CITY OF BUCKLEY ◆ PO BOX 1960 ◆ BUCKLEY, WA 98321
360-829-1921 ◆ Fax 360-829-2659 ◆ www.cityofbuckley.com

RECEIVED
APR 12 2016

# CITY OF BUCKLEY
# MASTER LAND USE APPLICATION

File # _____

Check all that apply:

- ☐ BOUNDARY LINE ADJUSTMENT
- ☐ FULL SUBDIVISION
- ☐ REZONE
- ☐ CONDITIONAL USE PERMIT
- ☒ SITE PLAN
- ☐ SHORT SUBDIVISION
- ☐ BINDING SITE PLAN
- ☐ VARIANCE
- ☐ ZONING CODE AMEND
- ☐ CRITICAL AREAS PERMIT

**Please print or type a response to each question as thoroughly as possible. If you need further information, please contact the City at 360-829-1921. A preliminary meeting with staff, prior to application, is recommended.**

1. Applicant/(Property Owner): Carbcom Properties, LLC E-Mail: bcgrimm1@msn.com
   Phone # 253-431-6188 Address: 10010 181st Ave CT E, Bonney Lake, WA 98391

2. Applicant (if other than property owner): Carbcom Properties, LLC E-Mail: bcgrimm1@msn.com
   Phone # 253-431-6188 Address: 10010 181st Ave CT E, Bonney Lake, WA 98391

3. Surveyor/Engineer: Leroy Surveyors & Engineers E-Mail: steve@lseinc.com
   Phone # 253-848-6608 Address: P.O. Box 740, Puyallup, WA 98371

4. Location/Address of Project: 28XXX SR 410 E PC Assessor's Parcel No(s): 0619047002 & 0619047001

5. Legal description (attach additional sheets if necessary): See Attached.

6. If rezone or zoning code amendment; Description of requested change (attach additional sheets if necessary): _____

7. Project Description/Activity: Owner proposes to construct buildings for operational grow facility.

8. Provide site plan and project design specifications: ☒ check

9. Provide a complete environmental checklist for SEPA review*: ☒ check
   *(if required by the City)

10. Provide completed application checklist: ☒ check

11. ***If clearing, grading and/or filling:**

Estimate number of cubic yards: 4940 if over 500 cubic yards, attach SEPA checklist.

( ) Regraded ( ) Removed from site (X) Imported to site ( ) Other

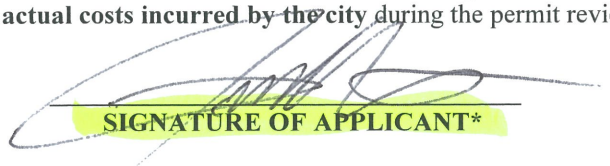
Maximum height of fill 4 feet Maximum depth of cut 5 feet.

Square footage of area to be covered with impervious surface 22,118 sf.

12. **Describe and identify on site plan any streams, drainage course or wetlands known or suspected within 200 feet of the property and indicate whether or not the project will effect or impact any of these as well as alter the flow of stormwater across the property:** There are no streams, drainage courses or wetlands within 200 feet of the property to the best of our knowledge.

13. **Identify whether or not the project will effect or impact the flow of stormwater across the property. If the project will impact a flow please indicate on the site plan the current drainage pattern and how the project will effect the flow:** The project will effect the flow of stormwater across the property. The site plans describe the natural drainage course and the proposed storm system.

**Note: The total fee** associated with this permit **for which the applicant is responsible shall be** the amount of **the actual costs incurred by the city** during the permit review process (see BMC 20.01.265).



**SIGNATURE OF APPLICANT***

03/29/2016

**DATE**

- (Must be the owner of the property or have a documented legal ownership interest verified by the City)

**Agency Use Only:**

**Application fees/deposits:**

| | | Amount Received: | Date received |
|---|---|---|---|
| ☐ | **Subdivision (Full/Short)** | | |
| ☐ | **Boundary Line Adjustment** | | |
| ☐ | **Binding Site Plan** | | |
| ☐ | **SEPA Review (checklist)** | | |
| ☐ | **Rezone** | | |
| ☐ | **Variance** | | |
| ☐ | **Conditional Use Permit** | | |
| ☐ | **Zoning Code Amend** | | |
| ☐ | **Site Plan** | | |
| ☐ | **Critical Areas Permit** | | |

**Application packet materials (check if received):**

☐ **Completed application checklist**

Master Land Use Application
Supplemental Information

5. Legal Description
Real property in the County of Pierce, State of Washington, described as follows:

**Parcel A:**
Lots 2 and 3, Pierce County short plat recorded December 29, 1980 under Recording No. 8012290114, records of Pierce County Auditor.

**Parcel B:** Lot 3
Non-exclusive easement for private road as delineated on Pierce County short plat No. 8012290114, according to map recorded December 29, 1980, and as granted by document recorded under Recording No. 201510210273, records of Pierce County Auditor.

**Parcel B:** Lot 2
Non-exclusive easement for private road as delineated on Pierce County short plat recorded under Recording No. 8012290114, records of Pierce County Auditor.

Situate in the City of Buckley, County of Pierce, State of Washington.

# MASTER LAND USE APPLICATION CHECK LIST*

A. Completed application form ✓

B. Ownership and consent statement ✓

C. Site Plan Map (consisting of):

1 - reproducible tracing N/A

2 - prints of proposed ✓

2 - 11" x 17" reductions ✓
or
1 – Electronic PDF of all Maps ✓

1 - transparency of plan/vicinity maps N/A

Note* reproducible prints shall be 18" X 24"and allow 3" border, left side (prepared by engineer or land surveyor)

Map Contents;

1. Vicinity sketch (w/ N arrow) (all adj. subdivisions, major structures, watercourses, drainage, etc.) ✓
2. Names, addresses, phone numbers of subdivider and Surveyor/Engineer ✓
3. Names and owners of property within 300 ft. ✓
4. Boundary lines to scale of tract to be subdivided. ✓
5. Location, width and names of existing streets, right-of-ways, within or adjacent to, perm buildings, watercourses, power lines, railroads, section lines. ✓
6. Existing contours (Solid) proposed contours (dotted) at intervals of 1 ft.(unless otherwise approved by the City), contours are to extend 100 ft beyond ✓
7. Profiles/grades of streets N/A
8. Parcels for dedication/reserved for public or deeded for common use with purpose, conditions, or limitations ✓
9. Existing and proposed easements ✓
10. Date, scale, north arrow and meridian ✓
11. Source of water supply (letter of water availability) ✓
12. Method of sewage disposal (letter of sewer availability) ✓
13. Zoning of existing and proposed ✓
14. Existing structures and conditions delineated (w/note indicating whether structures are to be removed) ✓
15. Natural drainways and water courses, including drainage ditches. ✓
16. Proposed restrictive covenants or appropriate limitations and conditions for the use of the land ✓
17. Number of gross and net lots per/acre, amount of land and total area of each lot N/A
18. Lots numbered consecutively from 1,2.... N/A
19. Conceptual Utilities Plan, identifying both existing and proposed (water, sanitary sewer, gas, stormwater, etc.) ✓
20. Legal description of original and *proposed ✓
21. Identification and delineation of critical areas (w/type & buffer if applicable) ✓
22. Title Report or Plat Certificate (no older than 30 days) ✓
23. Building setback line on all proposed lots indicated by a dashed line ✓
24. Proposed landscaping plans ✓

D. Critical Areas Report (if required by the City) N/A

Provide details of all work waterward of the Ordinary High Water Mark (OHWM = that area where the presence and action of waters are so common and usual, as to mark upon the soil a distinct characteristic...more information on this definition is available)

Provide details of any Sensitive/Critical Areas studies including information for all potential impacts to any waterways, wetlands or critical areas. Identify any actions to avoid or minimize impacts.

E. Traffic Impact Analysis (May be required by the City for projects generating >25 vehicle trips/day) N/A

F. Stormwater Drainage Report ✓

G. Environmental Checklist (completed and signed) ✓

H. Stamped envelopes with names and addresses of all property owners within 300 feet of the project boundary and a property listing from Pierce County or a title company. ✓

I. Profiles showing existing grade and proposed street grades, include typical cross sections of proposed grade, roadway and sidewalks. N/A

(Include completed plans, drawings and engineer specifications)

**Payment of application fees.**