Department of Community Development
152 W Cedar Street
Sequim, WA 98382
(360) 683-4908
www.sequimwa.gov

APPLICATION FOR A MAJOR/MINOR PLAT ALTERATION

For Department Use Only:

Application Number: _____

Associated Applications: _____

_____

_____

Date:

APPLICANT INFORMATION

Owner's Name: Maliandra Apartments LLC (Brody Broker) & Paragon Residential Real Estate LLC (Matthew Niemeyer)

Owner's E-mail Address: brody@brodybroker.com; msnniemeyer@gmail.com

Owner's Mailing Address: 36 Gold Dust Lane, Sequim, WA 98382; 138 Polly Place, Sequim, WA 98382

Owner's Telephone: 360-461-7052; 360-808-7002 Business Telephone: _____

Representative's Name: Zenovic & Associates, Inc. (Tracy Gudgel)

Representative's E-mail Address: Tracy@zenovic.net

Representative's Mailing Address: 301 East 6th Street Suite 1, Port Angeles, WA 98362

Representative's Telephone: 360-417-0501

Are there any critical areas; such as wetlands, critical wildlife habitat, steep slopes (greater than 15%), frequently flooded areas, irrigation ditches, streams and stream corridors? ☒ No ☐ Yes

If yes, attach the appropriate environmental analysis.

This Major/Minor Plat Alteration is for? ☒ Residential Development ☐ Commercial Development
☐ Mixed-Use Development

Please provide the existing Address, Legal Description and/or Parcel Number(s)?
Use and attach additional pages if necessary. Lots 5-15 of Heckman Subdivision as recorded in Volume 14 of Plats, Page 77 Records of Clallam County

Major/Minor Plat Alteration
Application Submittal Requirements Checklist

******It is the responsibility of the applicant to ensure that all submittal requirements listed below are turned in as part of this application. Incomplete applications will not be accepted by the City of Sequim Department of Community Development. ******

[Major and Minor Plat Alterations shall concurrently amend the applicable underlying land use application (ie: Final Major Subdivisions, Final Minor Subdivisions & Final Binding Site Plans).

☒ A Pre-Application meeting shall take place prior to formal submittal of the Major/Minor Plat Alteration and the accompanying application. Projects involving construction of public infrastructure (streets, utilities, etc.) require Developer's ExtensionAgreement.

☒ A complete Plat Alteration map and the accompanying application with all required studies and submittal materials and fees.

☒ ***Environmental (SEPA) Checklist. Applicant requests that the original SEPA for the subdivision decision be adopted for this alteration as there are no material differences in the development nature or intensity.

☒ Title Report or other proof of ownership.

☒ Critical Areas special studies where required by the Critical Areas Ordinance (SMC 18.70 &18.80).

☒ Preliminary Stormwater Drainage Plans, prepared consistent with the requirements of SMC Title 13.

☒ Estimated quantities of fill exported and imported to the site.

☒ Location of streams, irrigation ditches, drainage ditches, wetlands, ponds, floodways or other water courses on or within 200′of the proposed project.

☒ Location, extent and type of wooded areas and all trees greater than eight inches in diameter, or identified as species of local significance.

☒ Adjacent property owners' list for all properties located within a 300′radius obtained for Clallam County assessor's office.

☒ A scaled vicinity map showing the subject property in reference to surrounding properties, streets, subdivisions, municipal boundaries, identified critical areas within 500′of the subject property, and including a north arrow.

☒ Copies of any existing and/or proposed deed restrictions or covenants.

☒ Draft maintenance agreements and proposed management entities responsible for tax payments and maintenance of common facilities (such as roads, stormwater facilities, open spaces, trails, parks, etc).

☒ Preliminary utility plans, including provisions for water, sewer, underground power where appropriate, telecommunications, and solid waste disposal.

☒ Preliminary landscaping plans.

☒ For proposed replatting of existing subdivisions: the lots, blocks, streets, etc. of the original plat shown with dotted lines in the proper positions in relation to the new arrangement of the plat, the new plat being clearly shown in solid lines to avoid ambiguity.

☒ Any additional materials, as determined by the department during the required pre-application meeting, to be necessary to fully evaluate the application.

☒ A description of how parking requirements will be met.

☒ Preliminary road plans including plan, sections, and profiles.

☒ Preliminary phasing plan, if proposed.

☒ **18" x 24" or larger map prepared by a Washington State licensed and registered land surveyor,drawn at a horizontal scale of 50-feet or fewer to the inch depicting the following items:**

☒ The name of the project, with current date, scale and north arrow.

☒ Legal Description of the entire parcel.

☒ Boundary lines, right-of-way for streets, easements and property lines of lots.

☒ Location of all open spaces, lot acreage and dimensions and lot numbers.

☒ Location of all utilities and other improvements, with accurate bearings, dimensions of angles and arcs, and all curve data describing the location of improvements.

☒ Street (right-of-way) widths with names and private and/or public easements, their dimensions and their purpose.

☒ After all appropriate processes identified in code are complete for preliminary approval, the applicant shall submit a Final Major Plat Alteration map or a Final Minor Plat Alteration map.

******The City of Sequim Department of Community Development may require additional information necessary for decision making purposes. ******

I certify that the above information is true and correct to the best of my knowledge and accept responsibility for all claims and damages which may be occasioned to any other land or persons by actions authorized by the City of Sequim in relation to this Major or Minor Plat Alteration.

***May not be required with permission of the Planning Director

Owner(s) _____ Date 06/21/2024

Representative(s) _____ Date _____

Digitally signed by Seth Rodman
DN: C=US, E=seth@zenovic.net, O=Zenovic & Associates Inc, CN=Seth Rodman
Date: 2024.06.21 14:56:49-07'00'

Revised: 12/30/2020