

RESOLUTION NO. 2004-12

A RESOLUTION AUTHORIZING BUILDING ON PLATTED BUT INSUFFICIENTLY IMPROVED LAND – JOSE GONZALEZ

Recitals:

1. Jose Gonzalez owner of a parcel of land, which is platted but is not served by adequate infrastructure in a parcel, described as all of Block 30 in the Othello Realty Company First Addition.
2. The owner desires to fence and gravel the parcel for storage, and place a caretaker structure on said platted but inadequately served parcel located at 160 W. Hudson Street.

Resolved:

1. The owner is granted permission to make the improvements listed herein on the platted but inadequately served property described above. The construction requested is not contrary to the public interest.
2. Permission is granted to the owner to be able to obtain a building permit to construct a fence within the property line and a caretaker house per OMC 17.41.035 15 ft. from Hudson Street.
3. The owner or contractor is required to obtain a building permit for this work within sixty days of the adoption of this resolution or this permission shall lapse and become null and void.
4. This permission is conditioned upon the owner making the following improvements or changes to the infrastructure serving the parcel described above when requested by the City:
 - 4.1 The owner shall execute a covenant running with the land obligating the premises to pay for the construction of a street to then existing city standards from SR 24, the nearest improved street, through the property when directed to do so by the City. In accordance with the provisions of the city's policy regarding constructing a structure on unplatted land and the fire code, the owner shall be required to gravel an access route to the building located on the premises and maintain the graveled way to the City's requirements until such time as the street improvements described herein are constructed and accepted by the City.
 - 4.2 The owner shall execute a covenant running with the land obligating the premises to pay for the extension of a 10" sewer main across the parcel when directed to do so by the City.
 - 4.3 Provide a 25 ft. alley/fire lane and sewer line route along west side of the parcel, and parallel to, the railroad track right-of-way.
 - 4.4 The owner shall execute a covenant running with the land obligating the premises to pay for the extension of an 8" water main across the parcel to

the north and/or west as and when directed to do so by the City.

5. The owner understands that the dwelling unit may only be used as a caretaker residence or as an office. Any other use will violate section 17.41.035 of the zoning code of the city, as now enacted or hereafter amended, and will result in a termination of all utility service to the premises.
6. Failure to make or provide for the improvements or meet the conditions listed above will result in a discontinuance of utility services to the property as being out of compliance with the city's occupancy requirements.

ADOPTED by the City Council of Othello, Washington on the 1st day of March 2004.

By: _____
Jeannie Sanders, Mayor

ATTEST:

By: _____
Debbie Kudrna, City Clerk