

P23-115

PIERCE PLAT – P23-XXX
PROJECT NARRATIVE



OVERVIEW:

The purpose of this application is to subdivide 18.170 assessed acres into 53 lots, 1 access tract, and 2 open space tracts. The subject property is located within the Residential Suburban (R-S), Airport Overlay Zone 6 of the City of Ellensburg at current City of Ellensburg address 2904 North Airport Road, Ellensburg, WA; Kittitas County Tax Parcel/Map No's. 136233/18-18-25020-0006 and 959777/18-18-25050-0021; in the SW ¼ of the NW ¼ of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, WA.

UTILITIES:

The project's proposed water supply will be provided by the City of Ellensburg and the proposed sewer will be provided by the City of Ellensburg. As part of the project, Parcel Number 296233 will decommission the existing well and on-site septic area and convert to City of Ellensburg water and sewer.

OPEN SPACE AGREEMENT:

The lots as depicted and described herein each have a permanent, dedicated open space area as shown on the face of the plat. The open space is for the general use of all lots associated with this plat for active and/or passive recreational use and is to be maintained by the owners of all lots included in the plat. This agreement shall be a covenant running with the land and shall be binding upon all parties, their heirs, and assigns forever.

STORM DRAINAGE EASEMENT AGREEMENT:

The storm drainage easements are hereby granted to the lot owners who would benefit from its use of the facilities within said easement.

TRAIL EASEMENT:

The lots, as depicted and described herein, each have a permanent, dedicated trail easement, as shown on the face of the plat. The trail easement is for the general use of all lots associated with this plat for active and/or passive recreational use and is to be maintained by the owners of all lots associated with this plat. This agreement shall be a covenant running with the land and shall be binding upon all parties, their heirs, and assigns forever.