

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

ROAD STANDARDS VARIANCE APPLICATION

Application must be received by the last day of the month to be included on the next month's agenda.

NON REFUNDABLE FEE - \$280.00

REQUIRED ATTACHMENTS:

- SUPPORTING DOCUMENTS
- AREA MAP

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

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

Name: Don Rinehart
Mailing Address: 480 Hungry Junction Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 899-2674
Email Address: _____

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

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. Contact person for application (select one): Owner of record Authorized agent

4. Street address of property: ± 800 Hungry Junction Rd.

6. Tax parcel number(s): 18-18-21020-0002

7. Nearest County road: Hungry Junction Rd.

411 North Ruby Street, Suite 1 TEL
Ellensburg, WA 98926 FAX

(509) 962-7523
(509) 962-7663

Last Revised on November 21, 2011

8. Property served by a County road? Yes No If no, which road(s): _____

9. Plat or project name: Rinehart BL-13-00006

10. Narrative project description:

BLA to acquire adjoining property for irrigation circle

11. Provision of road standards for which this variance is requested and the way in which you wish to vary from the standards:

KCC 12.05.030(2) - 300' access spacing.

12. Reason for the variance request:

Shared access with adjoiner at 750 Hungry Junction Rd failed for 3 reasons:

- 1) Safety concerns with AG traffic through his barnyard
- 2) Adjusting shared access to West could not meet sight distance requirements due to hill.
- 3) Adjusting shared access to East would not work with house & barn door locations

13. 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.

14. Are there any other pending applications or issues associated with this property?

Yes No If yes, describe: _____

Signature of Authorized Agent:

X *Chris Chase*

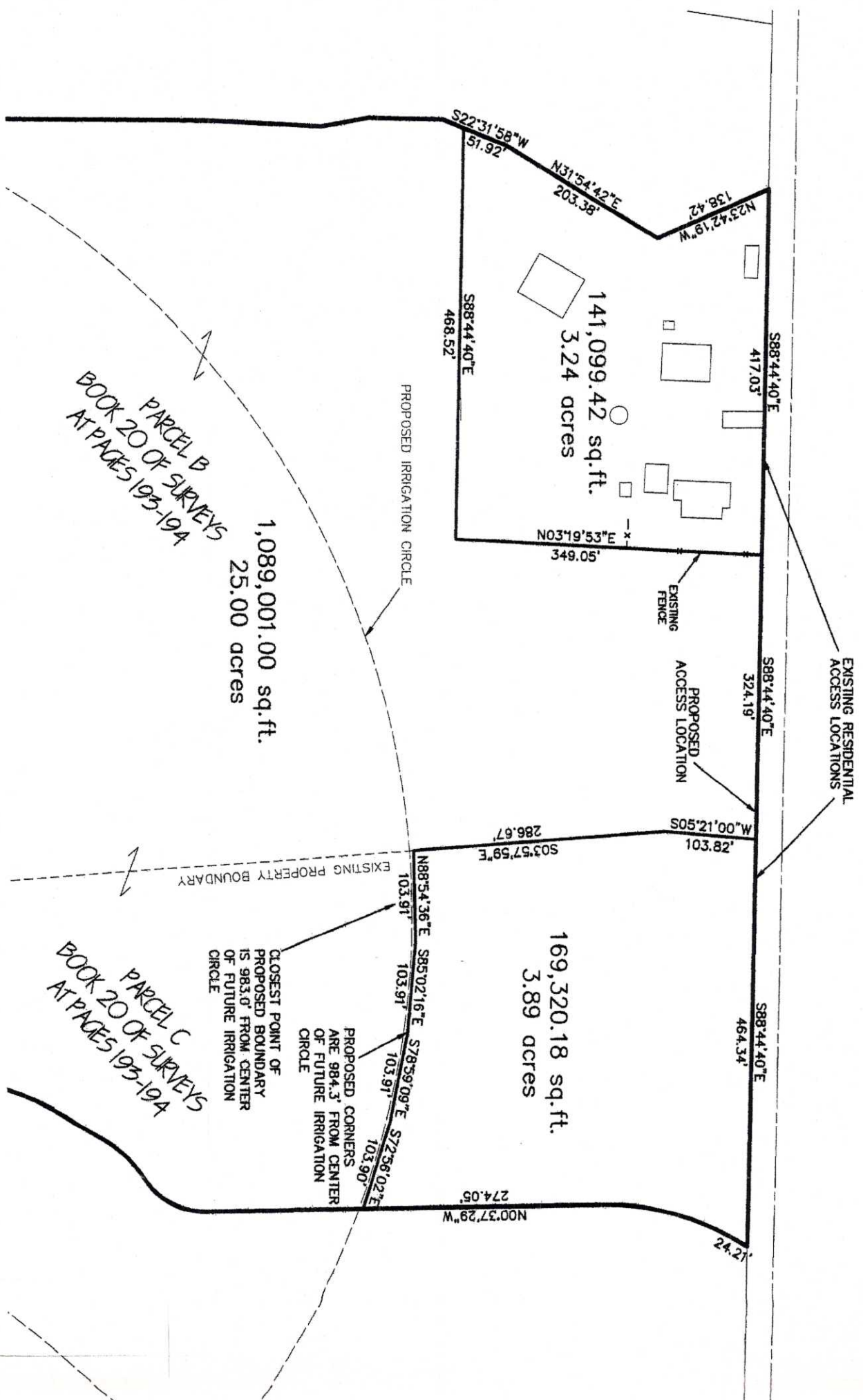
Date:

8/6/2013

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

X _____

Date:



PARCEL B
 BOOK 20 OF SURVEYS
 AT PAGES 193-194

1,089,001.00 sq.ft.
 25.00 acres

141,099.42 sq.ft.
 3.24 acres

PARCEL C
 BOOK 20 OF SURVEYS
 AT PAGES 193-194

169,320.18 sq.ft.
 3.89 acres

CLOSEST POINT OF
 PROPOSED BOUNDARY
 IS 983.0' FROM CENTER
 OF FUTURE IRRIGATION
 CIRCLE

PROPOSED CORNERS
 ARE 984.3' FROM CENTER
 OF FUTURE IRRIGATION
 CIRCLE

PROPOSED IRRIGATION CIRCLE

EXISTING FENCE

PROPOSED ACCESS LOCATION

EXISTING RESIDENTIAL ACCESS LOCATIONS

S22°31'58"W 51.92'
 N31°54'42"E 203.38'
 N23°42'19"W 138.42'

S88°44'40"E 468.52'

S88°44'40"E 417.03'

N03°19'53"E 349.05'

S88°44'40"E 324.19'

W 00°12'50"S 286.67'

EXISTING PROPERTY BOUNDARY

103.91'

N88°54'36"E 103.91'

103.91'

S85°02'16"E 103.91'

103.91'

S78°59'09"E 103.91'

103.91'

S72°36'02"E 103.90'

103.90'

N00°37'29"W 274.05'

S88°44'40"E 464.34'

24.21'

Existing access
750 Hungry Junction

5400'

Proposed access point
Remove last section
of irrigation pipe
for field access
when needed.

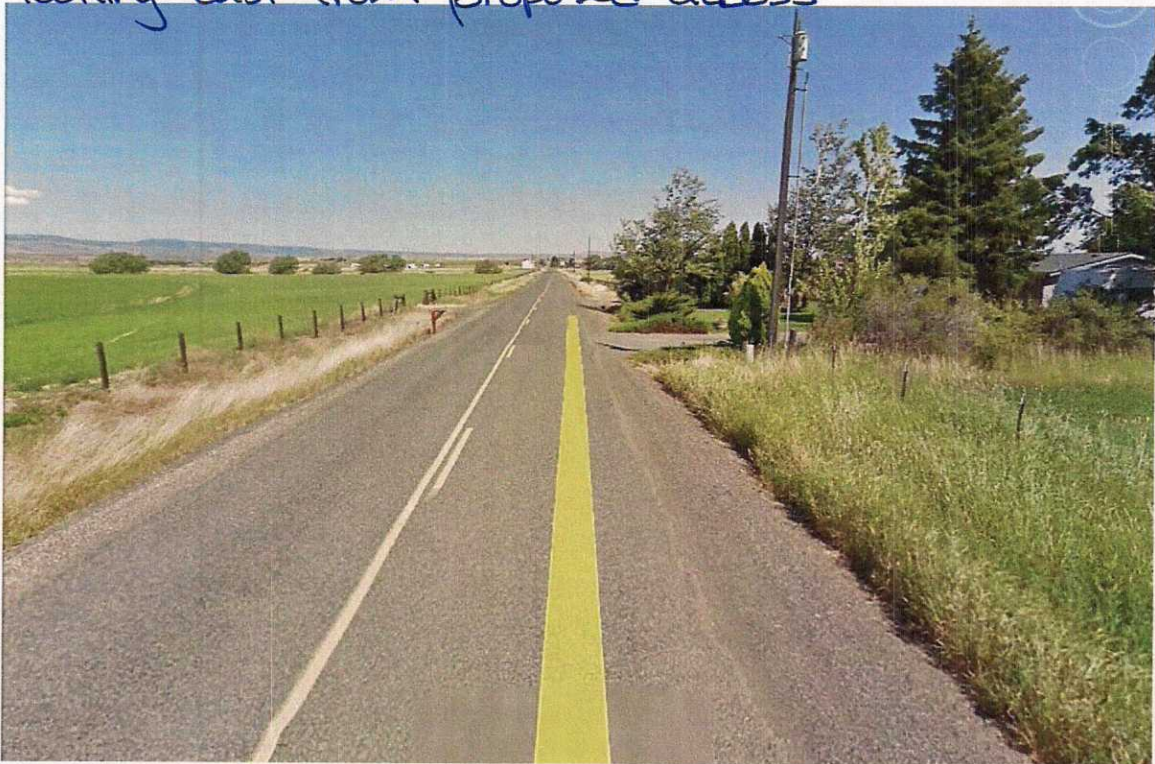
160'

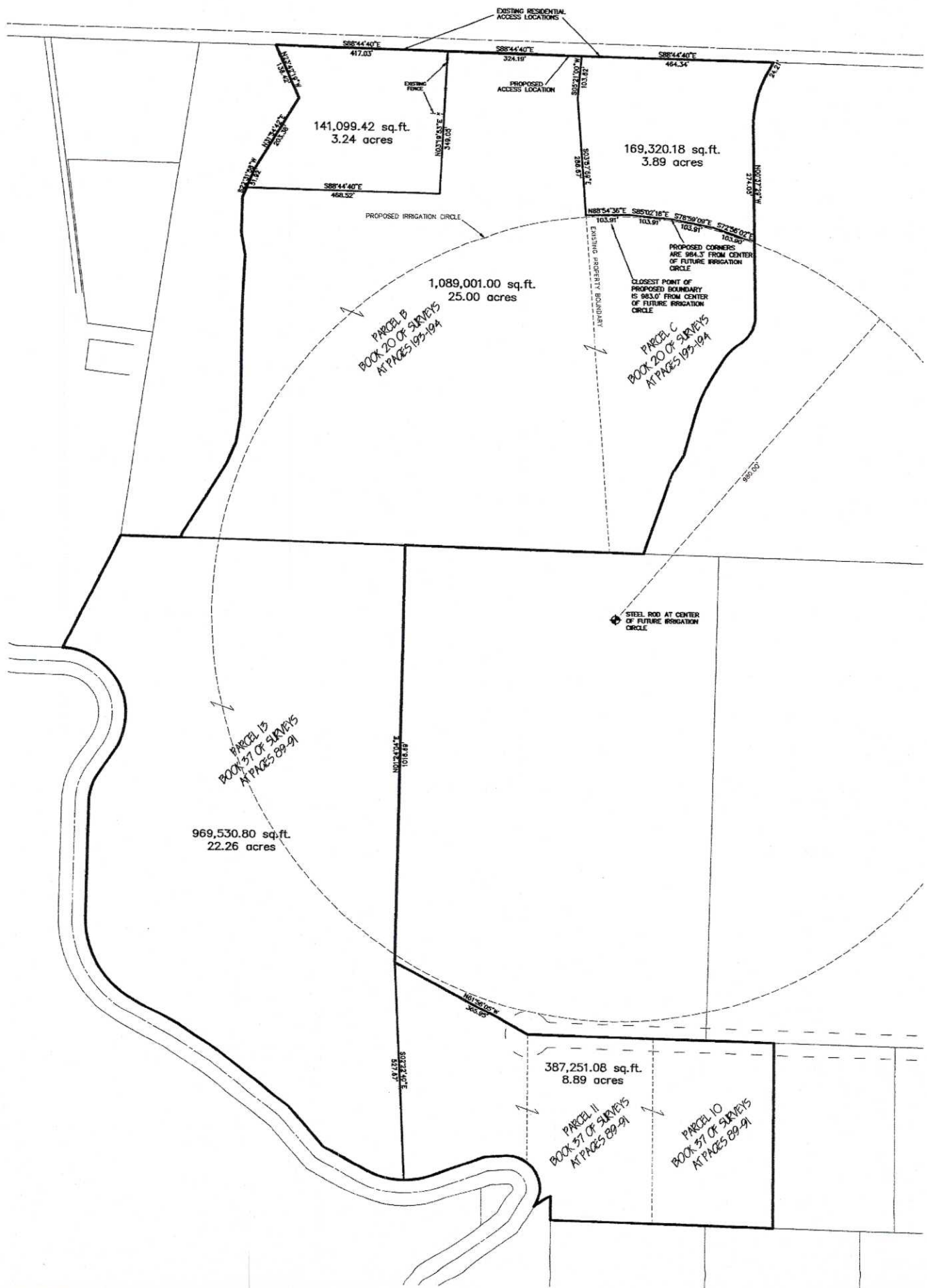
Existing access
890 Hungry Junction

looking west from proposed access



looking east from proposed access





141,099.42 sq.ft.
3.24 acres

169,320.18 sq.ft.
3.89 acres

1,089,001.00 sq.ft.
25.00 acres

969,530.80 sq.ft.
22.26 acres

387,251.08 sq.ft.
8.89 acres

PARCEL B
BOOK 37 OF SURVEYS
AT PAGES 193-194

PARCEL C
BOOK 37 OF SURVEYS
AT PAGES 193-194

PARCEL D
BOOK 37 OF SURVEYS
AT PAGES 89-91

PARCEL E
BOOK 37 OF SURVEYS
AT PAGES 89-91

PARCEL F
BOOK 37 OF SURVEYS
AT PAGES 89-91

EXISTING RESIDENTIAL
ACCESS LOCATIONS

PROPOSED IRRIGATION CIRCLE

EXISTING PROPERTY BOUNDARY
CLOSEST POINT OF
PROPOSED BOUNDARY
IS 983.0' FROM CENTER
OF FUTURE IRRIGATION
CIRCLE

STEEL ROD AT CENTER
OF FUTURE IRRIGATION
CIRCLE

S88°44'40"E
417.03'

S88°44'40"E
324.19'

S88°44'40"E
464.34'

N13°34'24"E
134.24'

N03°24'52"E
348.00'

S88°44'40"E
468.52'

S88°44'40"E
308.67'

S88°44'40"E
303.18'

N00°17'28"E
374.00'

N88°54'36"E
103.91'

S85°02'16"E
103.91'

S76°39'01"E
103.91'

S72°26'07"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

N03°00'00"E
103.91'

S85°00'

N04°18'42"E
101.88'

S87°24'07"E
537.87'

N04°18'42"E
263.60'