



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### NOTICE OF APPLICATION

**Notice of Application:** July 22, 2010  
**Application Received:** May 27, 2010  
**Application Complete:** June 28, 2010

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**Project Name (File Number):** Currier Creek Estates Division 3 & 4 (LP-10-00002)

**Applicant:** Steve Lathrop, agent for property owner Cascade View Inc.

**Location:** Two tax parcels, located northeast of Hwy 10, southwest of Dry Creek Road and Reecer Creek Road, Ellensburg, WA in a portion of Section 27, T18N, R18E, WM, in Kittitas County. Assessor's map numbers: 18-18-27030-0036 and 18-18-27030-0037.

**Proposal:** Steve Lathrop, agent for property owner Cascade View Inc. has submitted a Preliminary Plat application to subdivide approximately 24.28 acres into 88 single-family residential lots. The subdivision will be completed in two phases: Phase 3 (13.17 acres) will develop 49 lots, and Phase 4 (11.11 acres) will develop 39 lots. The subject property is zoned Residential. The project is proposed to have water and sewer service provided by the City of Ellensburg.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone: (509) 962-7506.

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on August 6, 2010. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 16 Subdivisions, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Designated Permit Coordinator (staff contact):** Dan Valoff, Staff Planner, (509) 962-7506