

Terra Design Group, Inc.

PO Box 686
Cle Elum, WA 98922
Phone : 509-607-0177

December 19, 2008

Kittitas County Community Development
Scott Turnbull, Staff Planner
411 N Ruby St, Suite 2
Ellensburg WA 98926

Subject: Ronald Mill Site IV Binding Site Plan

Mr. Scott Turnbull,

This proposal was originally under the purview of Joanna Valencia (staff planner) who is no longer employed with Kittitas County. In the beginning discussions occurred with Ms. Valencia and Darryl Piercy (Former KCCDS Director) on February 13, 2008 regarding the processing of this proposal, at which time it was recommended by staff to the applicant to process this as a binding site plan pursuant KCC 16.05.

It was agreed to between Ms. Valencia and us that we could simultaneously process this proposal along with a Boundary Lot Line Adjustment. This was agreed upon so that we could consolidate the surveying side of things, since in the end we would be submitting a final survey on this proposed property. Since Ms. Valencia's departure this application was transferred to you to complete the processing.

This letter is to inform you that the BLA has been completed in this area of interest. To make sure that the correct information has been given and now that the bla is completed we would like parcel number 20-14-12010-0013 to be used as the correct parcel number due to the completed boundary lot line adjustment. Please see revised Plat application attached.

Since this BLA has been finalized, we respectfully request that you continue to process this Binding Site Plan application.

Please let me know if you need any other information regarding this issue.

Sincerely,

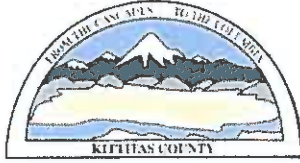

Lindsey Ozbolt

CC: Chad Bala

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DEC 22 2008

Kittitas County
CDS



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 500 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department;
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
 \$1500 for Community Development Services Department, **PLUS** \$225 if SEPA Checklist is required
 *One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

SIGNATURE:

DATE:

RECEIPT #

X _____

**DATE STAMP
HERE**

NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING BUILDING INSPECTION PLAN REVIEW ADMINISTRATION PERMIT SERVICES CODE ENFORCEMENT FIRE INVESTIGATION

1. **Name, mailing address and day phone of land owner(s) of record:**

Name: Ronald Mill Site IV Inc.
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: _____
Email Address: _____

2. **Name, mailing address and day phone of authorized agent (if different from land owner of record):**

Agent Name: Terra Design Group, Inc.
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-857-2044
Email Address: _____

3. **Contact person for application (select one):**

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. **Street address of property:**

Address: 9291 SR 903
City/State/ZIP: Ronald, WA 98940

5. **Legal description of property:**

(See Attachment)

6. **Tax parcel number(s):** 20-14-12010-0013

7. **Property size:** approx. 11.33 (acres)

8. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

(See Attachment: Narrative Project Description)

9. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? None

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

12. Are there any other pending applications associated with the property associated with this application?
 Yes No

Signature of Authorized Agent:

Date:

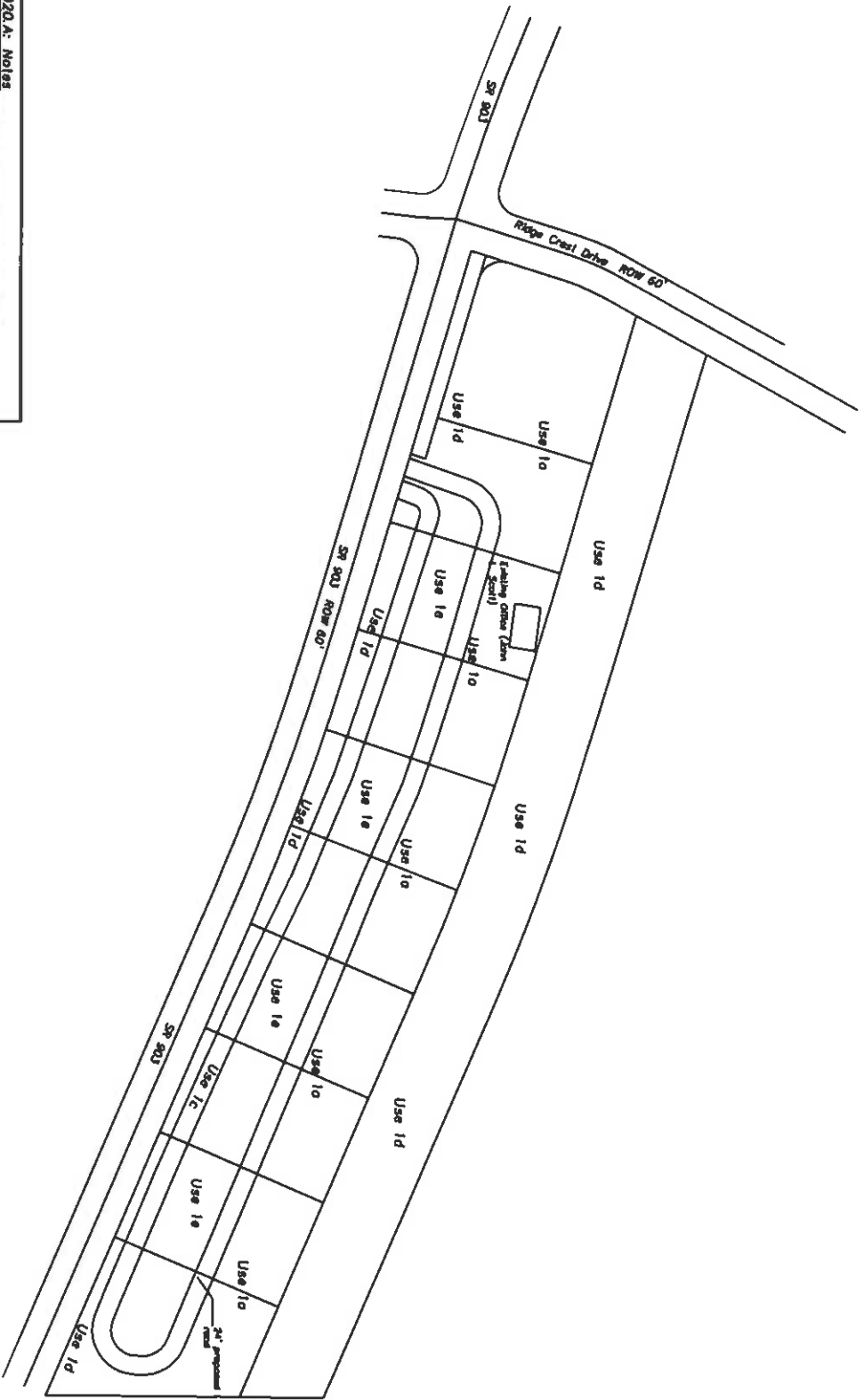
X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X _____

Ronald Mill Site IV
 Binding Site Plan
 Concept Drawing



- 16.05.020.A - Notes**
- Use 1a: A total of up to 10 commercial buildings.
 - Use 1b: Buildings will range in size from 4000 sq.ft. to 14000 sq.ft.
 - Use 1c: SHOWN ON DRAWING
 - Use 1d: No open space has been proposed for this proposal, landscaping is described in the project narrative.
 - Use 1e: It is proposed that there will be +/- 5 parking spaces per lot.
 - Use 1f: Please see water line map and reclaimed water map for utility locations as of time of this proposal.
 - Use 1g: Please see preliminary plot map for 20' contours.

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MAR 27 2008
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 CDS



Scale in feet
 Scale 1" = 100'