



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

**ZONING CONDITIONAL USE
PERMIT APPLICATION**

(Proposing a use such as a Bed & Breakfast or Campground, per KCC 17.60A)

A preapplication conference is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

RECEIVED
FEB 04 2014
KITTITAS COUNTY
CDS

APPLICATION FEES:

- 1,565.00 Kittitas County Community Development Services (KCCDS)
- 418.00 Kittitas County Department of Public Works
- 329.00 Kittitas County Fire Marshal
- 235.00 Kittitas County Environmental Health

\$2,547.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE
2/4/14

RECEIPT #
2027

PAID

FEB 04 2014
KITTITAS CO.
CDS

DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

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

Landowner(s) signature(s) required on application form.

Name: GT Ranch LLC
Mailing Address: 17300 International Blvd
City/State/ZIP: SeaTac WA, 98188-3530
Day Time Phone: 206 241 2141
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Hutchinson Properties
Mailing Address: P.O. Box 938
City/State/ZIP: Ellensburg WA, 98926
Day Time Phone: 933 7850
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Lenny Morrison
Mailing Address: P.O. Box 938
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509 933 7050
Email Address: lmorrison@ellensburgcement.com

4. Street address of property:

Address: 70 n 2nd street
City/State/ZIP: Thorp WA 98946

5. Legal description of property (attach additional sheets as necessary):

please see attached

6. Tax parcel number: please see attached

7. Property size: please see attached (acres)

8. Land Use Information:

Zoning: AG 20

Comp Plan Land Use Designation: Rural Working

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum 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.
10. **Provision of the zoning code applicable:** Mining & Excavation
11. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):**
- A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
 - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or
 - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

AUTHORIZATION

12. 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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X [Signature]

Date:

1-31-2014

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

X Condor Tony

Date:

1/29/14

GT Ranch property legal description / Parcel number

Map # 18-17-12020-0003

Parcel # 213233

Acres 30

Map # 18-17-12020-0007

Parcel # 253233

Acres 10

Map# 18-17-12020-0006

Parcel# 243233

Acres 35.70

Map # 18-17-12020-0004

Parcel # 223233

Acres 36

Map# 18-17-12030-0001

Parcel # 033233

Acres 32.1