Date:       Wednesday       February 6, 2019

Agenda Topics-Affected/Interested Agencies

<table>
<thead>
<tr>
<th>Time Scheduled</th>
<th>Applicant/Site Address/Description</th>
<th>Parcel Number(s)</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:00 am</td>
<td>Eric Stanaway</td>
<td>23202610004</td>
<td>RR-5</td>
</tr>
<tr>
<td>Pre-App-2019-007</td>
<td>Cougar Ridge Rd – East Wenatchee</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 Lot Short Plat</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9:45 am</td>
<td>Raymond Bybee</td>
<td>409000005503</td>
<td>R-M</td>
</tr>
<tr>
<td>Pre-App-2019-006</td>
<td>2010 Sunset Hwy</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 Duplex Buildings</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Commercial Orientation Agenda Items

In-House Reviewers (anyone may attend or comment)

<table>
<thead>
<tr>
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</tbody>
</table>
DOUGLAS COUNTY
TRANSPORTATION & LAND SERVICES
Meetings Conducted at Public Services Building
Conference Room, 140 19TH ST NW, Suite A, East Wenatchee, WA. 98802

PRE-DEVELOPMENT APPLICATION
Submit this application & all pertinent information to the Permit Center
no later than 12:00 Noon on Tuesday for scheduling an appointment for
Wednesday of the following week.

Applicant/Contact:  
ERIC & SADIE STANWAY

Phone: 509.667.8111

Address of Applicant (mailing):  
630 Valley Mall Pkwy 123 E Wenatchee, WA 98802

Email Address: tryways@hotmail.com

Current Property Owner(s):  
ERIC & SADIE STANWAY

Describe Project in complete detail:  
DEVELOP 2 LOTS (1 @ 5.00 acres & 1 @ 15.07 acres)

Tax Parcel # (11 digits):  
23202610004

Legal Description (if previously platted):  
[Legal Description]

Zoning District: RR5

Existing Parcel Size: 20.07 (acres)

Location of Proposal: COUGAR RIDGE RD.

ATTACH: □ Vicinity Map □ Site Specific Map □ Project Concept/Drawing
(Pre-Development Meeting application will not be considered complete or scheduled without required attachments)

Proposed Water Source: [ ] PUMPED WELL (OR) [ ] POTABLE W.I.D.

Proposed Waste Water: Septic. □ Sewer: □

Check this box □ if you would like to receive written comments from the Chelan-Douglas Health District.
The Health District will mail these to you together with an invoice for $49.00.

In lieu of written comments from the Health District, you can receive free assistance in person by visiting the customer service
counter on the second floor of the Health District offices at 200 Valley Mall Parkway, East Wenatchee.
Parcel

Parcel #: 23202610004

Owner Name: STANAWAY, ERIC & SANDRA

Address1: 630 VALLEY MALL PKWY #233

City, State: EAST WENATCHEE WA

Zip: 98802-0000

Description: TAX 129 IN LOT 1; WOOD'S ACRES S P 2001-05; A/K/A TRACT 1 OF SEG #3133019

Comment: SEG REQ #3133019 4/1/09 CREATED TAX #S 129 & 130 FOR '10 TAX. 30.44 AC WERE SPLIT OFF TO NEW PCL 23202610008.

2019 Market Value: $94,500

2019 Taxable Value: $94,500

2019 Assessment Data:

District: 55 - 206-F2-EMPD (ST;CO;PORT;RD;LIB;)

Current Use/DFL: No

Senior/Disability Exemption: No

Total Acres: 20.01000

Ownership

Owner's Name: STANAWAY, ERIC & SANDRA

Ownership %: 100%

Sales History

Sale Date | Sales Document | # Parcels | Excise # | Grantor | Grantee | Price
---|---|---|---|---|---|---
12/10/09 | 3140004- | 1 | 88253 | WOOD, MIKE L & VERLA F | STANAWAY, ERIC & SANDRA | $0
12/08/09 | 3139950- | 1 | 88243 | WOOD, MIKE L & VERLA F | STANAWAY, ERIC & SANDRA | $0

Building Permits

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Date</th>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
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<td>AC CHG FROM 50.45 TO 20.01</td>
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<td>1</td>
<td>NEW SP FOR 2003</td>
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Historical Valuation Info

<table>
<thead>
<tr>
<th>Year</th>
<th>Billed Owner</th>
<th>Land</th>
<th>Impr</th>
<th>PermCrop Value</th>
<th>Total</th>
<th>Exempt</th>
<th>Taxable</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>STANAWAY, ERIC &amp; SANDRA</td>
<td>$94,500</td>
<td>$0</td>
<td>$0</td>
<td>$94,500</td>
<td>$0</td>
<td>$94,500</td>
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<tr>
<td>2018</td>
<td>STANAWAY, ERIC &amp; SANDRA</td>
<td>$94,500</td>
<td>$0</td>
<td>$0</td>
<td>$94,500</td>
<td>$0</td>
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<tr>
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<td>$0</td>
<td>$94,500</td>
<td>$0</td>
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<tr>
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<td>$0</td>
<td>$94,500</td>
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<tr>
<td>2015</td>
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<td>$0</td>
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View Taxes

http://douglaswa.taxsifter.com/Assessor.aspx?keyId=816840&parcelNumber=23202610004&typeID=1
Note: This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.
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**DOUGLAS COUNTY**

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<th>Phone:</th>
<th>Email Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raymond Bybee</td>
<td>509-670-2070</td>
<td><a href="mailto:Performance.car.and.audio@hotmail.com">Performance.car.and.audio@hotmail.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address of Applicant (mailing):</th>
<th>Current Property Owner(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 Sunset Hwy.</td>
<td>Raymond Bybee</td>
</tr>
</tbody>
</table>

**Describe Project in complete detail:**

Building three Duplex Buildings on this Property and removing house that is already there.

<table>
<thead>
<tr>
<th>Tax Parcel # (11 digits):</th>
<th>Legal Description (if previously platted):</th>
</tr>
</thead>
<tbody>
<tr>
<td>40900005503</td>
<td></td>
</tr>
</tbody>
</table>

Zoning District: R-M
Existing Parcel Size: 0.92 acres

**Location of Proposal:** 2010 Sunset Hwy.

**ATTACH:** □ Vicinity Map □ Site Specific Map □ Project Concept/Drawing (Pre-Development Meeting application will not be considered complete or scheduled without required attachments)

**Proposed Water Source:** CITY
**Proposed Waste Water:** Septic

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Parcel

Parcel#: 40900005503
DOR Code: 11 - Residential - Single Family
Situs: 2010 SUNSET HWY
Map Number: 2320-35-33-000409-000-00000
Status: 
Description: TAX 76 EX E 10'; TX 197 BOTH IN S1/2 S1/2 LOT 55; EWLP 35-23-20

Owner Name: BYBEE, RAYMOND E
Address1: 
Address2: 2010 SUNSET HWY
City, State: EAST WENATCHEE WA 98802-0000
Zip: 

2019 Market Value
Land: $117,000
Improvements: $42,300
Permanent Crop: $0
Total: $159,300

2019 Taxable Value
Land: $117,000
Improvements: $42,300
Permanent Crop: $0
Total: $159,300

2019 Assessment Data
District: 55 - 206-FZ-EMPD
(ST;CO;PORT;RD;LIB;)
Current Use/DFL: No
Senior/Disability Exemption: No
Total Acres: 0.92000

Ownership

Owner's Name: BYBEE, RAYMOND E
Ownership %: 100%

Sales History

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sales Document</th>
<th># Parcels</th>
<th>Excise #</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Price</th>
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<tbody>
<tr>
<td>09/09/05</td>
<td>3089278-</td>
<td>1</td>
<td>79335</td>
<td>DICKINSON, ROBERT &amp; SANDRA PUTMAN</td>
<td>BYBEE, RAYMOND E</td>
<td>$150,000</td>
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<tr>
<td>08/17/00</td>
<td>3032602</td>
<td>1</td>
<td>68583</td>
<td>BONNEMAISON, SHARLENE</td>
<td>DICKINSON, ROBERT &amp;</td>
<td>$72,000</td>
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</tbody>
</table>

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<tbody>
<tr>
<td>13328</td>
<td></td>
<td>GARAGE/SHOP</td>
<td>$12,000.00</td>
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<th>Taxable</th>
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<tr>
<td>2019</td>
<td>BYBEE, RAYMOND E</td>
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<td>$42,300</td>
<td>$0</td>
<td>$159,300</td>
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<tr>
<td>2015</td>
<td>BYBEE, RAYMOND E</td>
<td>$78,100</td>
<td>$30,300</td>
<td>$0</td>
<td>$106,400</td>
<td>$0</td>
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</tbody>
</table>

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