

COPY

PARCEL COMBINATION APPLICATION

ALL SEASONS GARAGE AND STORAGE

ADDRESS: 4081 SR970 Cle Elum WA 98922

PROPOSED DEVELOPMENT

We propose to develop the subject properties into several garage storage units that will be offered for purchase and rental purposes through the state condominium process. These units will be 24'x48' and 14'x 30' in size with power and heating available for each unit. The development will create a Home Owners Association (HOA) to control and restrict certain types of uses. In addition, we plan to operate an RV Repair shop that will be ran out of the existing shop onsite.

Each storage unit will be provided with a roll up door and 36" man door on the 24' wide units. The units will be constructed with metal studs, insulation, metal roof and siding.

Our facility will offer a safe and secure location for members of the community and abroad to store their large RV's, boats, snow mobiles, ATV's and other household items. We have found by example that our facilities are a needed commodity for local residents that currently reside in subdivisions that have specific restrictions on storing these types of personal property outside their homes or on streets through their HOA restrictions.

Through the condominium process we will create open tracts for access, maintenance and storm water purposes that the HOA will be financially responsible to maintain. Maintenance elements have been determined for snow plowing efforts in the winter months to provide access, maintaining the site landscaping elements and insuring each owner is in conformance to the developments Codes, Covenants, & Restrictions (CC&R's)

Our CC&R's will establish specific allowed uses and more importantly identify restrictions that an owner cannot do with their garage storage unit. There will be no overnight accommodations allowed in any of the units, nor on the property with the exception of one caretaker facility to provide onsite security of storage facility and RV repair shop.

The development will design and install a sanitary septic system meeting the requirements of the health department. We anticipate 3 private restroom facilities for HOA owner use. These facilities will have an ADA approved wash basin and toilet.

The owner currently has commercial water certificates for parcels #19648 & #035135, with water source approved by the Department of Ecology from shared well on parcel #095135. Fire suppression was waived by the fire marshal due to building size and construction and proximity to the existing fire station located east of the subject property.

STATE CONDOMINIUM PLAT

All Seasons Garage & Storage facility will be processed through the State of Washington to generate 124 privately owned garage storage units. Each unit will be sold as individual property through this process. The plat will have an active Home Owners association with a set of Codes, Covenants, and restrictions to abide by.