

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

RECEIVED

MAR 27 2013

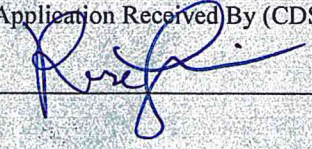
KITTITAS COUNTY
CDS

APPLICATION FEES:

- \$720.00 Kittitas County Community Development Services (KCCDS)
- \$220.00 Kittitas County Department of Public Works
- \$130.00 Kittitas County Fire Marshal
- \$470.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

\$1,540.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>3/27/13</u>	RECEIPT # <u>60016817</u>	PAID MAR 27 2013

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: Teresa Zentz (formerly Hansen)

Mailing Address: 430 Klocke Rd

City/State/ZIP: Ellensburg, Wa 98926

Day Time Phone: 575-441-4771 / 509-962-6362

Email Address: Tarizentz@aol.com

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: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Tim Zentz

Mailing Address: 430 Klocke Rd

City/State/ZIP: Ellensburg, Wa 98926

Day Time Phone: 509-962-6362

Email Address: Tzentz@aol.com

4. Street address of property:

Address: 430 Klocke Rd

City/State/ZIP: Ellensburg, Wa 98926

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

ACRES 10.00, CD 8615; SEC. 20, TWP. 18, RGE 18; PTN. SW1/4 NW1/4 (LOT 1, B29/P8)

6. Tax parcel number(s): 18-18-20020-0004

7. Property size: 10 Acres (acres)

8. Land Use Information:

Zoning: AG 3

Comp Plan Land Use Designation: Rural

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CDS

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 attachment A:**
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?**
Klocke Road

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)

Date:

X _____

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

Date:

X *Aeresa Zentz* _____

March 26, 2013

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MAR 27 2013
KITITAS COUNTY
GDS

Attachment A

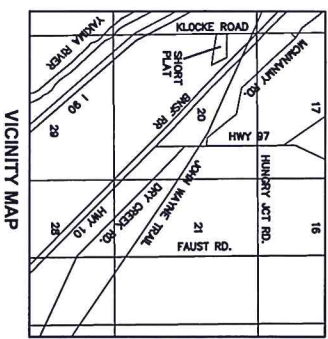
Project Size & Location: ACRES 10.00, CD. 8615; SEC. 20, TWP. 18, RGE. 18; PTN. SW1/4 NW1/4 (LOT 1, B29/P8)

Tim and Teresa Zentz have submitted a short plat application to subdivide 10.00 acres into two 5.00 acre lots. The subject property is zoned Agriculture 3. A Rezone application has been submitted simultaneously requesting the above property rezone from Ag3 to Ag5. Property is located at 430 Klocke Rd Ellensburg, Washington; Parcel ID Number 129433; with each parcel being serviced by individual well and individual septic per health department requirement.

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MAR 27 2013

KITTITAS COUNTY
CDS



ZENTZ SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. SP-13-
 A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

APPROVALS

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

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES
 I HEREBY CERTIFY THAT THE ZENTZ 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 OFFICER

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY
 ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS
 OF SEWER SERVICE UNTIL A PERMANENT SEWER SYSTEM
 IS INSTALLED. ALL BUILDING SITES WITHIN THIS SHORT PLAT
 PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO
 CONSULT WITH THE HEALTH DEPARTMENT FOR MORE
 ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

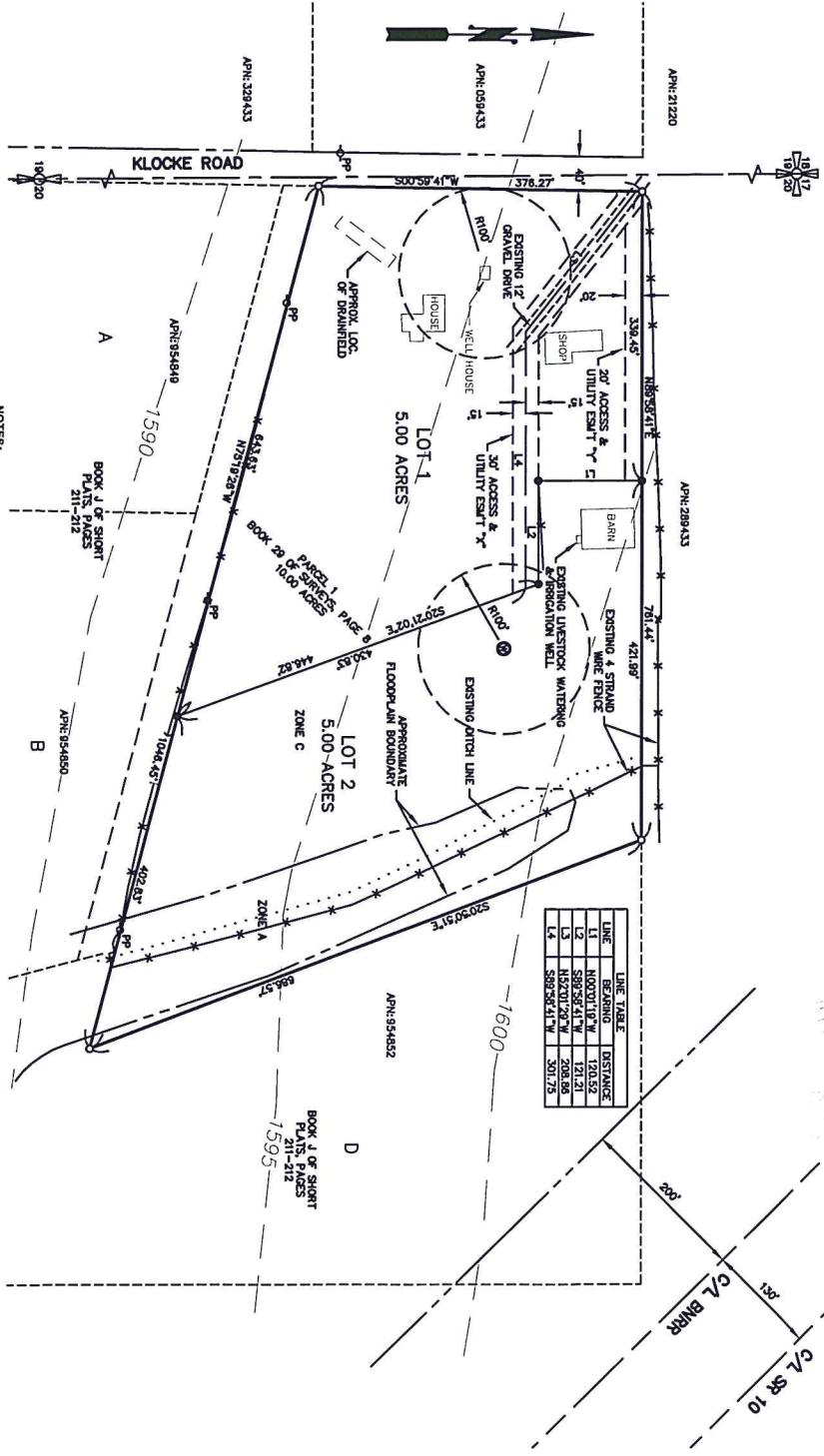
DATED THIS ____ DAY OF ____ A.D., 20__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
 DUE ON THE LANDS SHOWN ON THIS SHORT PLAT FOR THE
 YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED,
 DATED THIS ____ DAY OF ____ A.D., 20__

KITTITAS COUNTY TREASURER
 ORIGINAL TAX PARCEL NO.: 129433
 MAP NO. 18-18-2020-0004

RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____
 IN BOOK ____ OF ____ AT THE REQUEST OF
 DUSTIN L. REIGSE
 SURVEYOR'S NAME
 JERRAD K. FETTT
 County Auditor
 Deputy County Auditor



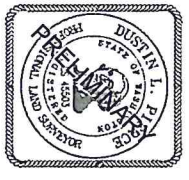
LINE	BEARING	DISTANCE
L1	N00°01'02\"/>	

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND 5/8\"/>

NOTES:

1. THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER KAMONAH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 29 OF SURVEYS, PAGE 8, JAY, 2000/01/00/00.
 - BOOK 106 OF SHORT PLATS, PAGES 211-212, 2006-00/00/00.
 - BOOK 106 OF SHORT PLATS, PAGES 211-212, 2006-00/00/00.



INDEX LOCATION
 SEC. 20 T. 18 N.R. 18 E. W.M.



165 NE Juniper Street, Suite 201 • Bismarck, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT
 PREPARED FOR
 TERESA ZENTZ
 A PORTION OF THE NW 1/4 OF SECTION 20,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 WASHINGTON

KITTITAS COUNTY
 DMM BY
 DLP/GW
 CHKD BY
 DLP

DATE
 03/2013

SCALE
 1" = 100'

JOB NO.
 13017

SHEET
 1 OF 2

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 MAR 27 2013
 KITTITAS COUNTY

MAR 27 2013

KITTITAS COUNTY

ZENTZ SHORT PLAT KITTITAS COUNTY SHORT PLAT NO. SP-13- A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON

OWNER:
TERESA MAY ZENTZ
108 EAST 2ND STREET
ELLENSBURG, WA 98926

- Parcel No.: 02829
- Map No.: 18-183000-0004
- Parcel Area: 10.00 ACRES
- Zone: AGRICULTURAL 3 (AG-3)
- Water Source: Individual Wells
- Sever Source: Individual Septic/Waterfields

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, TERESA MAY ZENTZ, WHO ACQUIRED TITLE AS TERESA MAY ZENTZ, HAS HERETOFOR ESTABLISHED OWNERSHIP OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY OFFER, ASSIGN, AND SURRENDER HER PART AS HEREBY DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20 DAY OF APRIL, A.D. 2013.
TERESA MAY ZENTZ _____

ACKNOWLEDGMENT
STATE OF WA
COUNTY OF WA
ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ TO BE KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY HAVE READ THE FOREGOING INSTRUMENT AND UNDERSTAND THE CONTENTS AND EFFECTS THEREOF, AND THAT THEY HEREBY MENTIONED AND OFFICIAL SEAL THIS 20 DAY OF APRIL, A.D. 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEM (MERS) SOCIETY AS HODDGE LENDER FOR THE HEREIN DESCRIBED PROPERTY HAS ELECTRONICALLY REGISTERED THE MORTGAGE INTEREST IN THE HEREIN DESCRIBED PROPERTY OF A PART OF THIS 1993 MERS LENDER RECORD, SUBDIVISION AND PLAT AS HEREBY DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20 DAY OF APRIL, A.D. 2013.

ACKNOWLEDGMENT
STATE OF WA
COUNTY OF WA
ON THIS 20 DAY OF APRIL, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WA, TO BE KNOWN TO BE THE SECRETARY, RESPECTIVELY OF _____ PRESIDENT AND _____ THE CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT AND THAT THE SAID INSTRUMENT AND USE OF SAID CORPORATION, FOR THE USES AND PURPOSES HEREBY MENTIONED, AND ON AIN STATED THAT THE CORPORATE SEAL OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS 20 DAY OF APRIL, 2013, AT _____ IN BOOK _____ AT THE REQUEST OF _____
SURETY'S NAME _____
JERRAD V. FETTER _____ Deputy County Auditor

EXISTING LEGAL DESCRIPTION:

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED JUNE 16, 2003, IN BOOK 29 OF SURVEYS, PAGE 8, UNDER AUDITORS FILE NO. 20030616003, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

GRID NOTES:

1. ACCORDING TO KITTITAS REGULATION DISTRICT (KRD) RECORDS, LOT 1 WAS 21 BROADWAY ACRES AND LOT 2 WAS 21 BROADWAY ACRES. KRD WATER MAY ONLY BE APPLIED TO BROADWAY ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NONUSE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MAINS AND WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KERING RECORDS ON THE TOTAL WATER COVERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 100 ACRE UNIT (ORGANIZED TURNOUT). THE GRID IS NOT RESPONSIBLE FOR WATER DELIVERY LOSSES (E.V.PRODUCTION ETC.) BELOW THE DESIGNATED TURNOUT.

ADJACENT PROPERTY OWNERS:

1. APRN 21220 - YUKAUA WATSON LAND ENTERPRISE, P.O. BOX 151, TOPPENANG, WA 98964.
2. APRN 38443 - ARNELDO S. RODRIGUEZ, 601 KLOOKE RD., ELLENSBURG, WA 98926.
3. APRN 38444 - DONALD E. CLAPPER & BONNE AMERSON-CLAPPER, TRUSTEE, 720 KLOOKE RD., ELLENSBURG, WA 98926.
4. APRN 38445 - DONALD E. CLAPPER & BONNE AMERSON-CLAPPER, TRUSTEE, 720 KLOOKE RD., ELLENSBURG, WA 98926.
5. APRN 38446 - DONALD E. CLAPPER & BONNE AMERSON-CLAPPER, TRUSTEE, 720 KLOOKE RD., ELLENSBURG, WA 98926.
6. APRN 38447 - DONALD E. CLAPPER, TRUSTEE, 720 KLOOKE RD., ELLENSBURG, WA 98926.
7. APRN 38448 - NEIL ONEILL, 201 S MT DANIELS, ELLENSBURG, WA 98926.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GUSTAV STIGA OREGON INCORP, THE UNDERSIGNED, BEGINS FOR AN APPOINTMENT FILED IN THE RECORDS OF KITTITAS COUNTY, WASHINGTON, FILE NO. 07-2-20065-17, RECORDED UNDER KITTITAS COUNTY AUDITORS FILE NUMBER 20060114007, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20 DAY OF APRIL, A.D. 2013.

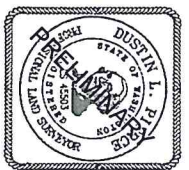
ACKNOWLEDGMENT
STATE OF WA
COUNTY OF WA
ON THIS 20 DAY OF APRIL, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WA, TO BE KNOWN TO BE THE SECRETARY, RESPECTIVELY OF _____ PRESIDENT AND _____ THE CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT AND THAT THE SAID INSTRUMENT AND USE OF SAID CORPORATION, FOR THE USES AND PURPOSES HEREBY MENTIONED, AND ON AIN STATED THAT THE CORPORATE SEAL OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

RECORDER'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 TERESA ZENTZ
IN MAP 20 13
SURETY'S NAME _____
DATE _____
CERTIFICATE NO. 45503

NOTES:

1. A PUBLIC UTILITY EASEMENT, AS SET FORTH IN THE BEHINDED ALONG ALL LOT LINES, THE 40 FOOT EASEMENT SHALL ADJUT THE EXISTING 40' ROWWAY AND SHALL BE DIVIDED 4 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR RECREATION.
2. PER RCW 17.16.040, LANDOWNERS ARE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF SPREADS OF NODIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NODIOUS WEED RECOMMENDATIONS MAKE DAVITE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NODIOUS WEEDS.
3. ANY FURTHER SUBDIVISION, LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. AN APPROVED ACCESS ROAD WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR NEW DRIVEWAY WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ENTIRE PRIVATE ACCESS ROAD SHALL ACHIEVE 8% COMPACTATION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS THE REQUIREMENTS OF THE KITTITAS COUNTY ROAD STANDARDS, FROM THE ISSUANCE OF A BUILDING PERMIT FOR THE SHORT PLAT.
7. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE ROAD SURFACE FINISH OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
8. THE APPROVAL OF THE DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GRANTWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXPLANATION (RCW 90.44.020) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. ALL DEVELOPMENT MUST COMPLY WITH THE 2000 INTERNATIONAL FIRE CODE.
10. THE SUBJECT PROPERTY IS WITHIN AN UNDESIGNATED NATURAL RESOURCE LAND OF LAND TRUST. COMMERCIAL SIGNIFICANCE OWNERSHIP A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION (RCW 30.70A.000(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 17A.820)
11. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.



Western Washington Division
165 NE Juniper Street, Suite 201 • Bellingham, WA 98227 • Phone: (425) 339-2030 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Clark, WA 98922 • Phone: (509) 674-7431 • Fax: (509) 674-7419

SHORT PLAT
PREPARED FOR
TERESA MAY ZENTZ
A PORTION OF THE NW 1/4 OF SECTION 20,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
WASHINGTON

KITTITAS COUNTY	DATE	JOB NO.
DLM BY	03/20/13	13017
DLP/GW	SCALE	SHEET
DLP	N/A	2 OF 2