

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

## INTERVENING OWNERSHIP PERMIT APPLICATION

### 17.08.327 Intervening Ownership.

A parcel of land which is physically separated from a main tract by a public road or ownership by utility, including irrigation entities. Identification of intervening ownership shall be processed consistent with Kittitas County Code 17.60B Administrative Uses. (Ord. 2009-25, 2009; Ord. 2007-22, 2007)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.

### APPLICATION FEES:\*

63000 Kittitas County Community Development Services (KCCDS)

115.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

**\$875.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: 2/7/13

RECEIPT # 00016485

**PAID**

FFR 0 8 2013

DATE STAMP IN BOX

**CDS**

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 2-1-13

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Stan Wade  
Mailing Address: 1950 Mellergaard Rd.  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 925-2898  
Email Address: \_\_\_\_\_

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Chris Cruse  
Mailing Address: PO Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 962-8242  
Email Address: cruseandassoc@kvalley.com

3. **Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: Mellergaard Rd.  
City/State/ZIP: Ellensburg WA 98926

5. **Legal description of property (attach additional sheets as necessary):**

Portion of SE 1/4 of S16, T17N, R18E, WM. See attached

6. **Tax parcel number:** 17-18-16040-0025

7. **Property size:** 10.82 into 2.01  $\pm$  8.81 (acres)

8. **Land Use Information:**

Zoning: F&R Comp Plan Land Use Designation: Rural

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

~~Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.~~

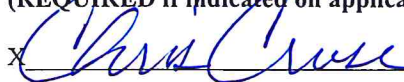
- ~~10. Describe how this proposal meets the criteria of 17.60B.050 for Administrative Uses.~~
- ~~11. Describe the development existing on the subject property and associated permits. List permit numbers if know. (i.e. building permits, access permits, subdivisions)~~
- ~~12. Name the road(s) or ingress/egress easements that provide legal access to the site.~~
- ~~13. An Accessory Dwelling Unit is allowed only when the following criteria are met. Please describe in detail how each criteria found in KCC 17.08.022 is met for this particular project:
  - ~~A. ADU's shall be allowed as a permitted use in an designated Urban Growth Areas~~
  - ~~B. ADU's shall be subject to obtaining an Administrative Use permit in areas outside Urban Growth Areas~~
  - ~~C. There is only one ADU on the lot.~~
  - ~~D. The owner of the property resides in or will reside in either the primary residence or the ADU.~~
  - ~~E. The ADU does not exceed the square footage of the habitable area of primary residence.~~
  - ~~F. The ADU is designed to maintain the appearance of the primary residence.~~
  - ~~G. The ADU meets all the setback requirements for the zone in which the use is located.~~
  - ~~H. The ADU has or will meet the applicable health department standards for potable water and sewage disposal.~~
  - ~~I. Nonmobile homes or recreational vehicles shall be allowed as an ADU.~~
  - ~~J. The ADU has or will provide additional off-street parking.~~
  - ~~K. The ADU is not located on a lot in which a Special Care Dwelling or an Accessory Living Quarter already exists.~~~~

**AUTHORIZATION**

- 14. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

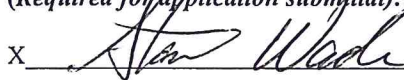
Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X 

Date:

2/8/2013

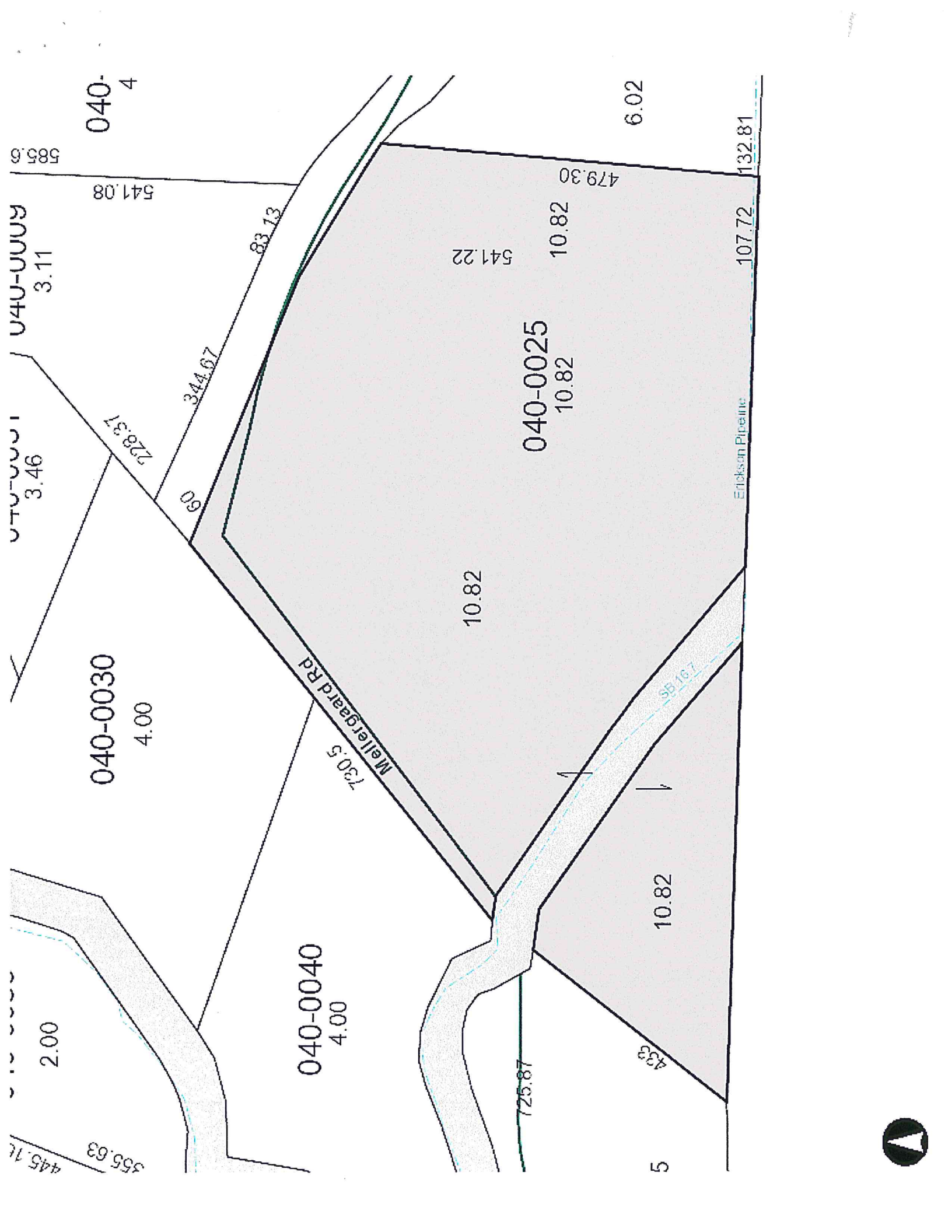
Signature of Land Owner of Record  
(Required for application submittal):

X 

Date:

2/8/2013





Existing

**EXHIBIT A**

That portion of the South half of the Southeast quarter of the Section 16, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:

Beginning at the Southeast corner of said subdivision;  
Thence North 90°00'00" West along the South Section line a distance of 833.82 feet to the true point of beginning;  
Thence North 90°00'00" West along the South Section line a distance of 932.58 feet;  
Thence North 22°38'56" East 297.39 feet to the Southwesterly right of way of the Kittitas Reclamation District;  
Thence North 50°20'26" East 581.84 feet;  
Thence South 73°45'00" East 377.18 feet;  
Thence South 0°51'00" East 540.31 feet to the true point of beginning  
EXCEPT the right of way of the Kittitas Reclamation District and  
EXCEPT the East 1.18 feet thereof.

AND

That portion of the Southeast quarter of Section 16, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington described as follows:

A tract of land bounded by a line beginning at the Southeast corner of said section;  
Thence North 90°00'00" West along the Southerly boundary line of the Southeast quarter of said section a distance of 727.28 feet to the True point of beginning;  
Thence continuing North 90°00'00" West along the Southerly boundary line of the Southeast quarter of said section a distance of 107.72 feet;  
Thence North 00°51'00" West a distance of 541.22 feet;  
Thence Southeasterly along a 660.00 foot radius curve concave to the Southwest an arc distance of 131.46 feet, said chord being South 61°52'37" East a distance of 131.25 feet;  
Thence South 00°00'00" West a distance of 479.30 feet to the true point of beginning;



PROFESSIONAL LAND SURVEYORS

WADE INTERVENING OWNERSHIP DESCRIPTIONS

2/8/13

Northerly Parcel

That portion of the following described parcels which lies northeasterly of the northeasterly right of way of the Kittitas Reclamation District lateral:

That portion of the South Half of the Southeast Quarter of Section 16, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows: Beginning at the Southeast corner of said subdivision; thence North 90°00'00" West along the South Section line a distance of 833.82 feet to the true point of beginning; thence North 90°00'00" West along the South Section line a distance of 932.58 feet; thence North 22°38'56" East, 297.39 feet to the southwesterly right of way of the Kittitas Reclamation District; thence North 50°20'26" East, 581.84 feet; thence South 73°45'00" East, 377.18 feet; thence South 0°51'00" East, 540.31 feet to the true point of beginning;

EXCEPT the east 1.18 feet thereof.

AND

That portion of the Southeast Quarter of Section 16, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Southeast corner of said Section; thence North 90°00'00" West along the Southerly boundary line of the Southeast Quarter of said section a distance of 727.28 feet to the true point of beginning; thence continuing North 90°00'00" West along the Southerly boundary line of the Southeast Quarter of said section a distance of 107.72 feet; thence North 00°51'00" West a distance of 541.22 feet; thence Southeasterly along a 660.00 foot radius curve concave to the Southwest, an arc distance of 131.46 feet, said chord being South 61°52'37" East a distance of 131.25 feet; thence South 00°00'00" West a distance of 479.30 feet to the true point of beginning.







PROFESSIONAL LAND SURVEYORS

WADE INTERVENING OWNERSHIP DESCRIPTIONS (cont.)  
2/8/13

Southerly Parcel

That portion of the following described parcel which lies southwesterly of the southwesterly right of way of the Kittitas Reclamation District lateral:

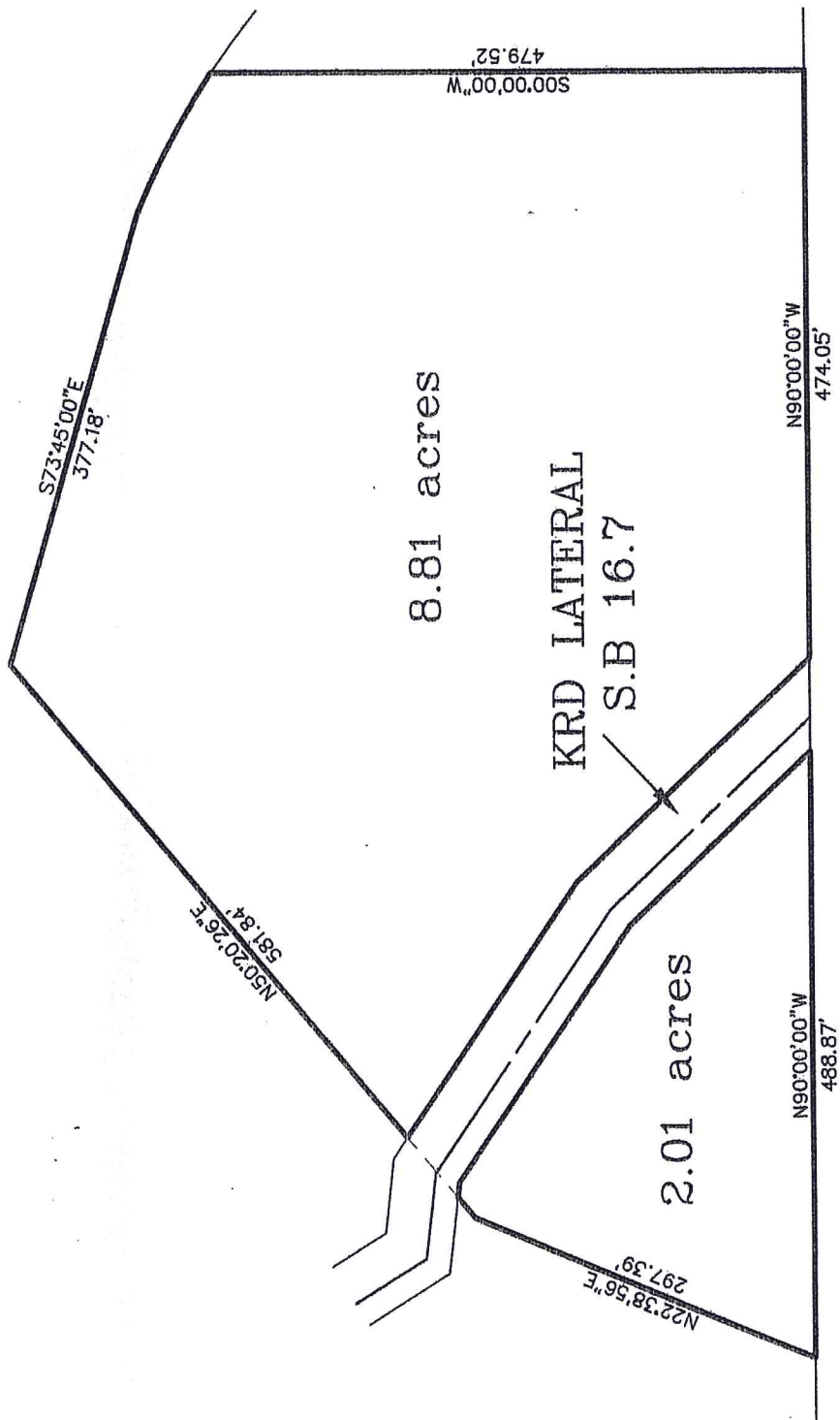
That portion of the South Half of the Southeast Quarter of Section 16, Township 17 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:  
Beginning at the Southeast corner of said subdivision; thence North 90°00'00" West along the South Section line a distance of 833.82 feet to the true point of beginning; thence North 90°00'00" West along the South Section line a distance of 932.58 feet; thence North 22°38'56" East, 297.39 feet to the southwesterly right of way of the Kittitas Reclamation District; thence North 50°20'26" East, 581.84 feet; thence South 73°45'00" East, 377.18 feet; thence South 0°51'00" East, 540.31 feet to the true point of beginning;

EXCEPT the east 1.18 feet thereof.

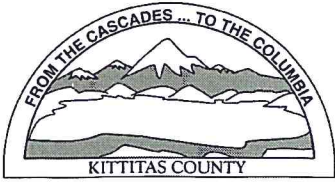
Cruse & Associates did no field work. These descriptions are based on deeds of record.



WADE PROPERTY  
TAX PCL NO 17-18-16040-0025







KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00016485**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 006410

**Date:** 2/8/2013

**Applicant:** STAN WADE

**Type:** check # 268

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-13-00002	ADMINISTRATIVE USE FEE	875.00
	Total:	875.00