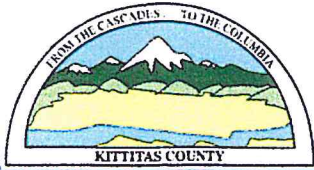


SP-15-00001



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"

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

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

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)


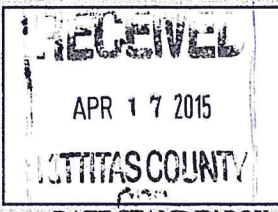
- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$720.00 Kittitas County Community Development Services (KCCDS)
 \$220.00 Kittitas County Department of Public Works
 \$130.00 Kittitas County Fire Marshal
 \$570.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

\$1,640.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 4/17/15	RECEIPT # 25060	
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

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: Teaway Ridge LLC

Mailing Address: PO Box 808

City/State/ZIP: Cle Elum Wa 98922

Day Time Phone: _____

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: Terra Design Group Inc./ Chad Bala

Mailing Address: PO Box 686

City/State/ZIP: Cle Elum WA 98922

Day Time Phone: 509-607-0617

Email Address: bala.ce@gmail.com, cbala@terradesigngroup.net

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: See conditional use permit

City/State/ZIP: _____

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

See Conditional Use Permit submittal

6. Tax parcel number(s): 19-16-04020-0002 & 19-16-04050-0401

7. Property size: 86.58 (acres)

8. Land Use Information:

Zoning: F+R + Rural-5 Comp Plan Land Use Designation: Rural Working

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **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. *SEE Project Description*
- 10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. *No*
- 11. **What County maintained road(s) will the development be accessing from?** *NONE*

AUTHORIZATION

- 12. 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 *Chad Bell*

Date:

4-16-15

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

X *[Signature]*

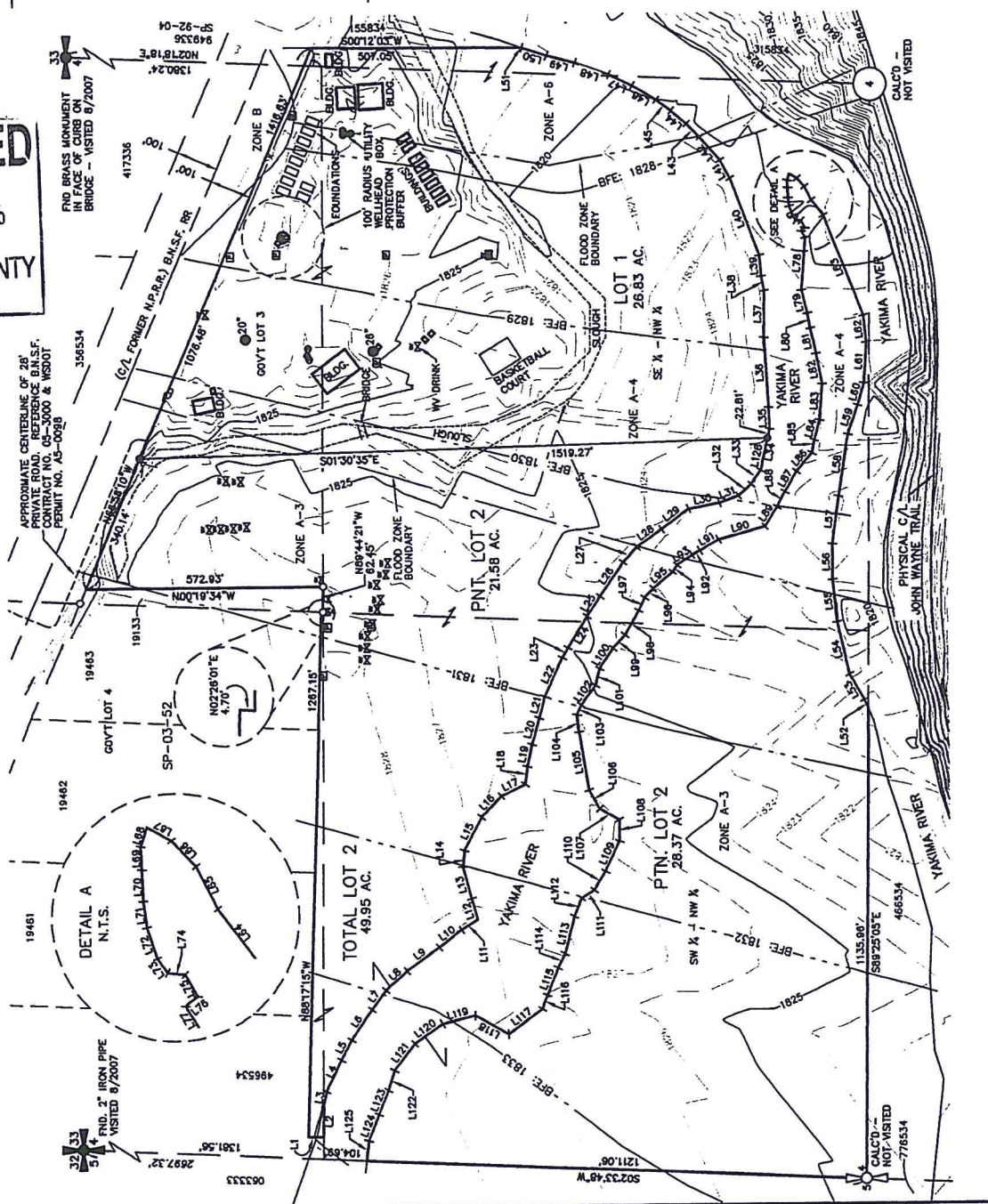
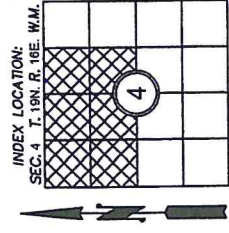
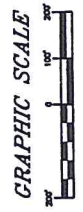
Date:

4-16-15

RECEIVED
 APR 17 2015
 KITTITAS COUNTY
 CDS

YAKIMA RIVER SHORT PLAT - SP 15-XXXXX
 A PORTION OF THE NORTH 1/2 OF SECTION 4,
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - FND REPAIR & CAP
 - SET 1/2" IRON ROD & CAP
 - LS# 45503 (TO BE SET)
 - PINE TREE
 - POWER VAULT
 - MANHOLE (SANITARY)
 - WATER VALVE
 - POWER POLE
 - WELL
 - CENTER OF SECTION
 - FENCE LINE



YAKIMA RIVER SHORT PLAT
 PREPARED FOR
 TEANAWAY RIDGE LLC
 A PORTION OF THE NORTH 1/2 OF SECTION 4,
 TOWNSHIP 19N., RANGE 16E., W.M.

KITTITAS COUNTY	DATE	JOB NO.
DWN BY	04/2015	07176-1
G. WEISER	SCALE	SHEET
CHKD BY	1"=200'	1 OF 2
D. PIERCE		

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0350 • Fax: (425) 391-1055

Eastern Washington Division
 407 Stillwater Blvd. • Cle Elum, WA 99022 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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 TEANAWAY RIDGE LLC

IN _____ 2015

DUSTIN L. PIERCE _____ DATE _____

CERTIFICATE NO. 45503.7

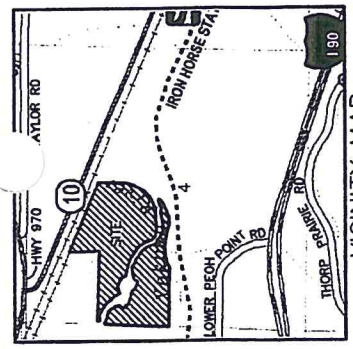
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ W.

IN BOOK _____ AT PAGE _____ AT THE REQUEST OF _____

SURVEYOR'S NAME _____ DATE _____

ERIALD V. PETTIT _____ Deputy County Auditor



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY ENGINEER

COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE "YAKIMA RIVER" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS ARE SUITABLE FOR THE PROPOSED MEANS OF SEWAGE DISPOSAL FOR THIS SITE, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE ADVISED TO MAKE THEIR OWN INVESTIGATIONS AND OBTAIN NECESSARY PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

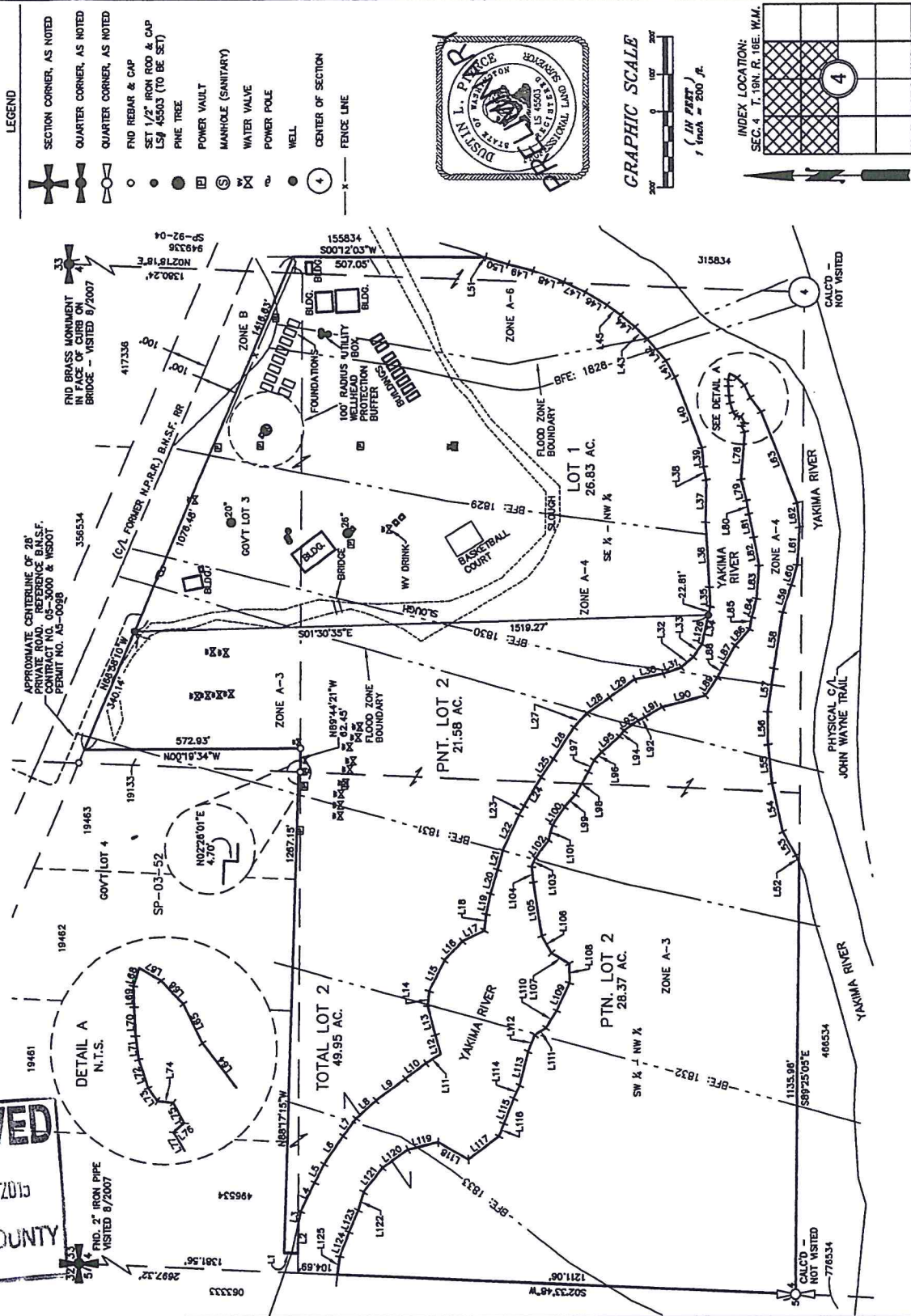
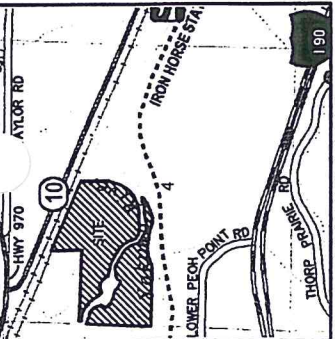
DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY TREASURER

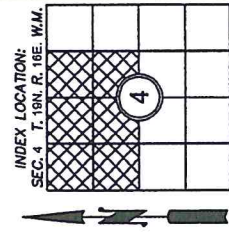
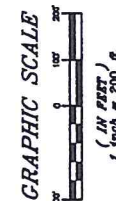
ORIGINAL TAX LOT NO. 19-16-04020-0002 (346534) & 19-16-04050-0401 (19132)

YAKIMA RIVER SHORT PLAT - SP 15-XXXXX
 A PORTION OF THE NORTH 1/2 OF SECTION 4,
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

RECEIVED
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- LEGEND**
- SECTION CORNER, AS NOTED
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 - FIND REBAR & CAP
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 - POWER POLE
 - WELL
 - CENTER OF SECTION
 - FENCE LINE



YAKIMA RIVER SHORT PLAT
 PREPARED FOR
 TEMAWAY RIDGE LLC
 A PORTION OF THE NORTH 1/2 OF SECTION 4,
 TOWNSHIP 19N., RANGE 16E., W.M.

KITTITAS COUNTY	DATE	JOB NO.
DWN BY	04/2015	07176-1
CHKD BY	SCALE	SHEET
D. PIERCE	1"=200'	1 OF 2

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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 TEMAWAY RIDGE LLC IN APRIL 2015.

DUSTIN L. PIERCE _____ DATE _____
 CERTIFICATE NO. 45503

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF APRIL 2015 AT THE REQUEST OF SURVEYOR'S NAME DUSTIN L. PIERCE COUNTY Auditor STANLEY V. PETTIT

DEPUTY COUNTY Auditor _____

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY ENGINEER _____

COUNTY PLANNING OFFICIAL
 I HEREBY CERTIFY THAT THE "YAKIMA RIVER" SHORT PLAT TO HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY PLANNING OFFICIAL _____

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEASURE UNTIL SEWER MAINS ARE INSTALLED. THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND INTEREST DUE FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY TREASURER _____

ORIGINAL TAX LOT NO. 19-16-04620-0002 (346534) & 19-16-04650-0401 (191532)

