

Receipt: 118020
Acct #: 32
City Of Othello
500 E. Main Street
Othello, WA 99344

11/14/2018

Avista Utilities
1411 E Mission Ave
Spokane, WA 99252-0001

Treasurer's Receipts
Memo SEPA CHELIST REVIEW FOR REZONE

Planning & Zoning Fees	200.00
Non Taxed Amt:	200.00

Total:	200.00
Chk: 1391058	200.00

Ttl Tendered:	200.00
Change:	0.00

Issued By: Jacqueline
11/14/2018 10:59:59

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OTHELLO BUILDING & PLANNING



City of Othello
LAND USE APPLICATION
500 E. Main Street
Othello, WA 99344
(509) 488-5686 Phone
(509) 488-0102 Fax

FOR CITY USE ONLY

Preapplication meeting held on: _____
Date Received: _____ By: _____
Fee: \$ _____ Receipt# _____
Determined Complete: _____ By: _____
Notice of Completeness Sent: _____

Section 1: Property Location
Property Address See Appendix B
Section _____ Township _____ Range _____
Assessors Tax Parcel # _____
Size of Parcel _____
Zone _____
Legal Description _____

Section 4: Summary of Request:
Request for a rezone of two parcels from
Open Space to I-1 Industrial. The parcels are:
1) Parcel #: 1529030682599 (20.1 acres)
2) Parcel #: 1529030682600 (20.1 acres)

Section 2: Property Owner (holds more than 50%
ownership-could be Mortgage Company)
Name See Appendix C
Phone # _____
Fax # _____
Email _____
Mailing Address _____
City _____ State _____ Zip _____
Date _____
(Signature) See Appendix C

Section 5: Applicant (if different from the Owner.)
Name Todd McLaughlin
Phone # (509) 495-2559
Fax # _____
Email todd.mclaughlin@avistacorp.com
Mailing Address P.O. Box 3727 MSC-21
City Spokane State WA Zip 99220-3727

I (Print) Todd McLaughlin hereby
affirm and certify, under penalty of perjury, that I am, or
represent, the legal owner (s) of the property described on this
application and that these statements are in all respects true and
correct to the best of my knowledge.
Date 10/26/2018

(Signature) 

Section 3: Authorized Representative (address
to whom all official correspondence will be sent)
Name Todd McLaughlin
Phone # (509) 495-2559
Fax # _____
Email todd.mclaughlin@avistacorp.com
Mailing Address P.O. Box 3727 MSC-21
City Spokane State WA Zip 99220-3727

Section 6: Supplemental Information (as outlined
in the preapplication meeting held on _____).
1. SEPA Checklist
2. Site Plans
3. _____
4. _____
5. _____
6. _____

RCW 36.70B.120 Provides the applicant the option of a consolidated review.
I _____ representing the applicant, hereby ask the review process for

Be performed concurrently and I accept the consequences thereof.

**ALL FEES INCURRED WILL BE INVOICED TO THE
APPLICANT/DEVELOPER AND MUST BE PAID BEFORE
PROJECT IS ACCEPTED.**

LAND USE SIGN CHECKOUT (FEE - \$150.00 PER SIGN)

Date _____ No. of signs 01 Amount \$ 150.00 Receipt # _____

SIGN/SIGNS MUST BE POSTED AND MAINTAINED UNTIL _____

* OMC SECTION 13.04.030.C.3 (see back of form)

PUBLIC WORKS CHECK IN

Date _____ No. of Signs Checked In _____

CONDITION OF SIGNS UPON RETURN:

Acceptable Return Condition _____ Sign to be Replaced _____

Comments:

AUTHORIZED REFUND: _____

CITY HALL FINANCE DEPT. – DEPOSIT REFUND

Date _____ Amount _____ Check Number _____

Section 7: Required/Requested Process: (City to check the ones that apply)

Required as of	Informed	App Rec'd On	Notices Mailed	Complete
<input type="checkbox"/> Annexation _____ \$200	_____	_____	_____	_____
<input type="checkbox"/> Building Permit _____ \$	_____	_____	_____	_____
<input type="checkbox"/> Building on Unplatted Land _____ -0-	_____	_____	_____	_____
<input type="checkbox"/> Insufficiently Platted Land _____ -0-	_____	_____	_____	_____
<input type="checkbox"/> Lot Line Adjustment _____ -0-	_____	_____	_____	_____
<input checked="" type="checkbox"/> Rezone or Text Change _____ \$1000	_____	_____	_____	_____
<input type="checkbox"/> Right of Way Permit _____ \$40	_____	_____	_____	_____
<input checked="" type="checkbox"/> SEPA Checklist 13.04.030.C.3 _____ \$200	_____	_____	_____	_____
<input type="checkbox"/> Subdivision of 4 or less lots _____ \$500	_____	_____	_____	_____
<input type="checkbox"/> Subdivision 16.17.030.a.9 _____ (\$500 + \$50 per lot)	_____	_____	_____	_____
<input type="checkbox"/> Zoning Variance _____ \$1000	_____	_____	_____	_____
<input type="checkbox"/> Deposit for each Land Use Sign 13.04.030.C.3 \$150	_____	_____	_____	_____
<input type="checkbox"/> Reimbursement Agreement	_____	_____	_____	_____
<input type="checkbox"/> Other _____ \$	_____	_____	_____	_____

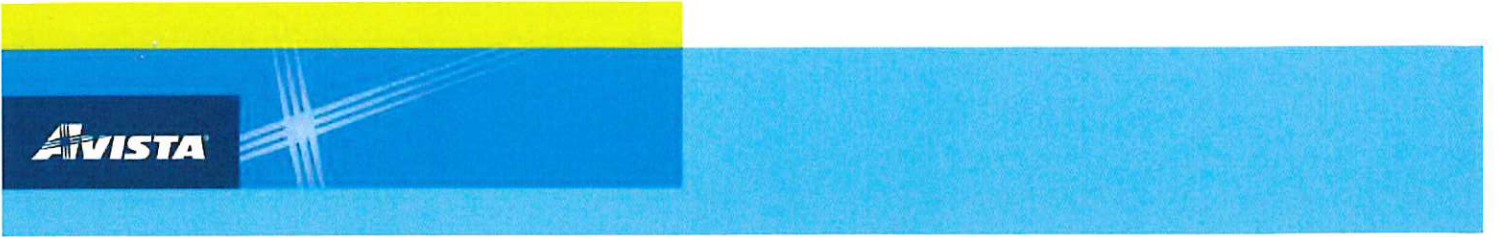
Plat Completed on _____

Comments:

Two parcels with two separate landowners

*** OMC SECTION 13.04.030.C.3 “If use of a city land use sign is required for posting the site, a refundable one hundred fifty dollar deposit shall be paid for each sign used at the time of checkout. Said deposit shall be forfeited if the sign it secures is not returned in the same condition as when checked out, normal wear and tear excepted, within fourteen days of the end of the appeal period for the land use decision advertised on the sign”.**

ALL FEES INCURRED WILL BE INVOICED TO THE APPLICANT/DEVELOPER AND MUST BE PAID BEFORE PROJECT IS ACCEPTED.



Appendix A: Maps



EXHIBIT 2

Parcel B (20.1 Acres)
Owner: Avista Corp

Parcel A (20.1 Acres)
Owner: Ochoa

This map should not be used to determine the relationship of various facilities to property lines, streets, buildings, etc.

Google earth

© 2018 Google

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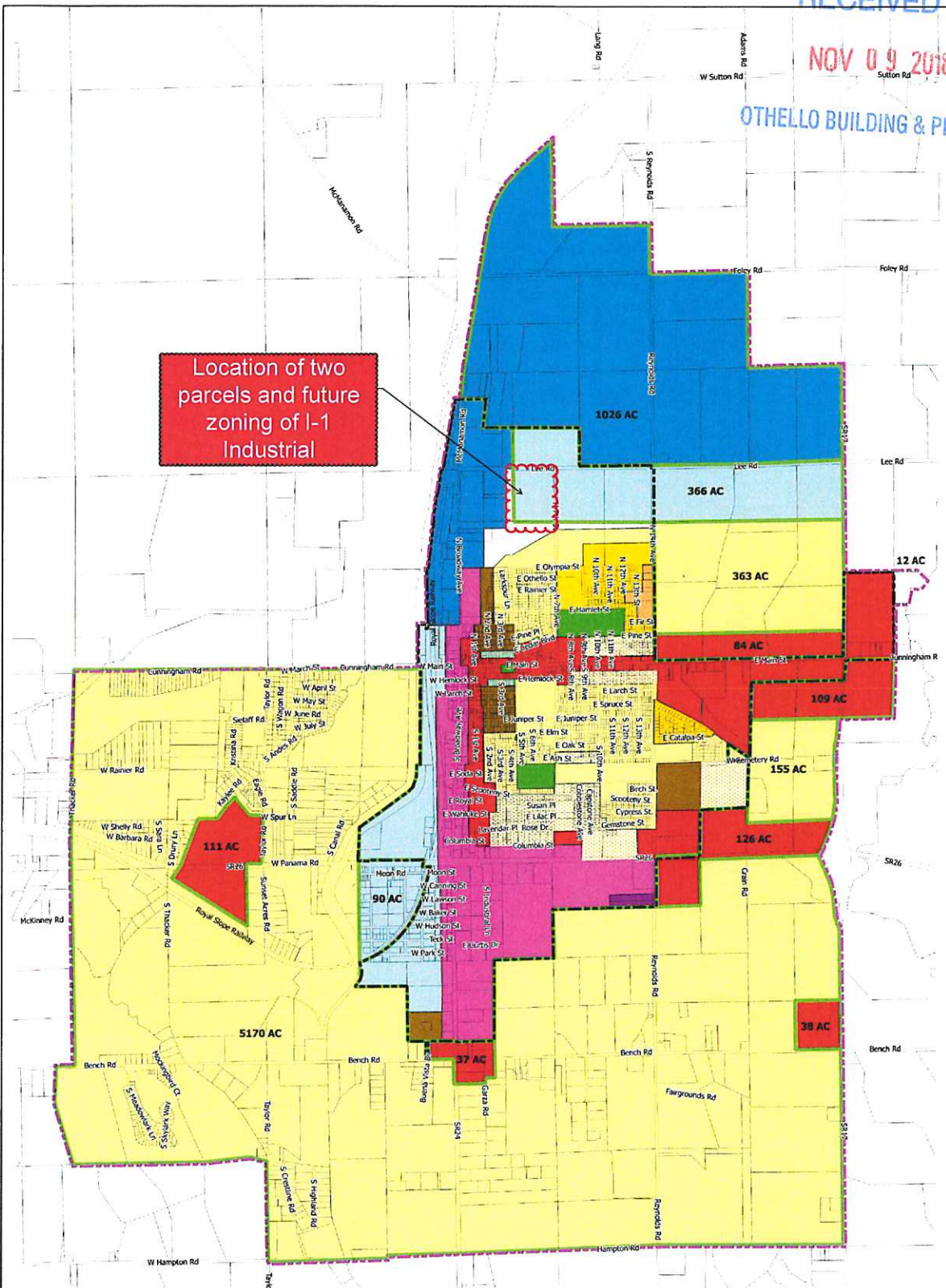
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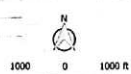
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Location of two parcels and future zoning of I-1 Industrial



Legend

CITY LIMITS	HEAVY INDUSTRIAL	Current Zoning	I1	R2
OTHELLO GROWTH BOUNDARY	LIGHT INDUSTRIAL		C1	R3
Growth Area	RESIDENTIAL	C1B	R1	R4
COMMERCIAL		C2	R1 MED	S1



**CITY OF OTHELLO
CURRENT ZONING & GROWTH AREA**

December 7, 2015



Appendix B: Property Owners

Site A

Property Address: **300 E. Lee St., Othello, WA**
NW ¼ SE ¼ Section: 34 Township: 16N Range: 29E
Parcel #: **1529030682599**
Size of Parcel: **20.1 Acres**
Zone: **Open Space**

Site B

Property Address: **No Site Address**
NW ¼ SE ¼ Section: 34 Township: 16N Range: 29E
Parcel #: **1529030682600**
Size of Parcel: **20.1 Acres**
Zone: **Open Space**

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Appendix C: Property Owner and Authorization

Site A

Parcel #: 1529030682599
Name: Alfred Jr. and Jodi L. Ochoa
Phone #:
Email:
Mailing Add: 850 N. Broadway Ave.
City: Othello State: WA Zip: 99344-8938

I authorize **Avista Corp** to act as my agent for the attached Land Use Application. This application is to rezone my parcel (20.1 acres) from Open Space to I-1 Industrial.

I have reviewed the complete application on 27th (date) and approve of the content.

8-27-18

Sincerely,

A handwritten signature in black ink, appearing to read "Alfred Ochoa", is written over a horizontal line. The signature is fluid and cursive.

Alfred Ochoa, Owner

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Appendix C: Property Owner (cont.)

Site B

Parcel #: 1529030682600
Name: Avista Corp
Phone #: (509) 495-2436
Email: Rod.Price@avistacorp.com
Mailing Add: P.O. Box 3727 MSC-21
City: Spokane State: WA Zip: 99220-3727

I authorize **Todd McLaughlin** to act as representative for Avista Corp regarding the attached Land Use Application. This application is to rezone 20.1 acres from Open Space to I-1 Industrial.

A handwritten signature in blue ink, appearing to read "Rod Price", is written over a horizontal line.

Rod Price, *Manager*
Avista Real Estate

A handwritten date "10/26/18" in blue ink is written over a horizontal line.

Date

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320000 10/31/2018 01:57:00 PM Pg. 1 of 2

Statutory Warranty Deed
CHICAGO TITLE
Adams County Auditor, Heidi K. Hunt



FILED FOR RECORD AT REQUEST OF
AND AFTER RECORDING RETURN TO:

Avista Corporation
PO Box 3727
Spokane, WA 99220

\$1,000,000.00

EXCISE TAX	
Rec #	03304
Amt. Pd.	\$15,305.00
Date	10/31/2018
LAURA DANEKAS	
Adams County Treasurer	
<i>[Signature]</i>	

CHICAGO TITLE INSURANCE

62241601423

STATUTORY WARRANTY DEED

THE GRANTOR, ALFRED OCHOA, JR. and JODI L. OCHOA, as husband and wife, for and in consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to GRANTEE, AVISTA CORPORATION, a Washington public utility corporation all right, title and interest which Grantor may have in the following described, together with all after-acquired title of Grantor therein:

#152903062600

PORTION OF FARM UNIT 89, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, ACCORDING TO THE THIRD REVISION OF THE FARM UNIT PLAT FILED JULY 31, 1957, IN THE OFFICE OF THE ADAMS COUNTY AUDITOR, ADAMS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID FARM UNIT 89, ALSO BEING THE NW CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID FARM UNIT 89 AND SAID SECTION LINE N89°59'00"E FOR THE 1278.12'; THENCE S00°05'22"W FOR 30.00' TO THE SOUTHERLY RIGHT OF WAY MARGIN OF LEE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN N89°59'00"E FOR 669.50' TO THE TRUE POINT OF BEGINNING OF SAID PARCEL B; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN N89°59'00"E FOR 670.82' TO THE WESTERLY MARGIN OF NORTH 7TH AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY MARGIN S00°08'21"W FOR 1304.65' TO THE SOUTH LINE OF SAID FARM UNIT 89; THENCE ALONG SAID SOUTH LINE S89°46'00"W FOR 670.27' THENCE N00°06'51"E FOR 1307.81' TO THE TRUE POINT OF BEGINNING OF SAID PARCEL B CONTAINING 20.10 ACRES MORE OR LESS ("Property").

SUBJECT TO AND RESERVING UNTO GRANTOR AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UNDER, AND ACROSS

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