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MAY 22 2007

Kittitas County
Department of Public Works

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

VARIANCE REQUEST

To be completed by applicant

Name: Chris Cruse

Date of application: _____

Developer Agent for Developer

Address: PO Box 959

Ellensburg WA 98926

Daytime phone: 9162-8242

Associated Project/Development: Segregation of Tax Parcel 17-19-32030-0007 (4716 Acres)

Request (be specific): Variance from Kitsap Private Road Code 12.12.010. Grade and Width cannot meet code due to DOT's tunnels under I-82.

Reason for request: Currently paved access road serves 27 parcels and would like to create 1 new parcel 28 total. DOT granted an easement for access but limits it to one lane of travel. DOT will not allow any construction to enlarge the tunnels.

List of supporting documents attached: DOT letter, Ass map, Survey map of Tozer property, Photo of ECP Concrete truck in tunnel

Attach map.

Chris Cruse
Signature of applicant



**Washington State
Department of Transportation**
Douglas B. MacDonald
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

509-577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

April 16, 2002

Shane Jump
Reecer Creek Excavation
1710 W. Cascade Way
Ellensburg, WA 98926

Subject: Preliminary Tozer development proposal, I-82

Dear Mr. Jump,

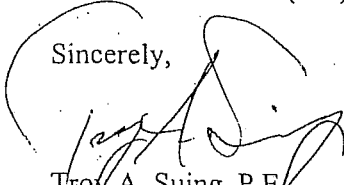
Per your request, we have reviewed the pertinent documents regarding the access issue and permitted use of the pipe arches that serve the Tozer parcel. We have the following comments:

- The warranty deed (attached) dated July 25, 1969, between the Tozer's and the State of Washington reserved for themselves, their heirs, successors or assigns, the right of reasonable access to the CR line connection. No direct access to I-82 will be allowed.
- Travel is restricted to a single lane due to the narrow width of the arches.
- The current right-of-way plan sheet titled SR 82: JCT. SR 90 to Scorpion Coulee sheet 7 of 18 (attached) includes the following;
 - A note that traffic movement will be permitted through the pipe arches on the CR line.
 - That portion of the County road (Tozer Road) on the north side of Interstate 82 was conveyed to Kittitas County in 1972.
 - The Kittitas Reclamation District was conveyed that portion of the DR line on the north side of the Interstate and that portion of the CR line on the south side of the Interstate and therefore, have legal access through the arches.

Should the property owner proceed with dividing the land into three acre parcels (or other similar land use action), access will be provided through the pipe arches. The department's primary concerns for this increased use is to ensure the safety of the motorists on the interstate, and to preserve the structural integrity of the pipe arches. The proponent can anticipate we will require adequate fencing be installed along the CR line within WSDOT right-of-way. Any proposed alterations to the pipe arches, including attachments to the arches, will require design review and approval by our Bridge and Structures division.

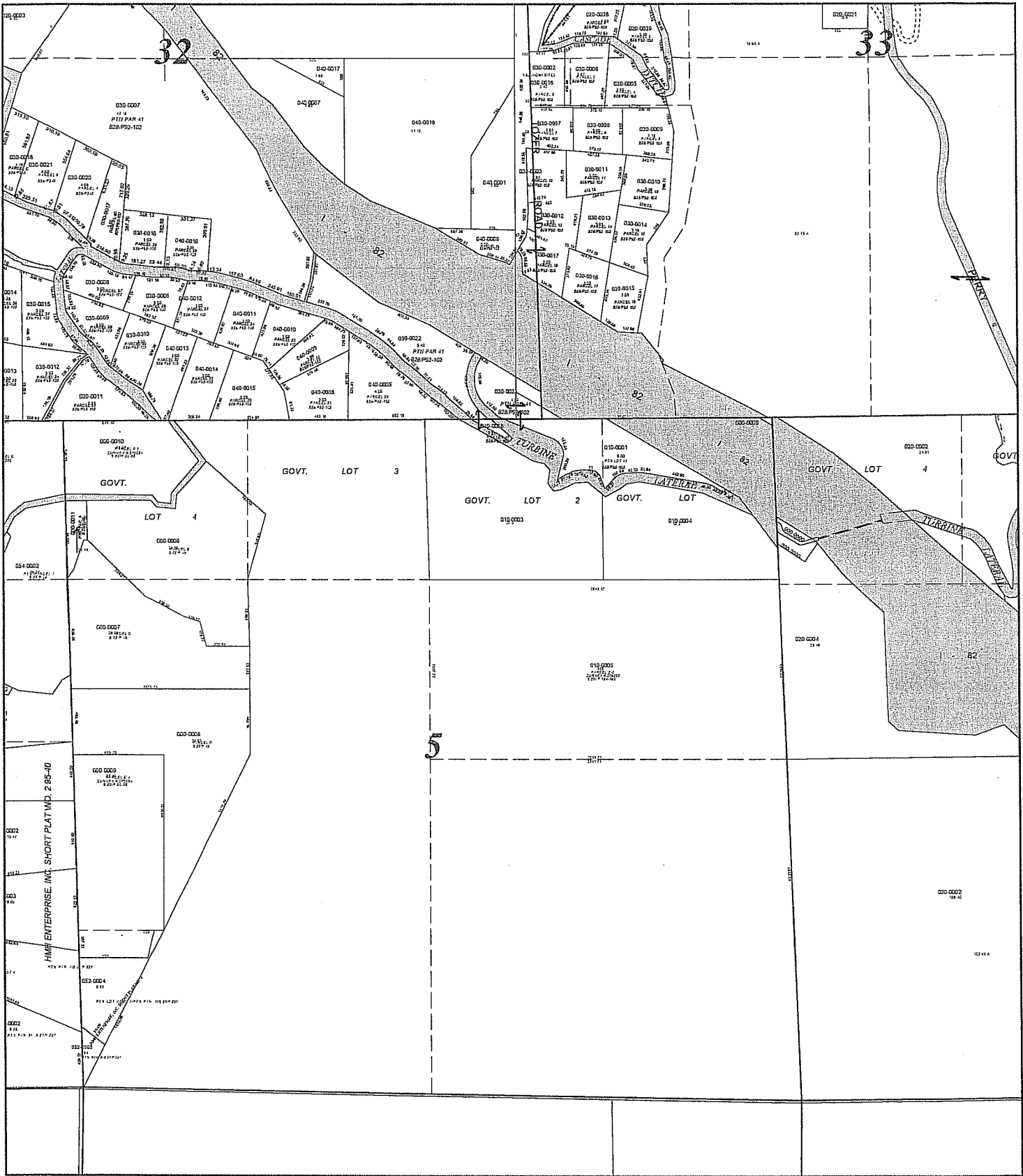
We hope this clarifies the access issues you have requested. If you have any questions, feel free to contact Rick Holmstrom at (509) 577-1633.

Sincerely,



Troy A. Suing, P.E.
Regional Planning Engineer

TAS: rh
p:\planning\devrev\sr90\kittco_tozerlp.doc



Township: 17 Range: 19 Section: 32

ParcelView 4.0.1

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 4/19/2007 4:25:03 AM

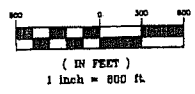


Scale: 1 inch = 1002 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessor's Office does not warrant its accuracy.

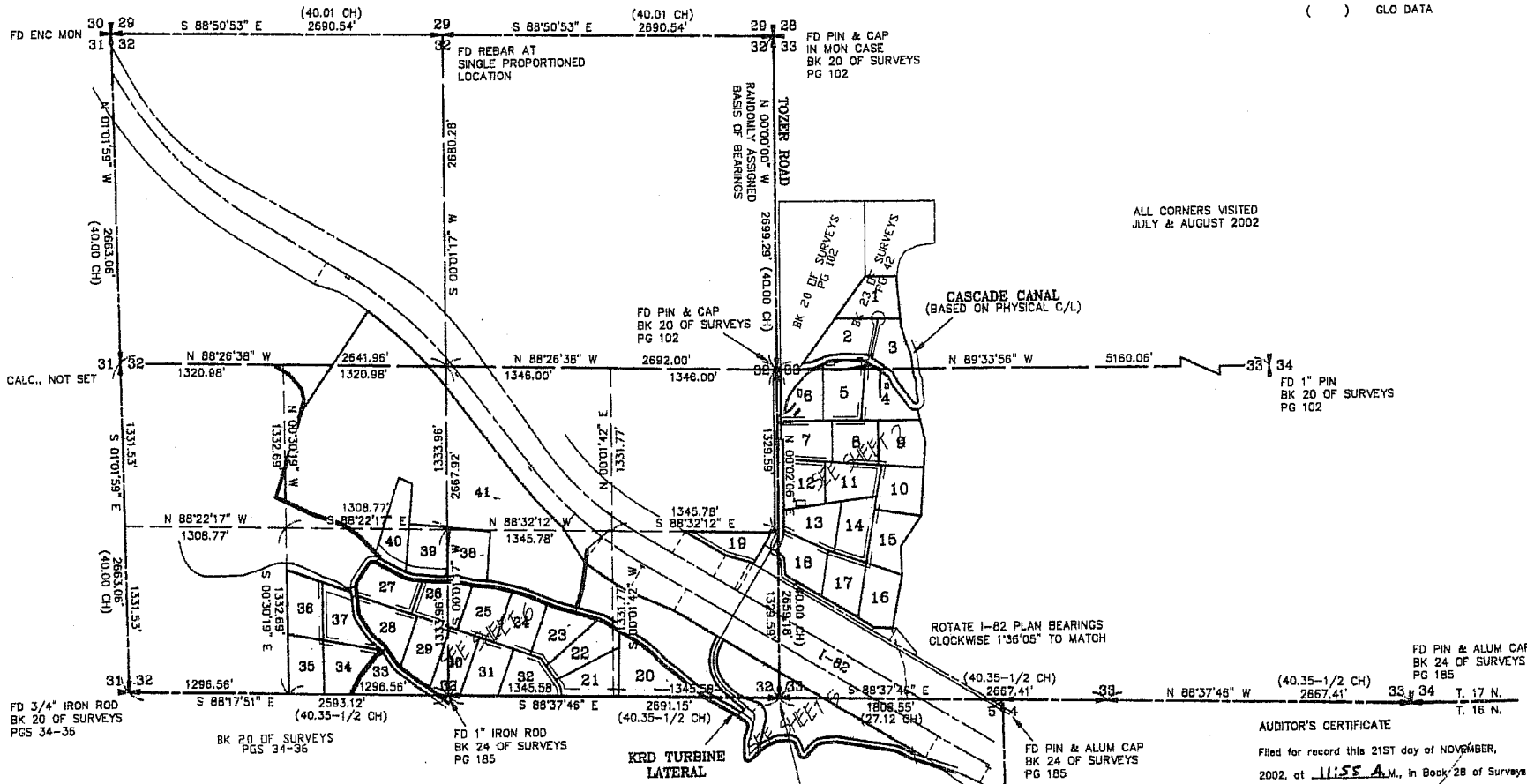
PART OF SECTIONS 32 & 33, T. 17 N., R. 19 E., W.M., AND OF SECTION 5, T. 16 N., R. 19 E., W.M.

GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- GLO DATA



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DAVID TOZER and DERWARD TOZER in JULY of 2002.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078

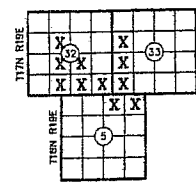
NOVEMBER 21, 2002
 DATE



AUDITOR'S CERTIFICATE

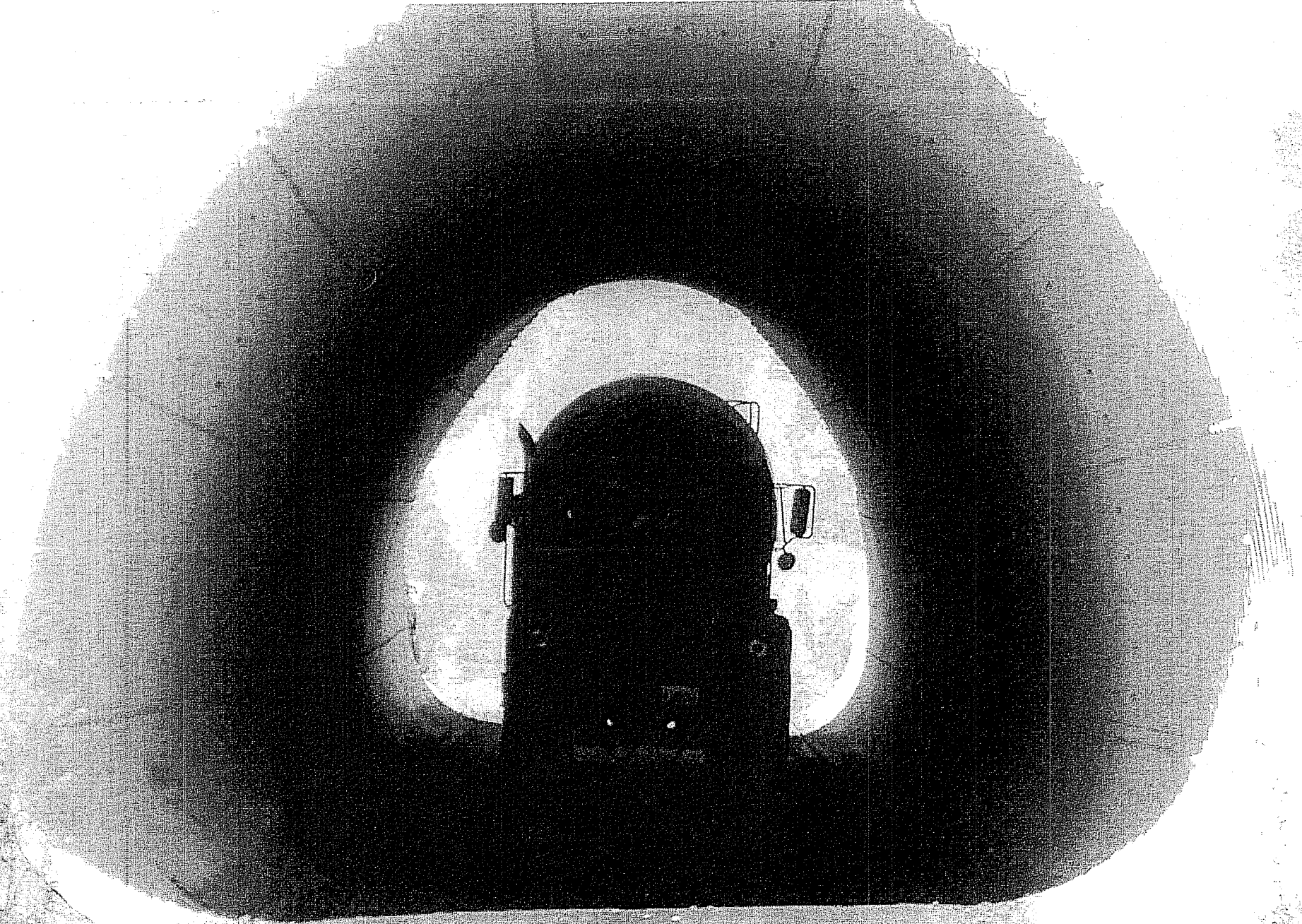
Filed for record this 21ST day of NOVEMBER, 2002, at 11:55 A.M., in Book 28 of Surveys at page(s) 92 at the request of Cruse & Associates.

DAVID B. BOWEN
 KITTITAS COUNTY AUDITOR

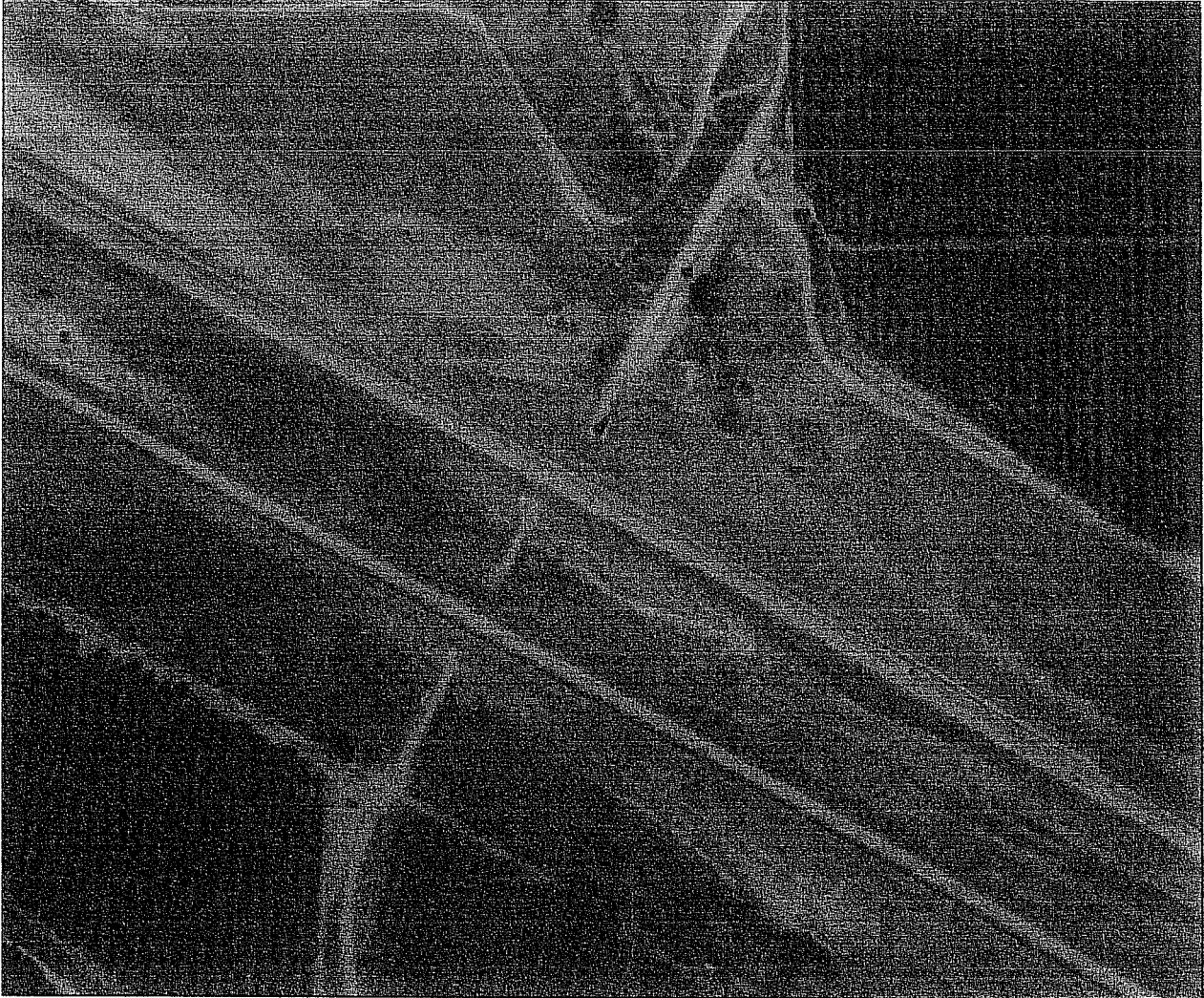


CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 982-8242

TOZER PROPERTY



Kittitas County Mapsifter



Terrascan, Inc.



EXTREME OVERPASS

TERRACE RD

ORCHARD RD FORGETTARD

31

32

SUBJECT
4154
PLOT 4444

FORGETTARD

RIVER TERRACE

SP-821

SP-821

SP-821

SP-821

SP-821

WOODSIDE

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