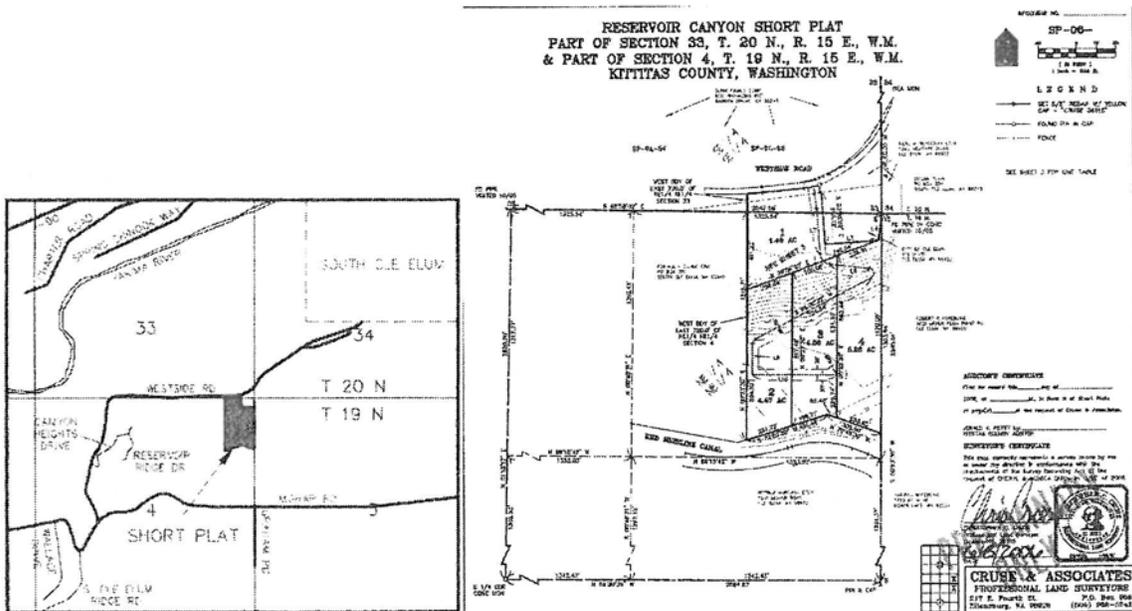


NOTICE

Reservoir Canyon Short Plat (SP-06-53)

Notice is hereby given that on September 26, 2006 conditional preliminary approval has been granted to Cheryl and Monica Dunn, landowners for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 18.77 acres of land that is zoned Rural-3, located north of Mohar Road, south of Westside Road, east of Canyon Heights Drive, and southwest of South Cle Elum, Cle Elum, WA 98922, a portion of the NE 1/4 of Section 4, T. 19N. R. 15E., W.M., in Kittitas County, Washington. Tax Parcel number 19-15-04010-0002.

Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The appeal deadline is October 11, 2006 at 5:00p.m.



Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department 411 N. Ruby Suite 2 Ellensburg, WA 98926.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by Tuesday October 11, 2006 at 5:00p.m.

CHERYL DUNN
MONICA DUNN
6111 RICHMOND AVENUE
GARDEN GROVE, CA 92845

CRUSE & ASSOCIATES
CHUCK CRUSE
PO BOX 959
ELLENSBURG, WA 98926

GEORGE BURCHAK
1941 MOHAR RD
CLE ELUM, WA 98922

HARTVIG ROSEBURG
8973 RD M NE
MOSES LAKE, WA 988837

ROBERT ROSEBURG
1021 PPER PEOH POINT RD
CLE ELUM, WA 98922

CITY OF CLE ELUM
119 E 1ST
CLE ELUM, WA 98922

SUSAN DUNN
PO BOX 534
SOUTH CLE ELUM, WA 98943

NEAL NEWBERRY
1090 WESTSIDE RD
CLE ELUM, WA 98922

RONALD DOYLE
PO BOX 381
SOUTH CLE ELUM, WA 98943

DUNN FAMILY CORP
6111 RICHMOND AVE
GARDEN GROVE, CA 92845

CITY OF CLE ELUM
119 W 1ST
CLE ELUM, WA 98922

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Kittitas Reclamation District
P.O. Box 276
Ellensburg, WA 98926

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943

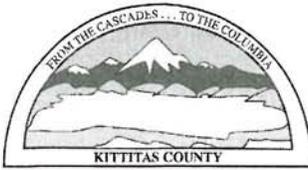
Cle Elum- Roslyn School District 404
Administrative Office
2690 SR 903
Cle Elum, WA 98922

Kittitas County Public Works

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

Kittitas County Environmental Health

Kittitas County Enforcement and
Investigation



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

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME: Reservoir Canyon SP-06-53

NOTIFICATION MAIL DATE: 9/26/2006

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Signature

Subscribed and sworn to before me this 13th day of November, 20 06.

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires January 9, 2010

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS



KITITITAS COUNTY

COMMUNITY DEVELOPMENT SERVICES

Darryl Piercy
Director

Allison Kimball
Assistant Director

COMMUNITY PLANNING
BUILDING INSPECTION
PLANS EXAMINATION
ADMINISTRATION
PERMIT SERVICES
INVESTIGATION
ENFORCEMENT
GIS

411 N. Ruby Street, #2
Ellensburg, WA 98926

Phone (509) 962-7506
Fax (509) 962-7682
CDS@co.kittitas.wa.us

September 26, 2006

Mr. Chris Cruse
P.O. Box 959
Ellensburg, WA 98926

RE: Reservoir Canyon Short Plat (SP-06-53)

Dear Mr. Cruse:

The Kittitas County Community Development Services Department has determined that the Reservoir Canyon Short Plat is a complete application and hereby grants **conditional** preliminary approval. Prior to final approval the following conditions must be met:

1. Both sheets shall reflect the short plat number SP-06-53.
2. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance is required. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
3. This property is within the boundaries of the KRD and both parcels contain irrigable ground. The applicant will need to comply with the requirements set forth in the KRD General Guidelines prior to approval from KRD and prior to final approval of the short plat.
4. All public and private roadways/driveways shall meet the minimum requirements of a fire department apparatus access road with a minimum of twenty feet.
5. "No Parking-Fire Lane" signs may be necessary on the private drive to ensure adequate access for fire department apparatus.
6. All future development must comply with International Fire Code (IFC) and Appendices.
7. Attached you will find comments from the Kittitas County Department of Public Works and Kittitas County Environmental Health. **Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Reservoir Canyon Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after October 11, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by Tuesday October 11, 2006 at 5:00p.m.

Sincerely,

Patrick Butler,
Planner I
Kittitas County Community Development Services Department
(509) 962-7637

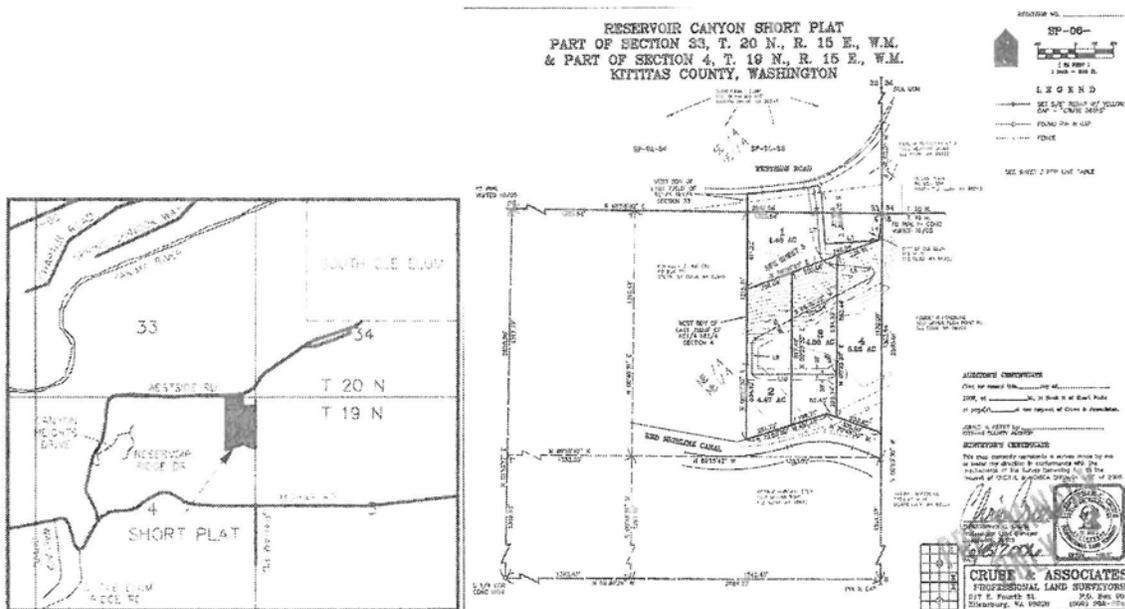
CC: Required parties (KCC 15A)

NOTICE

Reservoir Canyon Short Plat (SP-06-53)

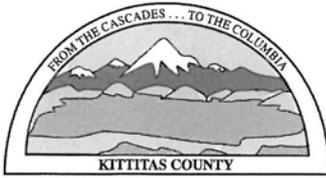
Notice is hereby given that on September 26, 2006 conditional preliminary approval has been granted to Cheryl and Monica Dunn, landowners for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 18.77 acres of land that is zoned Rural-3, located north of Mohar Road, south of Westside Road, east of Canyon Heights Drive, and southwest of South Cle Elum, Cle Elum, WA 98922, a portion of the NE 1/4 of Section 4, T.19N. R.15E., W.M., in Kittitas County, Washington. Tax Parcel number 19-15-04010-0002.

Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The appeal deadline is October 11, 2006 at 5:00p.m.



Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department 411 N. Ruby Suite 2 Ellensburg, WA 98926.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by Tuesday October 11, 2006 at 5:00p.m.



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

SEP 19 2006

KITITAS COUNTY
CDS

MEMORANDUM

TO: Patrick Butler, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: September 18, 2006
SUBJECT: Reservoir Canyon Short Plat

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

1. Access for Lots 1, 2, 3 and 4: Access for Lots 1, 2, 3 and 4 shall be via the access Easement as shown on the face of the preliminary plat. Access shall meet or exceed all applicable current Kittitas County Road Standards.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. (See current Kittitas County Road Standards)
 - a. Access easements shall be improved to a minimum of 60' as shown on the face of the plat. The roadway width shall be 20', with 1' shoulders = 22' total width.
 - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
 - c. Minimum centerline radius shall be 60'.
 - d. Surface requirement is 6" for gravel surface.
 - e. Maximum Grade is 8% flat, or 12% rolling or mountainous.
 - f. Stopping Site Distance, reference AASHTO.
 - g. Entering Site Distance, reference AASHTO.

Page 1 of 4

- h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - j. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
3. Access Easement Private Road: The construction of the Private Road improvements for the access easement shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this Road Certification to be completed, prior to the issuance of a Building Permit for any of the residence within the proposed Reservoir Canyon Short Plat.
4. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this Road Certification to be completed, prior to the issuance of a Building Permit for any of the residence within the proposed Reservoir Canyon Short Plat. (See current Kittitas County Road Standards).
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.
8. Addressing: I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
9. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
10. Roadside Features: (See current Kittitas County Road Standards).
- a. According to KCRS 12.11.010 Mailbox(s) shall be "break-away" design and be approved by the U.S. Postal Services. See WSDOT Standard Drawings H-12 sheet 1-3.

The following requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05.

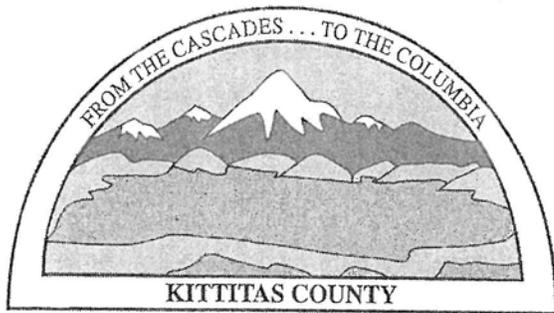
Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

June 12, 2006

Cruse & Associates
217 E. Fourth Street
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Reservoir Canyon Short Plat, located in Section 33, Township 20N, Range 15E, off of Westside Road. We have also received the \$240.00 plat submission fee (receipt #046645).

For plat approval both sewage and water availability must be satisfactorily addressed.

For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. ON SITE SEWAGE

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. PUBLIC UTILITY WATER SUPPLY APPLICANTS – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. GROUP “A” PUBLIC WELL – if you have an existing well and a Department of Ecology issued “water right” for potable usage of the well, the Washington State Department of Health is the

3. regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington. His number is: (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval. If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.
4. GROUP "B" PUBLIC WELLS – the Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
5. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable 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 division."

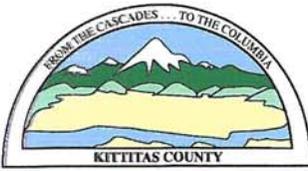
Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Director

cc: Community Development Services
cc: Cheryl Dunn & Monica Dunn



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

August 29, 2006

Patrick Butler
Kittitas County CDS
411 N. Ruby St.
Ellensburg, WA 98926

Re: Reservoir Canyon Short Plat

Dear Mr. Butler:

After reviewing the above-named application, I have the following conditions:

- All public and private roadways/driveways shall meet the minimum requirements of a fire department apparatus access road with a minimum width of twenty feet.
- "No Parking-Fire Lane" signs may be necessary on the private drive to ensure adequate access for fire department apparatus.
- All future development must comply with International Fire Code (IFC) and Appendices.

If you have any questions or comments, please do not hesitate to contact me at 509-962-7000.

Sincerely,

Brenda Larsen
Investigations/Enforcement
Kittitas County CDS
411 N. Ruby
Ellensburg, WA 98926

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

Preliminary Submittal Requirements:

Review Date: 8/16/06
Tax Parcel: 19-15-09010-0002
File Number: SP06-53

Planner: Patrick Butler

Date Received: 6/18/06
Date Project Completed

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (blue lines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Critical Areas Review (completed by planner)
- Parcel History (optional) Date Requested:

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted. Date Completed:

- Located within Fire District # 7
- Located within Irrigation District: KRD

Critical Areas Check

Date: 8/16/06
Planner Signature: Patrick Butler

Memo sent to Irrigation District

Zoning: R-7
Lot Size: 18.77

Required Setbacks: F 25' S 15' R 15'

- Does SEPA Apply to proposed use?
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0
- Fish & Wildlife Conservation Area? Type of Habitat:
- Wetland? Buffer requirement:

Water Type:

- Geologic Hazard Areas:
- Seismic
 - Landslide
 - Erosion
 - Mine
 - Steep Slope
 - Aquifer Recharge Area:

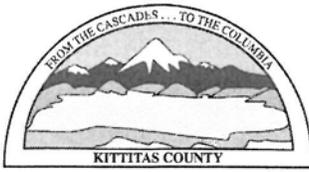
- Airport Zone? Zone:
- Forest Service Roads? Road:
- Additional Approvals Required? Type
- Hazardous Materials containment required if checked (If no, then project is exempt)

CRITICAL AREA NOTES:

some moderate to steep slopes onsite.

General Information (KCC 16.12.020)

- Submitted on 18"x24" sheet
- Names of proposed subdivision
- Location of subdivision by section, township, range, county, and state



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MEMORANDUM

To: Kittitas County Sheriff's Dept.
Kittitas County Fire District #7
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Cle Elum/Roslyn School District 404
Kittitas Reclamation District
Adjacent Property Owners
Applicant

From: Patrick Butler, Staff Planner I
Kittitas County Community Development Services

Date: August 16, 2006

Subject: **RESERVOIR CANYON (SP-06-53)**

NOTICE OF APPLICATION FOR A 4-LOT SHORT PLAT:

Chris Cruse, authorized agent for Cheryl and Monica Dunn, landowners, submitted an application for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 18.77 acres of land that is zoned Rural-3, located north of Mohar Road, south of Westside Road, east of Canyon Heights Drive, and southwest of South Cle Elum, Cle Elum, WA 98922, a portion of the NE 1/4 of Section 4, T.19N. R.15E., W.M., in Kittitas County, Washington. Tax Parcel number 19-15-04010-0002.

Please find attached the Short Plat application for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

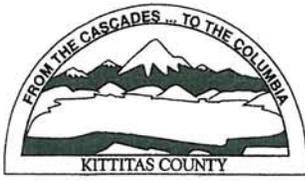
Please send comments regarding potential adverse environmental impacts and the application by September 1, 2006 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Staff Planner: Patrick Butler.

A decision will be issued based on timely comments received prior to September 1, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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.
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

FEES:

\$190 plus \$10 per lot for Public Works Department;
\$240 plus \$50/hr. over 2.5 hrs. for Environmental Health Department;
\$450 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE

SIGNATURE

DATE

RECEIPT #

X [Signature]

6/8/06

011115

NOTES



1. Name, mailing address and day phone of land owner(s) of record:

Name: Cheryl Dunn & Monica Dunn
Mailing Address: 6111 Richmond Avenue
City/State/ZIP: Garden Grove, CA 92845
Day Time Phone: (714) 895-6005

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

Agent Name: Chris Cruse / Cruse & Assoc.
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242

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: Westside Rd.
City/State/ZIP: Clatsop, WA 98922

5. Legal description of property: Ptn. SE¹/₄ SE¹/₄, Sec. 33, T. 20 N.,
R. 15 E., W.M., & Ptn NE¹/₄ NE¹/₄, Sec. 4
T. 19. N., R. 15. E., W.M.

6. Tax parcel number(s): 1915-04010-0002

7. Property size: 18.77 Ac. (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):

4 lot short plat w/ individual wells &
septic systems; private access easements

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?

Wettride 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.

Signature of Authorized Agent:

X Chris Cruise

Date:

6/8/2006

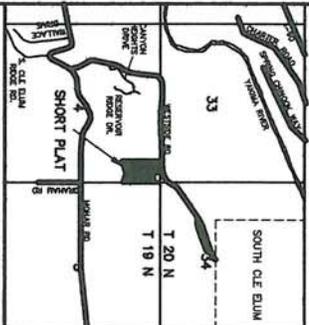
Signature of Land Owner of Record:

(Required for application submittal)

X _____

Date:

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION REVEALED SOLID CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEASURE FOR SEPTIC SERVICE UNTIL THE SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT INSURANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE RESERVOIR CANYON 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., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS 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.
 PAYMENT NO. 1918-04010-0002
 DATED THIS _____ DAY OF _____ A.D., 200__

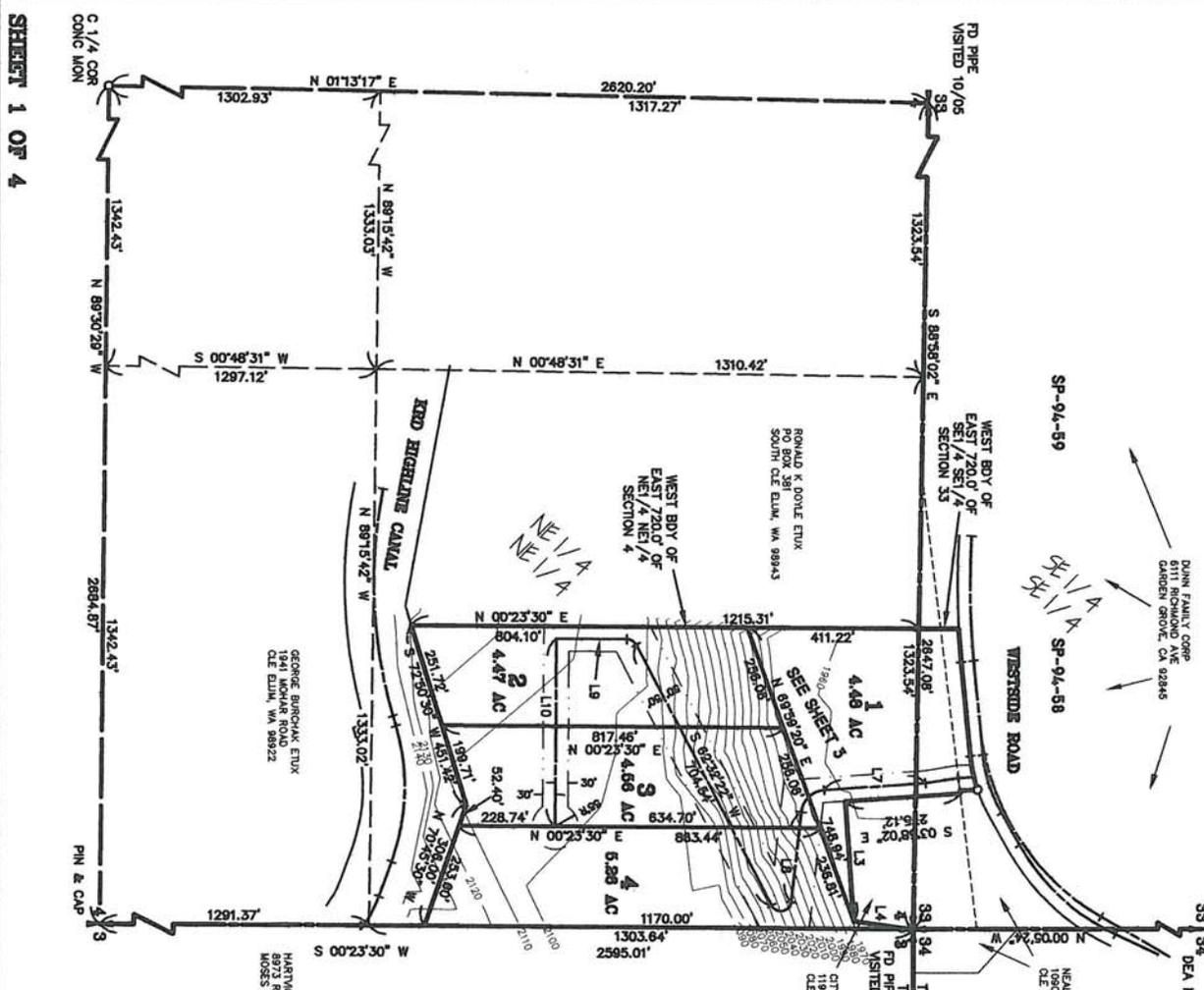
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: CHERYL DUNN & MONICA DUNN
 ADDRESS: 9111 RICHMOND AVENUE
 GARDEN GROVE, CA 92646
 PHONE: (714) 865-6008

EXISTING ZONE: RURAL, S
 SOURCE OF WATER: SEPTIC TANKS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

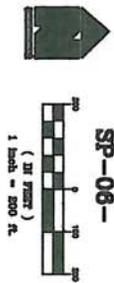
SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

RESERVOIR CANYON SHORT PLAT
 & PART OF SECTION 33, T. 20 N., R. 15 E., W.M.
 & PART OF SECTION 4, T. 19 N., R. 15 E., W.M.
 KITTITAS COUNTY, WASHINGTON



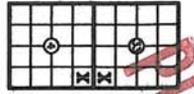
RECEIVING NO. _____

SP-06-



LEGEND
 SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 36615"
 FOUND PIN & CAP
 FENCE

SEE SHEET 3 FOR LINE TABLE



ADDITORS CERTIFICATE
 Filed for record this _____ day of _____ 2006, at _____ M., in Book H of Short Plats at page(s) _____ at the request of CRUISE & ASSOCIATES.
 GERALD V. PETTI by _____
 KITTITAS COUNTY AUDITOR
 SUPERVISOR'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 request of CHERYL & MONICA DUNN in compliance of 2006.
 CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, VA 98926 (509) 982-8242
 RESERVOIR CANYON SP



19-15-04010-0002

19-15-04010-0010
BURCHAK, GEORGE ETUX
1941 MOHAR RD
CLE ELUM, WA 98922

19-15-04010-0003
DOYLE, RONALD K ETUX
PO BOX 381
SOUTH CLE ELUM, WA 98943

19-15-04010-0009
BURCHAK, GEORGE ETUX
1941 MOHAR RD
CLE ELUM, WA 98922

20-15-33056-0004
DUNN FAMILY CORP
6111 RICHMOND AVE
GARDEN GROVE, CA 92845

20-15-33050-0001
DUNN FAMILY CORP

20-15-33050-0002
DUNN FAMILY CORP

20-15-33050-0003
DUNN FAMILY CORP

20-15-33040-0003
NEWBERRY, NEAL M ETUX
1090 WESTSIDE RD.
CLE ELUM, WA 98922

19-15-03020-0002
ROSEBURG, ROBERT R
1021 UPPER PEOH POINT RD
CLE ELUM, WA 98922

19-15-03020-0001
ROSEBURG, HARTVIG
8973 RD M NE
MOSES LAKE, WA 98837

20-15-34030-0019
DUNN, SUSAN
PO BOX 534
SOUTH CLE ELUM, WA 98943

20-15-33040-0006
DOYLE, RONALD K. ETUX
PO BOX 381
SOUTH CLE ELUM, WA 98943

20-15-33040-0004
CITY OF CLE ELUM
119 W 1ST
CLE ELUM, WA 98922



Preliminary Submittal Requirements:

Review Date: 8/16/06

Tax Parcel: 19-15-09010-0002

File Number: SP06-53

Planner: Patrick Butler

Date Received: 6/8/06

Date Project Completed

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Critical Areas Review (completed by planner)
- Parcel History (optional) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

Located within Fire District # 7 *De Elavay Redesign 401*

Located within Irrigation District: *YRD*

Memo sent to Irrigation District

Critical Areas Check

Date 8/16/06 Planner Signature: *Patrick Butler*

Zoning: *R-7*
Lot Size: *18177*

Required Setbacks: F *25'* S *15'* R *15'*

Y N

- Does SEPA Apply to proposed use?
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement: _____

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: _____
- Additional Approvals Required? Type _____

CRITICAL AREA NOTES: *some moderate to steep slopes onsite.*

Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

- Submitted on 18"x24" sheet
- Names of proposed subdivision
- Location of subdivision by section, township, range, county, and state

- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater)
- North Arrow
- Date
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage.
- A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, *Assessor's only applies to Long Plats.*

Existing Conditions (KCC 16.12.030)

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all marshes, areas subject to flooding, and the direction of flow of all water courses.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

Other

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to **ALL** permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:

This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.
- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.

NOTES: