



PIERCE COUNTY PLANNING AND LAND SERVICES DEPARTMENT

MASTER APPLICATION

Check all Applications for which you are applying.

<input type="checkbox"/> Administrative Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Administrative Design Review	<input type="checkbox"/> Preliminary Plat Major Amendment
<input type="checkbox"/> Amendment to Short Plat/Large Lot	<input type="checkbox"/> SEPA
<input type="checkbox"/> Boundary Line Adjustment*	<input type="checkbox"/> Short Plat/Large Lot
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Site Development Permit
<input type="checkbox"/> Commercial Building Permit	<input type="checkbox"/> Site Development Variance (Storm water)
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Fish and Wildlife Review	<input type="checkbox"/> Wetland Reasonable Use Exception
<input type="checkbox"/> Fish and Wildlife Reasonable Use Exception	<input type="checkbox"/> Wetland Study Review
<input type="checkbox"/> Fish and Wildlife Variance	<input type="checkbox"/> Wetland Variance
<input type="checkbox"/> Forest Practice	<input type="checkbox"/> Zone Change (Within a Community Plan Area Only)
<input type="checkbox"/> Formal Plat Alteration	
<input type="checkbox"/> Minor Amendment of _____	
<input type="checkbox"/> Nonconforming Use Permit	
<input type="checkbox"/> Planned Development District	

*Submit one copy of completed master application for each parcel.

APPLICATION DATA

If an amendment, relate to application # _____

P.C.D.E. # _____

PROJECT NAME: _____

Owner: _____	Phone: _____
Address: _____	
City/State: _____	Zip: _____
Owner: _____	Phone: _____
Address: _____	
City/State: _____	Zip: _____

Applicant if not Owner: _____	Phone: _____
Name of Agent: _____	Phone: _____
Address: _____	
City/state: _____	Zip: _____

DETAILED DESCRIPTION OF REQUEST: (please attach additional sheets if needed)

PARCEL DATA

Site address: _____ Parcel #: _____

Related parcels: _____

Source of water (well or name of public/private company): _____

Electric company/PUD: _____

Sanitary sewer provider: _____

If septic system, Health Dept approval date _____ by (person) _____

Zoning designation: _____ Shoreline Environment: _____

Environmentally sensitive area: _____

Current use of property: _____

ARE THERE ANY OTHER COUNTY APPLICATIONS IN PROCESS? If so, specify names/numbers:

LEGAL DESCRIPTION:

Range ____ **Township** ____ **Section** ____ **Quarter Section** ____

NOTE: Unless lot and block -- attach a complete legal description furnished by a title company. If the area is large or contains a number of parcels of land and different owners, do not attempt to write a legal description. Data presented on Assessor's Map will be sufficient.

DETAILED DIRECTIONS TO THE SITE:

Nearest Town or City: _____

STATISTICAL BREAKDOWN OF THE SITE

Complete all Applicable Information

	Existing	PROPOSED
SITE AREA		
Total Acreage (or square feet)		
Net Developable Acreage ¹		
Area in dedicated Right of Way or Easements		
Area to be Cleared/Logged		
Number of Lots		
TOTAL DWELLING UNITS BY BEDROOM		
1 Bedroom		
2 Bedroom		
3 + Bedroom		
Total Units		
SITE COVERAGE (in square feet)		
Residential Structure Site Coverage		
Non-Residential Structure Site Coverage		
Impervious Surface Coverage		
Permeable Parking Area and Driveways		
Total Site Coverage		
Area to be left in Natural Vegetation		
STRUCTURE SIZE AND LOCATION (area in sq.ft.)		
Per Floor Building Area (first/second/third)		
Number of Buildings		
Individual Building Area		
Total Building Area		
Height of tallest Building		
Front Yard Setback from Property Line		
Side Yard Setback from Property Line		
Rear Yard Setback from Property Line		
Setback from Shoreline or Bulkhead		
Minimum Distance between Structures		
PARKING		
Total Number of Parking Stalls		
Number of Compact Parking Stalls		
LINEAR DIMENSIONS		
Public Roads		
Private Roads		
Shoreline Frontage		
FILL (in cubic yards)		
Fill Needed to be Added		
Material to be Removed		
VEHICLE TRAFFIC FLOW		
Average Daily Trips		

¹ The gross site acreage minus any public or private street rights-of-way and environmentally constrained lands.

GENERAL QUESTIONS

Describe the current use on the surrounding properties to the:

North: _____
East: _____
South: _____
West: _____

Has site preparation been started on the site? If so, explain to what extent.

If the proposal is commercial or industrial, what are the proposed hours of operation?

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

Proposed timing for completion of the proposal (include phasing if applicable):

Are there any other applications pending for governmental approvals for this or other proposals directly affecting the property covered by the proposal? _____ if yes, please list.

I, _____, declare that I have personal knowledge of the matters set forth below and that I am competent to testify to the matters stated herein.

I am a property owner or officer of the corporation owning property or authorized agent involved in this application and I have familiarized myself with the rules and regulations of the Pierce County Department of Planning and Land Services with respect to preparing and filing this application and the foregoing statements, answers and information submitted present the argument in behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

I declare under penalty of perjury of the laws of the State of Washington the foregoing to be true and correct.

SIGNED this _____ day of _____, 20 ____

Street Address

Signature

City

State

Zip

Corporation or Company

Telephone Number

IF A PERSON OTHER THAN THE PROPERTY OWNER IS SUBMITTING THIS APPLICATION, A LETTER FROM THE PROPERTY OWNER, GRANTING AUTHORIZATION TO ACT AS THE OWNER'S AGENT, MUST ALSO BE SUBMITTED.

NOTE: Requests that are subject to posting requirements must be posted by the applicant/agent in accordance with the regulations within 14 days of the application filing date. The sign shall remain posted until Notice of Application comment period has expired. If signs are not posted, meetings and hearing must be postponed.

**Right of Entry Agreement to Allow
County Representatives Entry to Perform
Inspections, Monitoring, Corrective Actions, and Construction**
(Individual and Representative)

Grantor and Grantee: For purposes of this Agreement and for indexing by the Pierce County Auditor as required by R.C.W. Ch. 65.04, the parties to this agreement are _____, **Grantor(s)**, and Pierce County, **Grantee**.

Legal Description of Property: (Note: include abbreviated legal description if complete legal will not fit here and reference to where complete legal can be found.)

Assessor Parcel No(s): _____

A. Recitals

1. Grantor is the owner of certain real property in Pierce County, Washington, described above and referred to in this agreement as "the subject property".
2. Grantor is applying for: _____.
Permit(s)/approval(s) associated with the development of a proposed project on the subject property. The permit numbers are: _____

3. Grantor acknowledges that there may be additional permits/approvals required prior to completion of the proposed project such as but not limited to: site development permits, final plat approval, wetland permits, etc. Grantor acknowledges that this right of entry agreement applies to all permits/approvals related to the proposed project even if the permits/approvals occur after the execution of this agreement.
4. In conjunction with the Grantor's proposed project referenced in Section A.2 above, the Grantor agrees to allow Pierce County personnel and its representative's access in accordance with Section B below.

B. ACCESS

1. Grantor hereby grants to Pierce County Personnel and its representatives access to the subject property for the purpose of inspection and monitoring.

2. Grantor further grants to Pierce County personnel and its representatives access to the subject property for the purpose of completing requirements that have been financially guaranteed, such as but not limited to: site stabilization, completion of road and storm drainage construction, completion of conditions of approval, completion of mitigation measures, installation of wetland mitigation, correcting defective work, correcting defective facilities, etc.
3. Nothing in this agreement grants Pierce County the right to enter into any structure without the express consent of the property owner(s) or resident(s).

C. Life of Agreement

This agreement is temporary. It shall commence on the date of signing of this agreement and shall expire automatically when the County deems that all necessary conditions of approval, permit requirements, ordinance requirements, financial guarantee requirements, monitoring periods, and mitigation measures have been fulfilled and the proposed project referenced in Section A.2. has been completed.

D. Successors and Assigns

This agreement is intended to protect the value and desirability of the subject property and to benefit all citizens of Pierce County. It shall run with the land and during the life of the agreement be binding on all parties having or acquiring any right, title, interest, or any part thereof, of the subject property, including the grantor, heirs, successors and assigns. This agreement shall inure to the benefit of each present or future successor in interest of the subject property or any part thereof, or interest therein, and to the benefit of the citizens of Pierce County.

Dated this _____ day of _____, 20____.

Signature	Signature	Signature	
Address	Address	Address	
City, State, Zip	City, State, Zip	City, State, Zip	

STATE OF WASHINGTON)
)
 County of Pierce)
Individual

I certify that I know or have satisfactory evidence that _____ is/are the person(s) who appeared before me, and that said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Or

Representative

I certify that I know or have satisfactory evidence that _____ is/are the person(s) who appeared before me, and that said person(s) acknowledged that he/she/they signed this

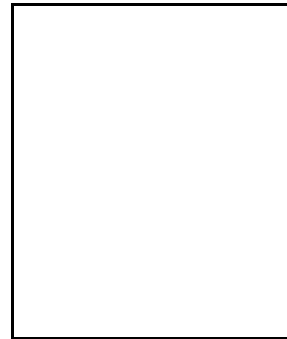
instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 20_____.

Signature

Print Name

Title



My Appointment Expires: _____