



# MASTER APPLICATION

Planning/Land Use       Engineering

**APPLICANT NAME:** PNW Home Buyer, LLC Attn: Igor Gorbun

**ADDRESS:** 2110 104th Ave. Ct., #E-205

**CITY, STATE, ZIP CODE:** Edgewood, WA 98372

**PHONE:** 253-691-2049

**FAX:**

**EMAIL:** pnwhomebuyer@gmail.com

**\*NOTE:** Per Milton Municipal Code 13.43.020: A. The City shall charge a 15% administrative fee on all reimbursable consultant accounts. All consultant fees paid by the City will be deducted from the applicant's deposit. The City will invoice the applicant for any excess cost above the deposit. The City will assess a one percent fee per month on all unpaid invoices over 30 days.

I am the responsible party for financial obligations for this project:  Yes       No

**STATUS OF APPLICANT:**  Optionee  
 Contract Purchaser  
 Owner in Fee Simple

**AGENT NAME:** Apex Engineering LLC- Attn: James Kirkebo

**ADDRESS:** 2601 S. 35th St., #200

**CITY, STATE, ZIP CODE:** Tacoma, WA 98409

**PHONE:** 253-473-4494

**FAX:**

**EMAIL:** kirkebo@apexengineering.net

I am the responsible party for financial obligations for this project:  Yes       No

**PROPERTY LOCATION:** 308 23rd Ave., Milton, WA

23rd & Diamond

**LEGAL DESCRIPTION:** (Attach separate page)

**NAME OF PROJECT:** Gorbun Subdivision

**AREA (SQUARE FEET OR ACRES):** 1.58 Acres

**EXISTING ZONE:** RS - Residential Single Family

**COMPREHENSIVE PLAN DESIGNATION:** Residential Single Family

**MASTER APPLICATION**

State of Washington

Ss:

County of Pierce/King

I, Igor Gorbun, being duly sworn, depose and say that I am a property owner or officer of the corporation owning property involved in this application and that I have familiarized myself with the rules and regulations of the City of Milton with respect to preparing and filing this application and that the foregoing statements, answers and information submitted presents the arguments on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

I also hereby acknowledge and agree that I or my agent will be responsible for all fees in excess of the initial deposit as set forth in the Milton Municipal Code 13.43.020, including, but not limited to, the cost of providing the City with one mylar and one paper copy of the final recorded document.

2110 104th Ave. E.

Address

Edgewood, WA 98372

City, State, Zip Code

253-691-2049

Phone

Signature

PNW Home Buyer, LLC

For Corporation or Company

Subscribed and sworn to me this 12<sup>th</sup> day of November, 2019.

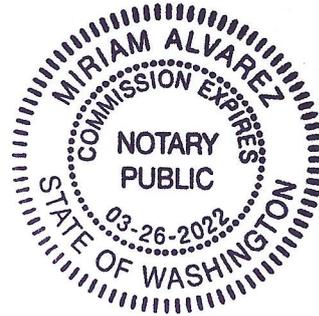
Notary Public in and for the State of Washington

Miriam Alvarez

Printed Name

Residing at: Puyallup

My commission expires: 03/26/2022



Please answer all questions or indicate Not Applicable. Your application will be returned if not completed fully.

**1. Existing Zoning District:**

Residential Single Family (RS)

**2. The purpose of this application is to (Please give complete project description/narrative):**

Subdivide an existing 1.58 acre lot into 6 lots & a road tract. The average lot size is 8,992 SF

**3. List all buildings and land uses which are present on the property (should also be shown on site plans).**

one existing house to be demolished.

**4. Describe existing land uses on adjoining properties.**

**NORTH:**

single family residential, outbuildings

**EAST:**

single family residential

**SOUTH:**

single family residential, City Right-of-Way

**WEST:**

single family residential

**5. What effect will the proposed zoning and contemplated use of the subject property have on adjoining or neighboring properties?**

no negative effect as the existing zoning & proposed use is the same on all adjoining parcels.

6. To the best of your knowledge, was a reclassification request made on this property at the time of last area zoning or at any other time in the past?

No, not to my knowledge.

7. Public or private roads by which access would be (or are provided) to the site.

23rd Ave.

8. Does the Milton Comprehensive Plan support this request? Please explain and cite Comprehensive Plan policies.

Yes, the Applicant's proposal is supported by the City's Land Use Element & Housing Element of the City's Comprehensive Plan.

9. What estimated volume of traffic will be generated from this proposal?

6 additional pm peak trips

10. You may submit any additional information which you believe will justify, clarify, or will assist in the review of your proposal. The City may, at any time, request further information or studies for these purposes.

There are no critical areas. Frontage improvement plans to be included with the engineering.

11. All applications for rezone, shoreline, subdivision, conditional use, variance and unclassified use permits shall include name, mailing address and street address of property owners within 500 feet of the subject property. It is the applicant's responsibility to provide two copies of names and mailing addresses on collated address labels along with this application.

**LEGAL DESCRIPTION**

**PARCEL #0420041048**

THE NORTH 230 FEET OF THE WEST 300 FEET OF THE SOUTH 9.32 ACRES OF THE WEST HALF OF GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLIMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON.