Applicant's Address		216210 84TH AVE S; STE 200			
City	KENT	State	WA	Zip	98032
Phone	253-236-5154	Email		david@ihbarchitects.com; imad@ihbarchitects.com	
Applicant's Signature					

PRIMARY CONTACT INFORMATION (If different from property owner)

Contact's Name		IHB ARCHITECTS; David White & Imad Bahbah			
Contact's Address		21620 84th Ave. S.; Ste. 200			
City	Kent	State	WA	Zip	98032
Phone	253-236-5154	Email		david@ihbarchitects.com; imad@ihbarchitects.com	

PROPERTY INFORMATION

Address	35739 W VALLEY HWY S, ALGONA, WA 98001		
Parcel Number(s)/	3356407842		
Acreage/Square Feet		Current Zoning	C-3
Current Use	Apartments (Mixed Use)		
Proposed Use	MIXED-USE		
Outstanding Permit(s) Numbers			

PROJECT DESCRIPTION

Please provide a brief description of your proposal.	<p>As a 6.22 acre multi-building, multi-phased development site, our proposed Master Plan could ultimately include; approximately 319 apt. units in 5 buildings, 630 structured and on-grade parking stalls, 12,500 sf of retail space, 14,400 sf of office and/or live-work units and a 100 unit high-visibility hotel perched up on the hill. After the smaller Phases 1, 2 and 3 are complete, market-conditions over time will dictate the size and extent of the future developments. The hotel project is the last and final phase, pending the come-back of the hotel industry in the future. Therefore, our Master Plan is intended as the maximum possible development scenario at this site.</p> <p>There are no known utilities in the proposed dedications area. City of Algona to verify.</p>
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CITY OF ALGONA

SUBMITTAL REQUIREMENTS FOR Right-of-Way Vacation



MINIMUM SUBMITTAL REQUIREMENTS

The following items are the minimum initial submittal requirements for processing right-of-way vacations.

- A petition to the City Council signed by the owners of more than two-thirds of linear frontage abutting the portion of the public right-of-way sought to be vacated
- A title report for all properties adjacent to the proposed vacated right-of-way
- A vicinity map
- A legal description of the property to be vacated
- A copy of the record of survey, if available, for the subject right-of-way proposed for vacation, and abutting properties, streets and alleys within 100 feet on all sides of the proposed vacation
- Written evidence of any and all utility easements, or reservations, whether public or private, pertaining to the public right-of-way proposed for vacation, and, if the subject right-of-way encompasses any private utilities, a letter from all utility companies within the right-of-way consenting to the vacation
- A written narrative describing the reasons for the proposed vacation, the physical limits of the proposed vacation, and the public benefit of the proposed vacation
- An application fee of \$1,400
- Public hearing notification package

PROPERTY OWNER MAILING LABELS/PUBLIC HEARING NOTICE INFORMATION

The public hearing notification package is intended to identify all property owners within a 300-foot radius of the corners of the subject property, including any contiguously owned properties. For purposes of this requirement, multiple properties owned by a single entity shall count as one property. The package shall include the following:

1. Three (3) sets of self-addressed & stamped envelopes (self-sticking envelopes only) to be provided by the applicant (it is recommended that "Forever" stamps be used in case of future USPS increases). There shall be an envelope addressed to each property owner within 300 feet of the boundary of the subject property. Each envelope shall also include (in the upper left corner) the City of Algona (200 Washington Boulevard, Algona, WA 98001) as the return address. Each set of envelopes must be provided in a separate manila envelope folder.
2. A separate list of all addresses within 300 feet of the boundary of the subject property and their parcel numbers.
3. A copy of the King County Assessor's map identifying the properties within the 300-foot radius of the subject property.