

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

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

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

- 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 submittal, 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/hr. over 4 hrs. for Environmental Health Department;
 \$630 for Community Development Services Department
 (One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

2.26.08

RECEIPT #

056044



NOTES: _____

Kittitas County
CDS

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: Gary and Diane Monroe
Mailing Address: POB 581
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509 674 4865
Email Address: _____

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: Robert L. Bailey, PLS/PE 9743
Mailing Address: 4201 Hwy 970
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509 674 1295
Email Address: rlbailey@cleelum.com

3. **Street address of property:**

Address: Lambert Road
City/State/ZIP: Cle Elum, WA 98922

4. **Legal description of property:**

Portion of Lot 1, all of Lot 2 and portion of Lot 3, Monroe SP 94-47; Sec4, 19-16

5. **Tax parcel number(s):** Parcel #10084; Map # 19-16-04053-0002

6. **Property size:** 7.67 Acres (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):

See attached preliminary drawing of proposed Gardiane Short Plat

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

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

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)

X Robert L. Family

Date:

Feb 21 2008

Signature of Land Owner of Record:

(REQUIRED for application submittal)

X John F. Mervos

Date:

2-25-08

GARDIANE SHORT PLAT SP 08-NE4, S4, T19N, R16E, WM

LEGEND

- SET 5/8" DIA REBAR, 20" LONG WITH ORANGE PLASTIC CAP MARKED QUARTY PLS 9743
 - FOUND P. R.O.S. BR D OF S.P., PG 168, OCT 1994
 - FOUND P. R.O.S. BR D OF S.P., PG 168, OCT 1994. THESE P.S. WERE PROP. BY WARRERS ON BOUNDARIES WHICH WERE SUBSEQUENTLY ADJUSTED IN 1995
 - FOUND P. R.O.S. BR 14, PG 101, OCT 1987
 - FOUND P. R.O.S. BR 16, PG 11, 1989
 - FOUND P. R.O.S. BR 17, PG 10, NOV 1990
 - FOUND P. R.O.S. BR 18, PG 68, SEP 1991
 - FOUND P. R.O.S. BR 21, PG 81, AUG 1995
 - FOUND P. R.O.S. BR 21, PG 62, AUG 1995
 - FOUND P. R.O.S. BR 23, PG 31, AUG 2000
- EXISTING FENCE LINE
 --- INTERMITTENT STREAM
 --- STREAM
 --- PNEUMATICALLY RECORDED DATA
 --- OVERFLOW DITCH FROM IRRIGATION PUMP LOCATION

NOTES

1. THIS SURVEY WAS PERFORMED USING A NIKON TOTAL STATION TO AN ACCURACY EXCEEDING REQUIREMENTS.
2. A PUBLIC UTILITY EASEMENT 10 FT IN WIDTH IS RESERVED ALONG ALL THE LOT LINES. THE 10 FT EASEMENT SHALL BE LOCATED AT THE INTERIOR OF THE LOT BOUNDARY & SHALL BE WIDENED 5 FT ON EACH SIDE OF THE INTERIOR LOT LINES. THIS EASEMENT SHALL ALSO BE USED FOR IRRIGATION PURPOSES.
3. FOR 12.00 ACRES, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING & PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDING TO THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDATIONS IMMEDIATE WEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION SECTION 4 OF SECTION CORNER DOCUMENTATION & ADDITIONAL SURVEY REFERENCE, SEE BR 15 OF SURVEY, PG 101, OCTOBER 1987.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DAMP IRRIGATION IS ALLOWED FOR LOTS THREE ACRES OR LESS.
6. MAINTENANCE OF ACCESS TO PLATTED LOTS IS THE RESPONSIBILITY OF THE BENEFITING PROPERTY OWNERS.
7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE KITITAS COUNTY DEPT. OF PUBLIC WORKS BEFORE PERFORMING WORK IN THE COUNTY ROAD RIGHT-OF-WAY CONSTRUCTING A DRIVEWAY ACCESS.
8. ANY FURTHER SUBDIVISION OF ADDITIONAL LOTS TO BE SERVED BY THE PROPOSED ACCESS MAY RESULT IN ADDITIONAL ACCESS REQUIREMENTS.
9. APPROVED TO THE KCP'S MAIL BOX POSTS SHALL BE THE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE MDDOT DRAWING N-12, SHEETS 1-1.
10. KITITAS COUNTY RULES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND DOES NOT GUARANTEE OR ASSURE THAT THERE IS A LOCAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THIS LAND DIVISION.
11. THE SUBJECT PROPERTY MAY BE WITHIN OR NEAR EXISTING ASSOCIATION OF OTHER COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF HYPOTHETICAL COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NEIGHBORS. KITITAS COUNTY HAS ADOPTED RESIDENTIAL-TO-FARM PROVISIONS CONTAINED IN SECTION 17.14 OF THE KITITAS COUNTY ZONING CODE.
12. AN EASEMENT 20 FT IN WIDTH IS GRANTED OVER AND ACROSS LOT 1 FOR THE PURPOSES OF ACCESS AND UTILITIES TO LOT 2. THE EASEMENT IS LOCATED DIRECTLY ADJACENT TO AND PARALLEL WITH THE ENTIRE EASTERN BOUNDARY LINE OF SAID LOT 1.



RECEIVED

FEB 26 2008

Kititas County
CDS

SHORT PLATTED PARCEL DESCRIPTION

LOT 2 AND PORTIONS OF LOTS 1 AND 3 OF THE MONROE SHORT PLAT 94-47 AS RECORDED IN BOOK D OF SHORT PLATS, PAGE 168, 1994 RECORDS OF KITITAS COUNTY; LOT LINE ADJUSTMENTS ON THE ABOVE DESCRIBED PARCELS AS RECORDED IN BOOK 21, PAGE 21, 1995 AND BOOK 26, PAGE 54, 2000, IN THE RECORDS OF KITITAS COUNTY; BR 21, PG 81, 1995; BR 21, PG 62, 1995 AND BR 23, PG 31, 2000.

FILED OF RECORD THIS _____ DAY OF _____ 2008 AT _____ IN BOOK _____ OF SHORTPLATS, PAGE _____ AT THE REQUEST OF _____

Kititas County Auditor, by: _____
Deputy County Auditor _____

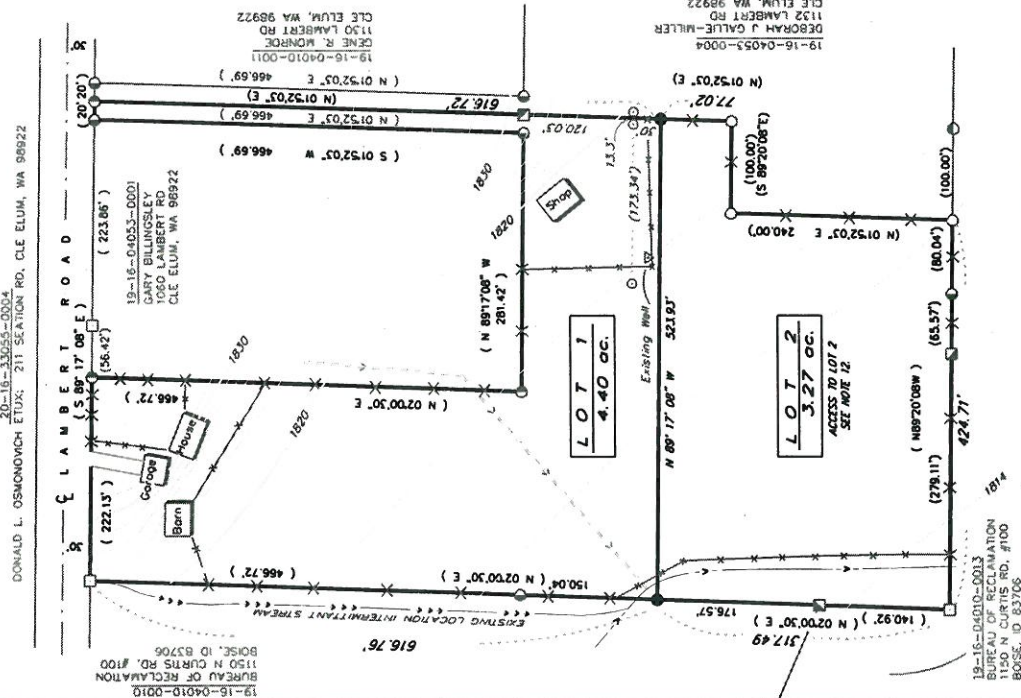
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS THE SURVEY CONDUCTED BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____

GARY MONROE

ROBERT L. BAILEY, PE/PLS #9743
PROFESSIONAL LAND SURVEYING
4201 HWY 970, CLE ELUM, WA, 98922
509-674-5551

Preliminary

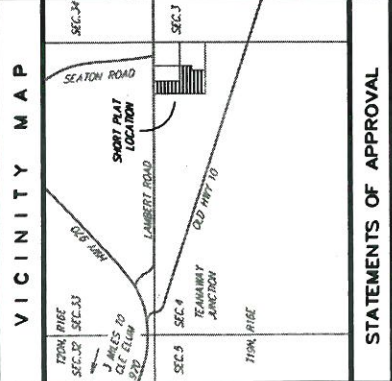


ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KITITAS
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2008, _____ AD, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME TO KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND FOR THE PURPOSES THEREIN MENTIONED, WITNESSES MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR _____ FIRST WRITTEN.

GARY MONROE
DIANE MONROE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____



STATEMENTS OF APPROVAL

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2008, AD.

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW THE USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT ALL, RESPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITITAS COUNTY HEALTH DEPARTMENT ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____, 2008, AD.

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COMMUNITY DEVELOPMENT SERVICES DIRECTOR

I HEREBY CERTIFY THAT THE SHORTPLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 2008, AD.

CDS DIRECTOR _____

CERTIFICATE OF KITITAS COUNTY TREASURER

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

ORIGINAL TRACT PARCEL NO.: 19-19-04053-0002

DATED THIS _____ DAY OF _____, 2008, AD.

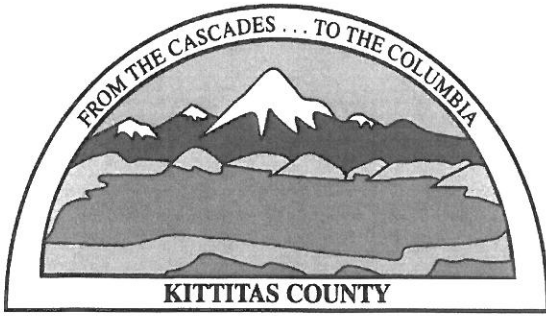
KITITAS COUNTY TREASURER _____

NAME & ADDRESS: ORIGINAL TRACT OWNERS

NAME: GARY AND DIANE MONROE
ADDRESS: CLE ELUM, WA
PHONE: 509 674 4885

EXISTING ZONE: R J
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEMS: ON SITE
WIDTH & TYPE OF ACCESS: 12' DRIVEWAY

NO. OF SHORTPLATTED LOTS: TWO
SCALE: 1" = 100'



PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
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

February 26, 2008

Gary & Diane Monroe
Po Box 581
Cle Elum, WA 98922

Dear Mr. & Mrs. Monroe,

We have received the proposed Gardiane Short Plat, located in Section 4, Township 19N, Range 16E, off of Lambert Road. We have also received the \$380.00 plat submission fee (receipt #055044).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks. 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 the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does 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 WATER SYSTEMS:** All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
P.O. Box 394
301 W. 1st
Cle Elum, WA 98922
(509) 674-9642

A. **GROUP "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has

approved the system prior to final plat approval (see contact information below). 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.

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes 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; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

****All Group B applications with 3-9 connections** should be submitted to Kittitas County Public Health Department.; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

3. 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 Hydro geologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

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 Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,


Holly Myers, Environmental Health Director
Kittitas County Public Health Department

cc: Community Development Services
Robert Bailey, 808's LLC