

**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

LL-08-00004

**LARGE LOT APPLICATION**

("Large lot subdivision" means any subdivision of land into two or more lots or parcels the smallest of which is twenty (20) acres or greater.)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, then please include the mailing address of the association.

**OPTIONAL ATTACHMENTS**

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

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

**APPLICATION FEES:**

\$190 plus \$10 per lot for Public Works Department;  
\$380 plus \$75 per hour over 4 hrs. for Environmental Health Department;  
\$450 for Community Development Services  
(One check made payable to KCCDS)

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY  
(CDS STAFF SIGNATURE)

X *Jaworski*

DATE:

4.4.08

RECEIPT #

0415



NOTES: \_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: CABIN MOUNTAIN LLC  
Mailing Address: 5814 FRANCES AVE NE  
City/State/ZIP: TACOMA WA 98422  
Day Time Phone: (509) 656-2460 VIC MONAHAN (HOME)  
Email Address: (509) 674-9006 VIC MONAHAN (CELL)

2. **Name, mailing address and day phone of authorized agent** (if different from land owner of record):  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

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

3. **Street address of property:**

Address: NO SITUS PER ASSESSOR'S RECORDS  
City/State/ZIP: \_\_\_\_\_

4. **Legal description of property:**

PARCEL 3 OF SURVEY BOOK 34, PAGES 221 & 222, RECORDED UNDER KITTITAS COUNTY AUDITOR'S NUMBER 200802260022. A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

5. **Tax parcel number(s):** 20-13-14000-0001 (121834)

6. **Property size:** 160.30 (acres)

7. **Narrative project description:** Please include 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 (be specific, attach additional sheets as necessary):

LARGE LOT SUBDIVISION CONTAINING 8 LOTS CONSISTING OF 20+ ACRES.  
WATER: INDIVIDUAL WELLS  
SEWER: SEPTIC/DRAINFIELDS  
ZONE: FOREST AND RANGE

8. **Are Forest Service roads/easements involved with accessing your development?**  
Yes  No  (Circle) If yes, explain:

9. What County maintained road(s) will the development be accessing from?  
CABIN CREEK ROAD

10. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.**

Signature of Authorized Agent:  
**REQUIRED if indicated on application**

Date:

X \_\_\_\_\_

\_\_\_\_\_

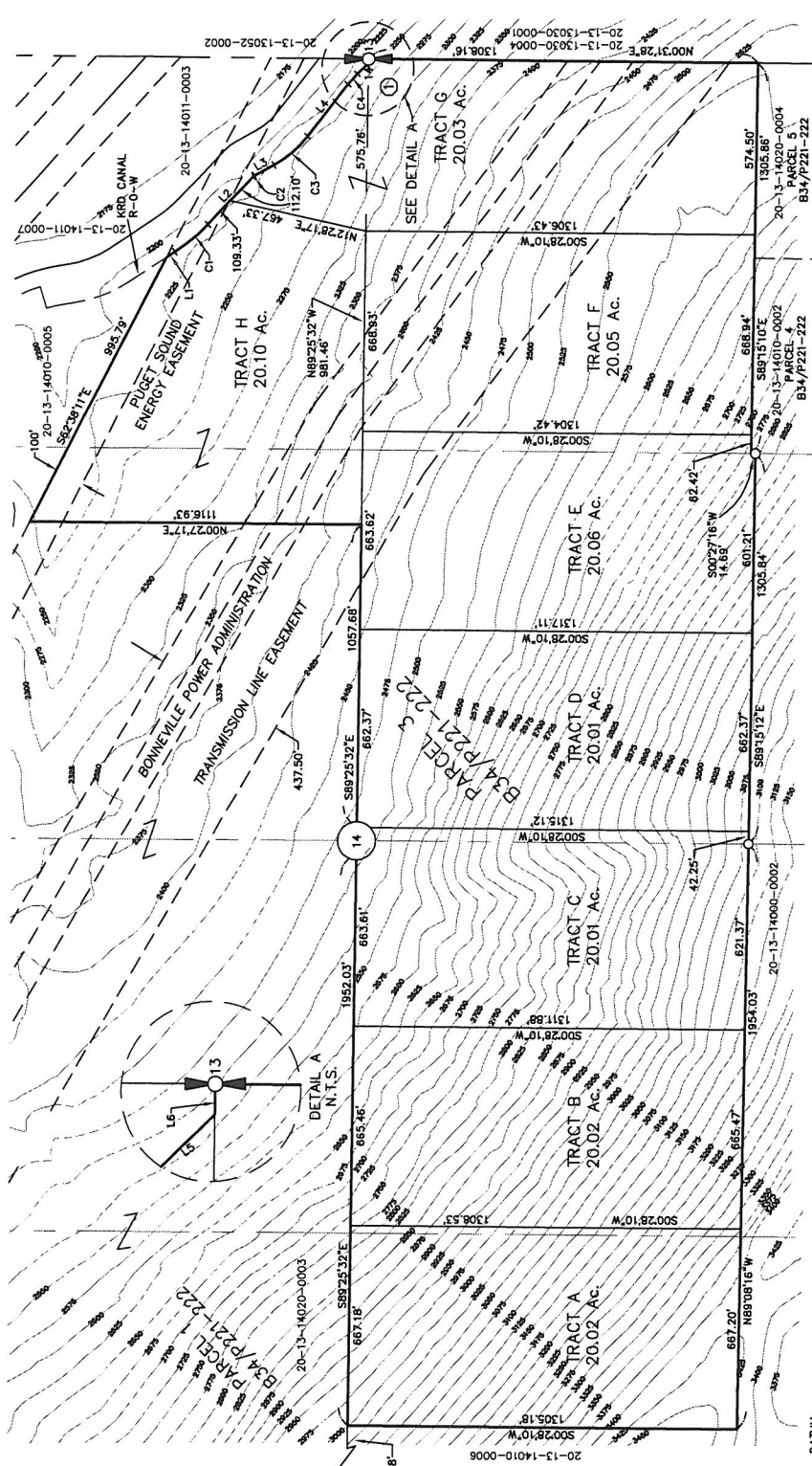
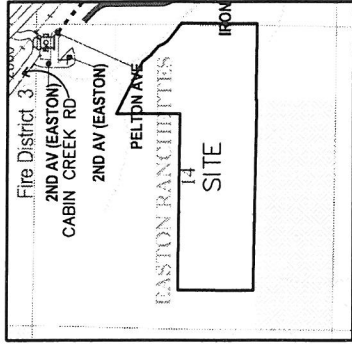
Signature of Land Owner of Record:  
*(Required for application submittal)*

Date:

X *Mc E. Monahan*

4-4-8

**MONAHAN MOUNTAIN FOREST TRACTS LARGE LOT SUBDIVISION**  
**A PORTION OF SECTION 14, TWN. 20N., RGE. 13E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	174.89	894.51	172.8172
C2	4.07	11.30	17.39749
C3	149.19	368.80	171.4902
C4	47.01	347.50	74.5202

**LINE TABLE**

LINE	LENGTH	BEARING
L1	31.66	S33°06'51"
L2	221.44	S46°34'51"E
L3	73.96	S28°32'51"E
L4	20.78	S20°27'51"E
L5	20.78	S44°24'51"E
L6	12.68	S82°28'52"E

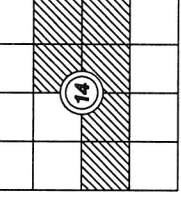
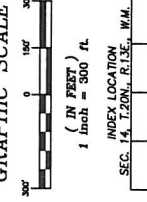
**Kittitas Co. Large Lot Subdivision NO. 08-XX**  
 Portion of Section 14, Twp. 20N., Rge. 13E., W.M.  
 Kittitas County, Washington

DWN BY **G. WEISBER** DATE **04/07/08** JOB NO. **05502-4**  
 CHKD BY **D. NELSON** SHEET **1 OF 2**

APR 04 2008

**Encompass**  
 ENGINEERING & SURVEYING

108 EAST 2ND STREET  
 CLE ELUM WA 98922  
 PHONE: (509) 674-7453  
 FAX: (509) 674-7419



**CORNER NOTES:**  
 EAST QUARTER CORNER SEC. 14, T. 20 N., R. 13 E., W.M.  
 FOUND BRASS CAP MONUMENT, DEA, LS 14743  
 L.C.R. BOOK 6, PAGE 13



**DATE:** WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (98)

ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF \_\_\_\_\_ PERCENT. CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.

**LEGEND**

- QUARTER CORNER, AS NOTED
- QUARTER CORNER, CALCULATED
- CENTER OF SECTION
- FOUND REBAR & CAP, LS# 16884

**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 CABIN MOUNTAIN, LLC, on MARCH 2008.

DAVID P. NELSON  
 Surveyor's Name

DAVID P. NELSON  
 Certificate No. 18092

**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of DAVID P. NELSON, Surveyor's Name.

County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_

Kittitas County Engineer \_\_\_\_\_

**COUNTY PLANNING DIRECTOR**

I hereby certify that the "MONAHAN MOUNTAIN FOREST TRACTS" Large Lot Subdivision has been examined by me and find that it complies with the Comprehensive plan of the Kittitas County Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_

Kittitas County Planning Director \_\_\_\_\_

**KITTITAS COUNTY HEALTH DEPARTMENT**

Preliminary inspection indicated that conditions may allow use of septic tanks and other means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to consult with the Kittitas 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 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. 20-13-14000-0001 (171834)