



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"

LP-17-00004

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

A preapplication conference is REQUIRED if proposing more than nine (9) lots per KCC 15A.03.020 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

- 2 w/digital* *RSH* Eight 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
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) *NOT NECESSARY* *RSH*
 - Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

\$4,900.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$602.00	Kittitas County Department of Public Works
\$524.00	Kittitas County Fire Marshal
\$540.00	Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)
\$6,566.00	Total fees due for this application submittal (One check made payable to KCCDS)

\$950.00	Kittitas County Community Development Services (KCCDS) *Final Plat Fee
\$950.00	Total fees due for final plat processing

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): *[Signature]* DATE: 3-15-17 RECEIPT # 33096

RECEIVED

MAR 15 2017

Kittitas County CDS

DATE STAMP IN BOX

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

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: MDJ Contractors
Mailing Address: Po Box 1117
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 925-6640
Email Address: eric@mdjcontractors.com

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: //
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: xxxx Dry Creek Road
City/State/ZIP: Ellensburg, WA 98926

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

CD. 8754; SEC. 27; TWP. 18; RGE. 12, NW 1/4 SW 1/4
Tax No. 19

6. **Tax parcel number:** 791033 18-18-27030-0019

7. **Property size:** 5.63 acres (acres)

8. **Land Use Information:**

Zoning: Urban Residential Comp Plan Land Use Designation: Urban Land Use

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. **Are Forest Service roads/easements involved with accessing your development?** Yes (Circle)
If yes, explain: _____
- 11. **What County maintained road(s) will the development be accessing from?** *Dry Creek*

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 _____

Date:

3/18/10

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

X _____

Date:

3/18/10



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Kititas County CDS

Cottage Grove Project Narrative

Project Summary

The Cottage Grove PUD is a proposed neighborhood of 34 residences. Several areas of open space are also included in the proposal.

Housing

The proposed home size will be in the 800-1200 square foot range. Both one and two story units may be present. All units will have attached garages. Housing density will be at one unit per building for a total of six homes per acre.

Ownership of each home will remain with each individual home owner but maintenance of all outdoor spaces including mowing, snow removal, etc. will be performed by a company for the entire project and all homes within it. Said company will maintain all open areas as well with the company being paid by annual fees owed by each individual home owner.

Open Space

Specific uses for open space have not yet been determined but will be designed and landscaped to improve the quality of the project.

Transportation

Transportation needs for the neighborhood will be handled by a single entrance road. Said access road will be built to City of Ellensburg standards. Parking stalls will be provided for guest use allowing two stalls for each residence.

Utilities

Utilities will be connected to the following providers if possible: City of Ellensburg Water, City of Ellensburg Sewer, City of Ellensburg Electric, and City of Ellensburg Natural Gas. Waste collection will be provided by Waste Management.

Development Rights

No transfer of development rights will take place as part of this project.

Adjacent Uses

Adjacent land uses are single family homes along with one small unused pasture. There are no "natural areas" adjacent to the proposed project.

Construction Timing

Construction of project roads and utilities is planned for fall of 2017. Initial landscaping will follow in the spring of 2018. Construction of homes will begin in the fall/winter of 2017 and should be completed by the fall of 2018.

301 Umptanum Road, Suite 6 Ellensburg, WA 98926
Phone: (509) 925-6640 Fax: (509) 925-6645



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