

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

LP.08.00013  
OV.08.00169-

KITTTITAS 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

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy (did not receive)
- 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.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.  
Please pick up a copy of the Checklist if required)

### OPTIONAL ATTACHMENTS

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

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

### FEES:

\$200 plus \$10 per lot for Public Works Department;  
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
 \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required  
 \*One check made payable to KCCDS

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

X [Signature]

4-18-08

657/662



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:**

Name: JCTRS LLC  
Mailing Address: 6420 Buchannon Ct.  
City/State/ZIP: Rockland, CA 95765  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

Agent Name: Jeff Slothower  
Mailing Address: P.O. Box 1088  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 925-6916  
Email Address: jslothower@lwhsd.com

3. **Contact person for application (select one):**

Owner of record  Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. **Street address of property:**

Address: Wilson Creek Road (no assigned street address)  
City/State/ZIP: Ellensburg, WA

5. **Legal description of property:**

See Exhibit A.

6. **Tax parcel number(s):** 19-19-31051-0004

7. **Property size:** 76.78 (acres)

8. **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):

Rezone of 76.78 acres from Ag 20 to Ag 5 and the creation of 14 Lots by plats ranging in size from 5.01 acres to 7.34 acres.

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

10. What County maintained road(s) will the development be accessing from? Reecer Creek Road.

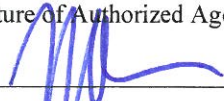
11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess 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.

12. Are there any other pending applications associated with the property associated with this application?  
 Yes  No (Rezone Application)

Signature of Authorized Agent:

Date:

X

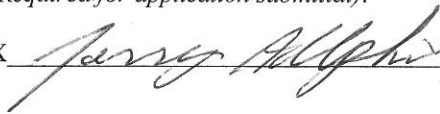


11/21/07

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

Date:

X



11/13/07

RECEIVING NO. \_\_\_\_\_

**SURVEY NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO PLAT PARCEL NUMBERS 1-9-19-30-004 (1764) TO THE CONTRIBUTOR(S) SHOWN HEREON.
2. KITTITAS COUNTY BEARS ON THE RECORD THAT A SURVEY OF PAVEMENT WATER EXISTING AT THE INTERSECTION OF LAND SHOWN HEREON AND WASHINGTON COUNTY ROAD 199E IS SUBJECT TO FUTURE MODIFICATIONS WITHIN THE LAND DIVISION.

**LEGEND**

- ✦ 4 SECTION CORNER AS NOTED
- ◊ 4 QUARTER CORNER AS NOTED
- PVD REBAR
- SET 1/2" REBAR L&J 18092
- FENCE



INDEX LOCATION:  
SEC 31 T. 19N R. 19E W.M.

**RECORDER'S CERTIFICATE**

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

**SURVEYOR'S CERTIFICATE**

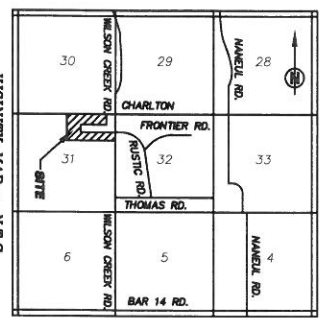
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of  
 JCTR LLC  
 h.....2007.....  
 DAVID P. NELSON DATE  
 Certificate No. ....18092.....

**JCTR LLC PLAT**  
**A PTN. OF SEC. 31, T 19N, R 19E, W.M.**  
**KITTITAS COUNTY, WASHINGTON**

|         |           |       |          |         |        |
|---------|-----------|-------|----------|---------|--------|
| DWN BY  | M. RADIC  | DATE  | 10/20/07 | JOB NO. | 07186  |
| CHKD BY | D. NELSON | SCALE | T=200'   | SHEET   | 1 of 2 |

**Encompass**  
 ENGINEERING & SURVEYING  
 108 EAST 2ND STREET  
 PHOENIX, AZ 85001  
 PHONE: (602) 944-8833  
 FAX: (602) 974-7419

**JCTR LLC PLAT**  
**KITTITAS COUNTY PLAT NO. 07-XX**  
**A PORTION OF NE 1/4 OF SEC. 31, TOWNSHIP 19N, RANGE 19E, W.M.**  
**KITTITAS COUNTY, WASHINGTON**



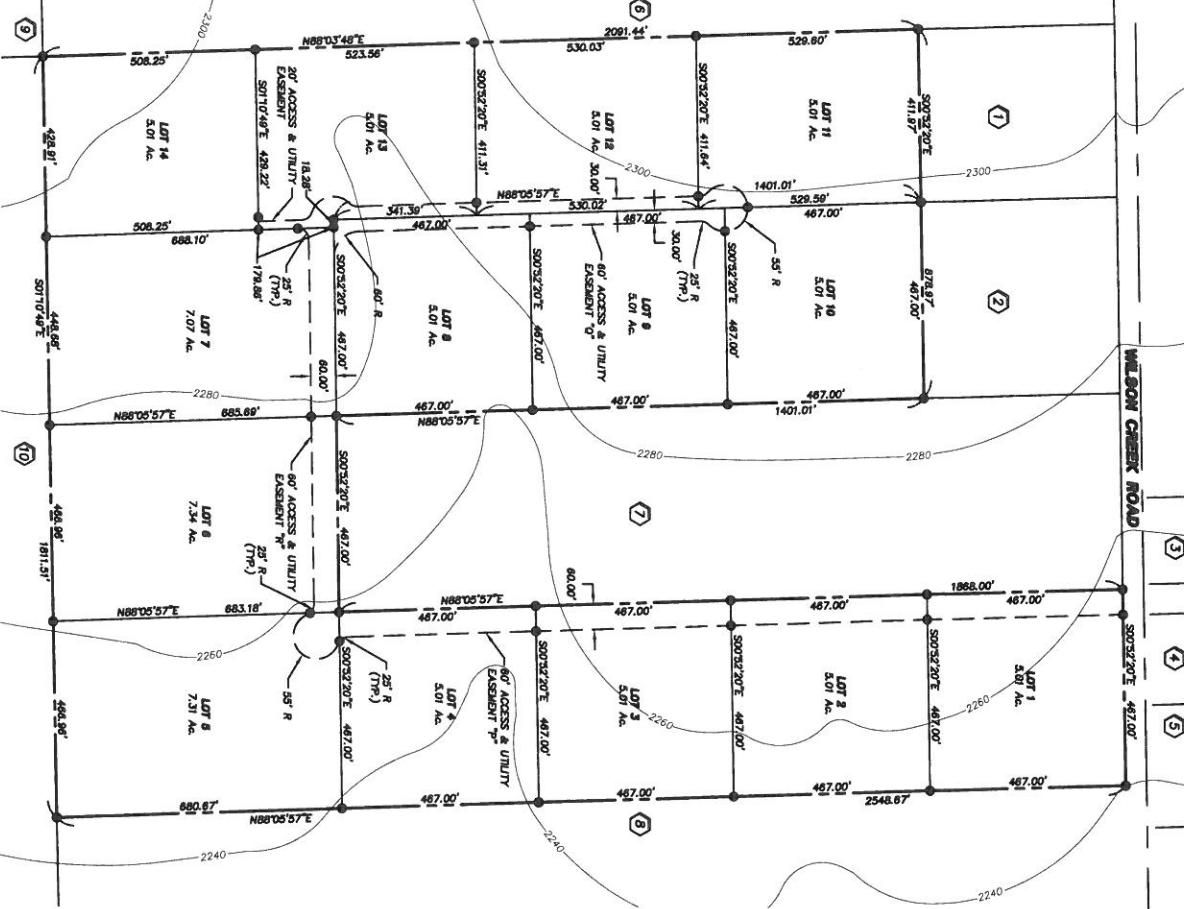
**APPROVALS**

**KITTITAS COUNTY PUBLIC WORKS**  
 EXAMINED AND APPROVED  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
 Kirtitas County Engineer

**COUNTY PLANNING DIRECTOR**  
 I hereby certify that the "ACTING LLC" Plat has been examined by me and that it conforms to the requirements of the Act of the Kirtitas County Planning Commission.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
 Kirtitas County Planning Director

**KITTITAS COUNTY HEALTH DEPARTMENT**  
 Prohibitory inspection indicated and conditions may allow use of aquatic tanks as a temporary means of disposal for some, but not necessary, of the contents of the tanks. The responsible party must purchase of lots are urged to make inquiries at the County Health Department about issuance of aquatic tank permits for lots.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
 Kirtitas County Health Officer

**CERTIFICATE OF COUNTY MEASURER**  
 I hereby certify that the lines and measurements are good for the preceding years and for this year in which the plat is now to be filed.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
 Kirtitas County Treasurer  
 ORIGINAL TAX LOT NO. 17-20-10020-0008 (900833)



# JCTRS LLC PLAT

## KITTITAS COUNTY PLAT NO. 07-XX

### KITTITAS COUNTY, WASHINGTON

#### OWNER:

JCTRS LLC  
6440 BUCCHANAN COURT  
ROCKLAND CA 95766  
PARCEL #19-19-31051-0004 (179824),  
ACREAGE 78.78  
LOTS 1A  
WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: SEPTIC/DISINFECTED  
ZONE A6-9

#### ADJACENT PROPERTY OWNERS:

- ① 19-19-31051-0001  
DANSON, ADAM L ETUX  
11991 WILSON CREEK RD  
ELLENSBURG, WA 98928
- ② 19-19-31051-0002  
PARKER, LUTHER G ETUX &  
PARKER TODD K ETUX  
PO BOX 13  
SNOOKVILLE, WA 98024
- ③ 19-19-31050-0047  
CARROLL, DENNIS A  
11600 WILSON CREEK RD  
ELLENSBURG, WA 98928
- ④ 19-19-32050-0052  
WOODS, BRIAN E ETUX  
2401 WILSON CREEK RD  
ELLENSBURG, WA 98928
- ⑤ 19-19-32050-0051  
MATTHEWS, STEVEN B. ETUX  
11400 WILSON CREEK RD  
ELLENSBURG, WA 98928
- ⑥ 19-19-30000-0015  
LAYMAN, RICHARD M,  
12231 WILSON CREEK RD  
ELLENSBURG, WA 98928
- ⑦ 19-19-31051-0003  
WOLF, JOSH & ALPHIN JERRY  
PO BOX 1112  
KITTITAS, WA 98934
- ⑧ 19-19-31050-0002  
JOHNSON, ELIGENE R  
11401 WILSON CREEK RD  
ELLENSBURG, WA 98928
- ⑨ 19-19-30000-0002  
MORRISON, BERTNA, CHESTER  
2401 WILSON CREEK RD  
ELLENSBURG, WA 98928
- ⑩ 19-19-31000-0003  
MORRISON, THOMAS V ETUX &  
MORRISON, CHET J JR ETUX  
2807 JUDGE RONALD RD  
ELLENSBURG, WA 98928

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JCTRS, LLC OWNER(S) IN FEE SHARE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2007.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

#### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITTITAS ) S.S.  
ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO SIGNED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY ENTERED THE SAME AS MENTIONED. FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

#### NOTES:

1. THIS SURVEY WAS PERFORMED USING A NAD83 STATION, THE CONTROLLING MONUMENTS AND PROPERTY OWNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 MEASURED CLOSURE AFTER NEADTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR RECREATION.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 6 OF SHORT PLATS 1-2 AND BOOK 11 OF SHORTS PLATS 51, AND THE SURVEYS REFERENCED THEREON.
4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOxious WEEDS ACCORDING TO THE KITTITAS COUNTY NOxious WEED BOARD RECOMMENDATIONS IMMEDIATE RECEIVING OF AGENS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOxious WEEDS.
5. ANY FURTHER SUBDIVISION ON LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.20.010).
6. ACCORDING TO RCW 12.20.010 (MATERIALS) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-1.
7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
8. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SAID STREETS OR ROADS ARE PRODUCED INTO COMPLIANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFAGED ORIGINALLY WITH GRAVEL.
9. EXISTING PRIVATE ROAD SHALL CONFORM EXISTING COMPACTOR AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE RESUMANCE OF BUILDING PERMIT FOR THIS SHORT PLAT.
10. KITTITAS COUNTY RULES ON ITS RECORD THAT A SUPPLY OF PORTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND.
11. PERMISSIBLE TO RICH 80.44.020, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
12. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE OR UNDER A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERSONS OF VARIOUS NATIONALITIES (RCW 36.20A.060(1)). COMMERCIAL MATERIAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC MISDEEDS. (RCW 7.42.300).
13. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
14. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

#### LEGAL DESCRIPTION:

TRACTS A, B AND D OF NEW GARDEN SHORT PLAT, SPO-38 FILED IN BOOK 6 OF SHORT PLATS, PAGE(S) 1 AND 2, RECORDED JULY 17, 2002 UNDER AUDITOR'S FILE NO. 20020717, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, T19N, R19E, W1M, SHOWN IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXCEPTING THEREFROM THAT PORTION OF SAID TRACT A BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A, THENCE S80°46'E ALONG THE NORTH LINE OF SAID TRACT A, THENCE CONTINUING S02°20'20"E, 467.00 FEET; THENCE N07°05'27"E, 468.68 FEET ALONG THE SOUTH LINE OF SAID TRACT B TO THE COUNTY RIGHT OF WAY; THENCE N02°20'E, 879.28 FEET TO THE POINT OF BEGINNING.

#### NOTE:

THE ABOVE UTILITIES AS SHOWN ON THIS PLAT ARE BASED ON THE ONLY AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, THE LOCATION, THE DEPTH AND THE CHARACTER OF UTILITIES PRIOR TO STARTING CONSTRUCTION, AND APPROVE THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-553-4344



#### RECORDER'S CERTIFICATE:

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

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

#### 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 of the State of Washington, 2007.

DAVID P. NELSON, DATE  
Certificate No. 18982.

JCTRS LLC PLAT  
A PTN. OF SEC. 31, T 19N, R 19E, W.M.  
KITTITAS COUNTY, WASHINGTON

|           |         |         |
|-----------|---------|---------|
| OWN BY    | DATE    | JOB NO. |
| M. RADIC  | 10/2007 | 07186   |
| CHKD BY   | SCALE   | SHEET   |
| D. NELSON | 1"=200' | 2 of 2  |



109 EAST 2ND STREET  
CLE ELIUM, WA 98822  
PHONE: (509) 874-7433  
FAX: (509) 874-7419