

**DOUGLAS COUNTY TRANSPORTATION AND LAND SERVICES**

140 19<sup>TH</sup> ST. NW EAST WENATCHEE, WA 98802

(509)884-7173

**COMPREHENSIVE PLAN MAP AMENDMENT/REZONE APPLICATION**

RECEIVED  
FEB 28 2008  
Douglas County TIS

Date Submitted:  Receipt No:  File No:  By:

**Section A**

**Completion of this Section is required by all applicants**

(Use Section E for Multiple applicants)

1. APPLICANT

MR. JACK DAVIS, PPR LLC

MAILING ADDRESS: CITY STATE ZIP

3703 NORTH LEMONS, EAST WENATCHEE WA 98802

DAY PHONE NO. 509. 886. 5906 FAX NO.

**Section B**

**Completion of this Section is required when an agent is acting for the applicant**

2. AUTHORIZED AGENT

MR. BRAD MEDRUD, AHBL INC.

MAILING ADDRESS: CITY STATE ZIP

2215 NORTH 30<sup>TH</sup> ST, TACOMA WA 98403

DAY PHONE NO. 253. 383. 2422 FAX NO. 253. 383. 2572

1. GENERAL PROPERTY LOCATION (attach if necessary):

THE PROJECT SITE IS COMPRISED OF APPROXIMATELY 500 ACRES LOCATED GENERALLY EAST OF THE INTERSECTION OF HIGHWAY 97 AND SUN COVE ROAD IN DOUGLAS COUNTY. THE PROJECT SITE IS BISECTED BY HIGHWAY 97.

STREET ADDRESS CITY STATE ZIP

TAX PARCEL NO. (attach if necessary):

SEE ATTACHED

LEGAL DESCRIPTION OF PERIMETER BOUNDARY (attach if necessary):

LEGALS ATTACHED

TAX #	1/4 SECTION	SECTION	TOWNSHIP	RANGE	TOTAL SITE SIZE (in ac.)
		PORTION OF 6, 7, 8 & 12	26 N	21 & 22	APPROX. 500 AC

ZONING CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATION	SHORELINE ENVIRONMENT
RR-5 & AL-10	RRS & AL-10	RURAL ENVIRONMENT

**Section C**

**Completion of this Section is required for special studies.**

(Professionals shall be Approved by the Land Services Director)

<b>5. LAND USE SPECIALIST</b>	<b>Name</b>	<b>Mailing Address</b>	98403
	AHBL, INC. BRAD MEDRUD	2215 N. 30 <sup>th</sup> ST, STE 300, TALOMA WA	
<b>DAY PHONE #</b>	<b>FAX #</b>		
253.383.2922	253.383.2572		
<b>6. ENGINEER</b>	<b>Name</b>	<b>Mailing Address</b>	98403
	AHBL, INC. DAVE MATZ	2215 N. 30 <sup>th</sup> ST, STE 300, TALOMA WA	
<b>WASHINGTON REGISTRATION #</b>	<b>DAY PHONE #</b>	<b>FAX #</b>	
# 600-130-359	253.383.2922	253.383.2572	
<b>7. GEOLOGIST</b>	<b>Name</b>	<b>Mailing Address</b>	99202
	GEOENGINEERS, LARRY SANT	523 EAST 2ND AVE, SPOKANE, WA	
<b>DAY PHONE #</b>	<b>FAX #</b>		
509.570.6081	509.363.3126		
<b>8. BIOLOGIST</b>	<b>Name</b>	<b>Mailing Address</b>	WENATCHEE, WA 98801
	GRETTE ASSOCIATES LARRY LEHMAN,	151 SOUTH WORTHEN ST, STE 101	
<b>DAY PHONE #</b>	<b>FAX #</b>		
509.663.6300	509.664.1882		

**SECTION D**

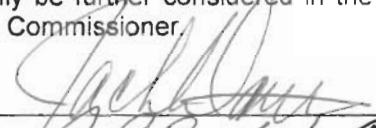
**A narrative response and documentation shall be provided for the following:**

1. What is the current use of the site?
2. Please describe adjacent land uses in all directions around the subject property.
3. A detailed statement how the proposed amendment is consistent with the Growth Management Act (RCW 36.70A), county-wide planning policies, the Douglas County Comprehensive Plan, applicable city comprehensive plans and capital facilities plans.
4. A detailed statement explaining how the site is more consistent with the proposed land use designation than with the existing land use designation.
5. A statement explaining how the site is suitable for the proposed designation and that there is a lack of appropriately designated alternative sites in the vicinity.
6. For applications proposing a change in resource lands designation. A statement how the resource lands designation criteria does not apply to the subject property.
7. Is the proposed amendment adjacent to or located within lands designated as resource lands of long term commercial significance or critical areas? Will the proposed amendment adversely affect lands designated as resource lands of long term commercial significance or critical areas?
8. Are public facilities, infrastructure and transportation systems present to serve the intended amendment or have provisions been made in accordance with the DCC to provide the necessary facilities?

I (We) acknowledge that:

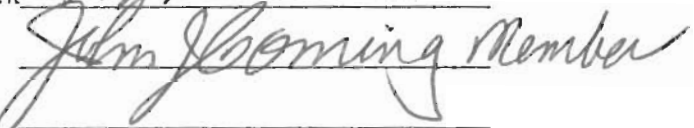
1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. Douglas County does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The County's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
3. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
4. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application; and
5. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit additional information, or the applicant(s), representative(s) and/or owner(s) request, orally or in writing, that further processing be suspended or postponed, and if such failure to respond or requested suspension/postponement exceeds six months, the application shall be considered abandoned and all proposed amendments shall only be further considered in the submission of a new docket notice for consideration by the Planning Commissioner.

DATED: 2/24/08

Applicant 

Applicant P.R. L.C.

DATED: \_\_\_\_\_

Owner 

Owner \_\_\_\_\_

## ATTACHMENT A: PROJECT PARCELS

No.	Parcel Number	Parcel Size (acres)	Existing Land Use	Zoning & Comprehensive Plan Designation	Legal Description
1	26211210031	16.7	Open Space	RR-5	FUJI SHORT PLAT #03-17 LOT 4
2	26211210035	16.2	Open Space	RR-5	GALA SHORT PLAT #03-20 LOT 4
3	26211210039	16.7	Open Space	RR-5	GINGER GOLD SHORT PLAT #03-22 LOT 4
4	26211210023	16.9	Open Space	RR-5	GOLDEN DELICIOUS SHORT PLAT #03-15 LOT 4
5	26211210027	16.5	Open Space	RR-5	GRANNY SMITH SHORT PLAT #03-16 LOT 4
6	26211210015	16.7	Undeveloped Land	RR-5	BRAEBURN SHORT PLAT #2003-13 LOT 4
7	26211210016	16.7	Agriculture	RR-5	CAMEO SHORT PLAT #2003-12 LOT 1
8	65600000200	15.7	Open Space	RR-5	JONAGOLD #2 LOT 2
9	70100000200	14.7	Open Space	RR-5	MACINTOSH #2 LOT 2
10	78100000200	15.1	Open Space	RR-5	PINK LADY #2 LOT 2
11	82700000200	14.6	Open Space	RR-5	RED DELICIOUS #2 LOT 2
12	71100000200	14.5	Open Space	RR-5	MERLOT #2 LOT 2
13	49400000300	15.3	Agriculture	RR-5	CHARDONNAY #2 LOT 3
14	95600000300	14.9	Agriculture	RR-5	ZINFANDEL #2 LOT 3
15	58100000300	14.9	Open Space	RR-5	GAMAY #2 LOT 3
16	26220720002	143.3	Open Space	RR-5 and AC-10	TAX 6 IN NE; A/K/A CABARET SAUVIGNON PCL; TAX 7 IN E 1/2 12-26-21 & N 1/2 7-26-22 & SW NW 8-26-22; EX TAX 16 IN N 1/2; E 450' OF N 330' SE; ~A/K/A PCL A BLA #3104133
17	82600000600	14.5	Open Space	RR-5	RIESLING PLAT LOT 6
18	86200000600	14.7	Open Space	RR-5	SEMILLON PLAT LOT 6
19	79100000600	15.7	Open Space	RR-5	PINOT NOIR PLAT LOT 6