



DICKEN/LUFT SHORT PLAT

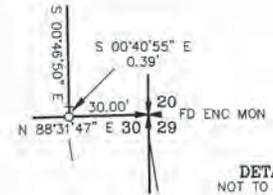
LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-09-00013



LEGEND

-
-
-
-



DETAIL
NOT TO SCALE

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 15 DAY OF July, A.D., 2011.

[Signature]
KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS 3 DAY OF July, A.D., 2011.

[Signature]
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE DICKEN/LUFT SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 19 DAY OF FEBRUARY, A.D., 2013.

[Signature]
KITITAS COUNTY PLANNING DIRECTOR, OFFICIAL

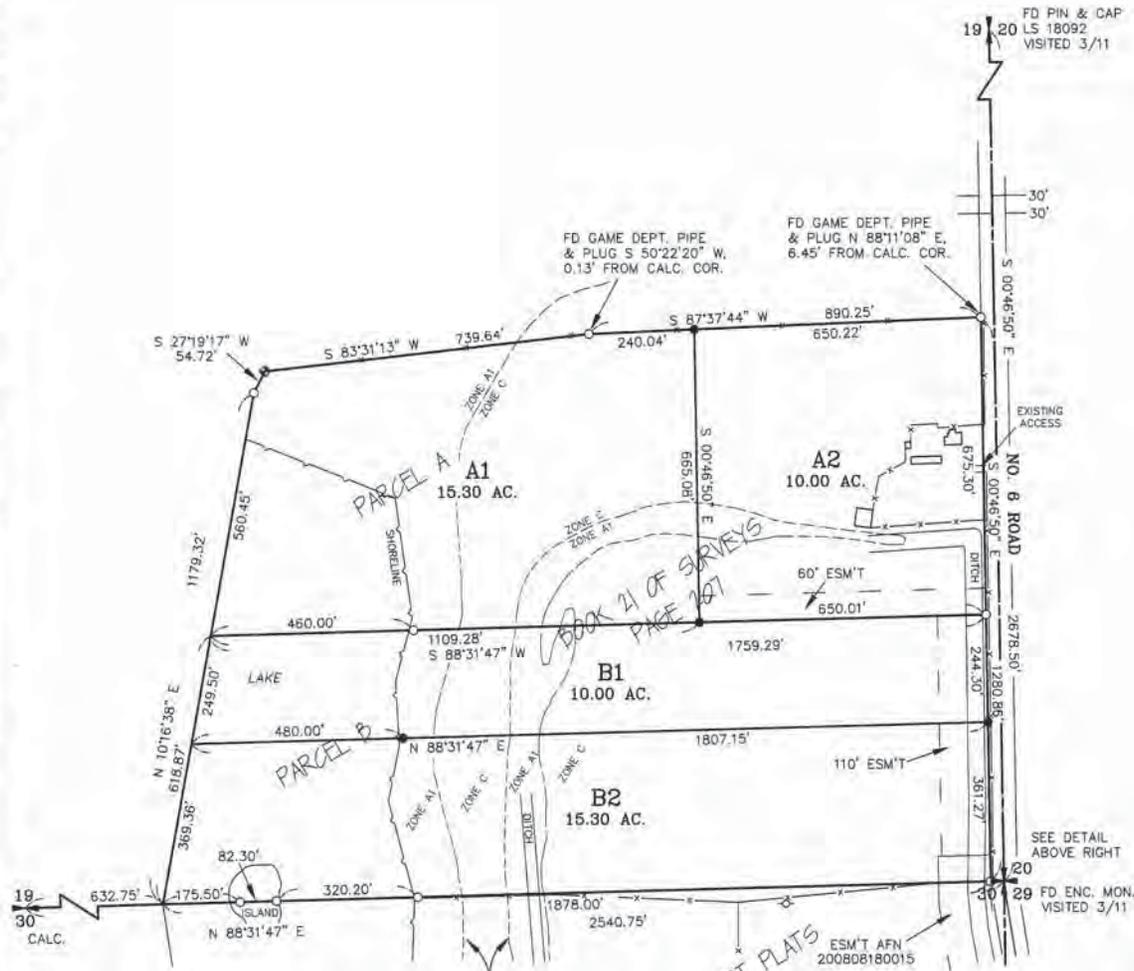
CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 17-19-19040-0002 & 17-19-19040-0005
PAID THROUGH 2012

DATED THIS 22 DAY OF JAN., A.D., 2013.

[Signature]
KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: DOUG DICKEN & TOM LUFT
ADDRESS: C/O PO BOX 639
ELLENSBURG, WA 98926
PHONE: (509) 962-5445
EXISTING ZONE: COMMERCIAL AG
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
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: _____

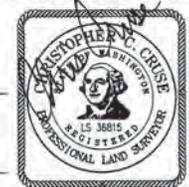


AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____, 2011, at _____ M., in Book K of Short Plats at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by: _____
KITITAS 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 DOUG DICKEN & TOM LUFT in JUNE of 2009.

[Signature]
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
5/20/2011
DATE



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
DICKEN/LUFT SHORT PLAT

	X	X

DICKEN/LUFT SHORT PLAT
LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

PARCELS A AND B OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1996, IN BOOK 21 OF SURVEYS, PAGE 207, UNDER AUDITOR'S FILE NO. 199602090009, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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 AZIMUTH 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 IRRIGATION.
3. FOR ADDITIONAL SURVEY INFORMATION, SECTION SUBDIVISION AND CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 21 OF SURVEYS, PAGE 207 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. KITITAS 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.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. 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)
10. PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
11. ACCESS TO LOTS B1 AND B2 TO BE DETERMINED AT THE TIME OF DEVELOPMENT. IF THE FUTURE ACCESS POINT IS TO SERVE THREE OR MORE LOTS, THEN ADDITIONAL ROAD REQUIREMENTS, CERTIFICATION, TURNAROUNDS, ETC., MAY BE REQUIRED. CONTACT KITITAS COUNTY DEPT. OF PUBLIC WORKS FOR ADDITIONAL INFORMATION.
12. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE TIME SPLIT PROVISION ALLOWED PER KITITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
13. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
14. METERING SHALL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
15. FUTURE DEVELOPMENT OF LOTS MAY REQUIRE A STUDY BY A CERTIFIED WETLAND BIOLOGIST TO DETERMINE WETLAND CLASSIFICATION AND FOR BUFFER REQUIREMENTS PURSUANT TO KCC CRITAL AREAS CODE.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
 2011, at _____ M., in Book K of Short Plats
 at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____
 JERALD V. PETTIT by: _____
 KITITAS COUNTY AUDITOR



5/26/2011

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
DICKEN/LUFT SHORT PLAT

DICKEN/LUFT SHORT PLAT
LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DOUG DICKEN, AN UNMARRIED MAN NOT IN A DOMESTIC PARTNERSHIP, AS TO PARCEL A, AND THOMAS S. LUFT AND TERESA A. LUFT, HUSBAND AND WIFE, AS TO PARCEL B, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ A.D., 2011.

DOUG DICKEN

THOMAS S. LUFT

TERESA A. LUFT

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DOUG DICKEN, TO ME KNOWN TO BE THE PERSON WHO SO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

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

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS S. LUFT AND TERESA A. LUFT, TO ME KNOWN 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 FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CENTRAL VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2011.

CENTRAL VALLEY BANK

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF CENTRAL VALLEY BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

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

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2011, at _____ M., in Book K of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR



5/26/2011

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
DICKEN/LUFT SHORT PLAT



FINDINGS OF FACT

Dicken Luft Short Plat

File Number SP-09-00013

Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. **The Dicken Luft Short Plat (SP-09-00013) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.**
2. **A notice of application for the Dicken Luft Short Plat (SP-09-00013) was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A)**
3. **The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.**
4. **The applicant has demonstrated that sewage disposal will be provided by individual septic systems.**
5. **The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.**
6. **A statement indicating the County's intent to approve this short plat was mailed to parties of record on February 22, 2010.**
7. **The Dicken Luft Short Plat (SP-09-00013) is located on land zoned Commercial Agriculture; a plat note has been attached reading the following: "The subject property is within or near designated resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited 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).**
8. **The subject property contains areas designated on FEMA Flood Insurance Rate Map panel 5300950558B as having a 1% or greater annual chance of flooding. Any development within these areas shall be subject to all applicable Federal, State, and County regulation. Kittitas County flood damage prevention code (KCC Chapter 17A.05; Ord. 93-18 by reference) requires any development within this area to obtain a permit. Flood insurance may be required for any structures on the subject properties.**
9. **10. Both lots of the Dicken Luft Short Plat have a L10WHX wetland across the west end of the property. The final mylars reflect the location of this wetland and a statement on the plat reads as follows: "Future development of lots may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to KCC Critical Areas Code."**
10. **The County GIS indicates that these parcels lie within the Ellensburg Water Company**

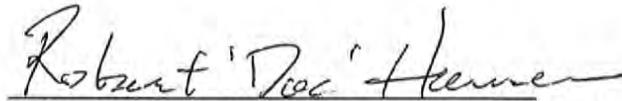
Irrigation District. County staff has affirmed through representatives of EWC and Bull Ditch that neither irrigation entity provides service to the subject parcels.

11. The Dicken Luft Short Plat (SP-09-00013) has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
12. The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
13. All development within the Dicken Luft Short Plat (SP-09-00013) must comply with International Fire Code.

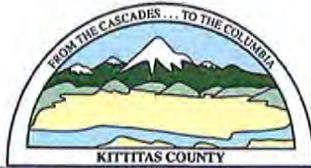
Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved

This 19th Day of February, 2013

A handwritten signature in cursive script that reads "Robert 'Doc' Hansen". The signature is written in black ink and is positioned above the printed name.

Robert "Doc" Hansen, Planning Official



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"

February 15, 2013

RE: Irrigation Status of SP-09-00013 Dicken Luft

FOR THE RECORD:

Although the County GIS indicates that the above mentioned short plat is within the boundaries of the Ellensburg Water Company, the entity (Larry Browne) said that EWC does not service these parcels but indicated that perhaps the Bull Ditch would have an interest. Jeff Brunson via phone on 2/15/2013 informed me that Bull Ditch provides no service east of Fiorito Lake.

Jeff Watson
Staff Planner

Jeff Watson

From: Cruse & Associates <cruseandassoc@kvalley.com>
Sent: Thursday, February 14, 2013 1:04 PM
To: Jeff Watson
Subject: Fw: SP-09-00013 Dicken-Luft

Follow Up Flag: Follow up
Flag Status: Flagged

Larry Browne stated below that it is not within town ditch area?

Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: [LARRY BROWNE](#)
Sent: Thursday, February 14, 2013 12:13 PM
To: [Cruse & Associates](#)
Subject: Re: SP-09-00013 Dicken-Luft

ChuckDickin prelim plat SP-09-00013 is not in E.W.C. service area. Check with Jeff Brunson @ 962-2840.
Larry Browne E.W.C.

From: Cruse & Associates <cruseandassoc@kvalley.com>
To: Larry Brown <eburgwater@yahoo.com>
Cc: Jeff Watson <jeff.watson@co.kittitas.wa.us>
Sent: Thursday, February 14, 2013 9:56 AM
Subject: Fw: SP-09-00013 Dicken-Luft

Larry

It has been a while but thought Scott Repp met with you regarding the former Fiorito properties. I believe there are no water rights for this property but could you please review the attached short plat and contact me back if you need us to address any requirements or contact Jeff Watson to let him know this application can proceed.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: [Jeff Watson](#)
Sent: Thursday, February 14, 2013 9:31 AM
To: '[Cruse & Associates](#)'
Subject: RE: SP-09-00013 Dicken-Luft

Working on this now... did a search both paper and email and cannot find anything from Larry Browne (Condition #6) for irrigation... if he has signed off on this do you have a copy?

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Monday, February 11, 2013 10:46 AM
To: Jeff Watson
Subject: Re: SP-09-00013 Dicken-Luft

Have you had a chance to complete findings?

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: [Jeff Watson](#)
Sent: Tuesday, January 22, 2013 10:48 AM
To: 'Cruse & Associates'
Subject: RE: SP-09-00013 Dicken-Luft

Done... I'll try to get findings out soon. I still have a lot of pendings. Any other tax applications you know of? they'll probably certify the tax roll soon.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Thursday, January 17, 2013 2:39 PM
To: Jeff Watson
Subject: Re: SP-09-00013 Dicken-Luft

Jeff

Based on my notes this short plat was just waiting for taxes to be current which finally happened last week. Could you try to get this out ASAP as I think taxes for next year will be due in the next 2 weeks.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: [Jeff Watson](#)
Sent: Tuesday, August 17, 2010 7:49 AM
To: '[Cruse & Associates](#)'
Subject: RE: SP-09-00013 Dicken-Luft

I have a CPA Drafted, but will need to change the water language... shouldn't take long but we up against a wall with this comp plan stuff... Wednesday?

JW

From: Cruse & Associates [<mailto:cruseandassoc@kvalley.com>]
Sent: Tuesday, August 17, 2010 8:32 AM
To: Jeff Watson
Subject: SP-09-00013 Dicken-Luft

Jeff - I do not see a CPA for this application. Can I get an update on where this is in process.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

No virus found in this incoming message.
Checked by AVG - <http://www.avg.com/>
Version: 9.0.851 / Virus Database: 271.1.1/3077 - Release Date: 08/16/10 23:35:00
No virus found in this message.
Checked by AVG - <http://www.avg.com/>
Version: 2012.0.2221 / Virus Database: 2639/5549 - Release Date: 01/21/13
No virus found in this message.
Checked by AVG - <http://www.avg.com/>
Version: 2012.0.2238 / Virus Database: 2639/5603 - Release Date: 02/14/13

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2238 / Virus Database: 2639/5603 - Release Date: 02/14/13

Notice of Decision

Dicken Luft Short Plat
(SP-09-00013)

Notice is hereby given that on February 22, 2010, conditional preliminary approval was granted to Chris Cruse, authorized agent for Doug Dicken, landowner, for a short subdivision of 50.6 acres into 4 lots consisting of two 15.3 acre lots, and two 10 acre lots. The subject properties are located west of No. 6 Road and south of Tjossem Road, Ellensburg, WA 98926, in a portion of Section 19, T17N R19E, W.M. in Kittitas County. Map numbers: 17-19-19040-0005 and 17-19-19040-0002

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

March 8, 2010 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 or on line at: www.co.kittitas.wa.us/cds/current/.

DAILY RECORD

KITTITAS COUNTY PUBLISHING, LL
 401 N MAIN ST
 ELLENSBURG WA 98926
 (509) 925-1414

Fax(509) 925-5696

Advertising Memo Bill

1 Memo Bill Period 02/2010		2 Advertiser/Client Name KITTITAS CO PUBLIC WORKS	
23 Total Amount Due 51.07		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 02/19/10	6 Billed Account Number 84066	7 Advertiser/Client Number KATHY. 84066

8 Billed Account Name and Address KITTITAS CO PUBLIC WORKS 411 N. RUBY ST, SUITE 1 ELLENSBURG WA 98926		Amount Paid: Comments: Ad #: 156089	
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12/13/14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
02/22/10	156089 LEG2	DICKEN LUFT SHORT PLAT NOTICE OF DECISION 02/22 DR	1X 6.13 6.13	1 8.25	51.07	51.07
<p>RECEIVED</p> <p>FEB 26 2010</p> <p>KITTITAS COUNTY PUBLISHING</p>						

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 51.07
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DAILY RECORD

(509) 925-1414

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 156089		25 Billing Period 02/2010		Advertiser Information 6 Billed Account Number 84066		7 Advertiser/Client Number 84066		8 Advertiser/Client Name KITTITAS CO PUBLIC WORKS	
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AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

KITTITAS CO PUBLIC WORKS

DICKEN LUFT SHORT PLAT

is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

02/22/2010

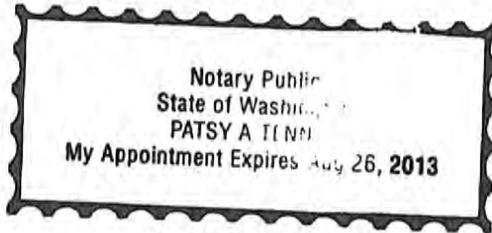
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$51.07 the rate of \$8.25 per column inch for each insertion.

Diane Ewing

Subscribed to me this 22nd day of February in the year of 2010

Patsy A Tenney

PATSY A TENNEY
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



Notice of Decision

Dicken Luft Short Plat
(SP-09-00013)

Notice is hereby given that on February 22, 2010, conditional preliminary approval was granted to Chris Cruse, authorized agent for Doug Dicken, landowner, for a short subdivision of 50.6 acres into 4 lots consisting of two 15.3 acre lots, and two 10 acre lots. The subject properties are located west of No. 6 Road and south of Tjossem Road, Ellensburg, WA 98926, in a portion of Section 19, T17N R19E, W.M. in Kittitas County. Map numbers: 17-19-19040-0005 and 17-19-19040-0002

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

March 8, 2010 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 or on line at www.co.kittitas.wa.us/cds/current/.

PUBLISH: February 22, 2010

DAILY RECORD
AD AUTHORIZATION
(CONTINUED)

Salesperson: KATHY ADAMS

Printed at 02/18/10 19:01 by \$LOGIN

Acct#: 84066

Ad#: 156089 Status: N

Notice of Decision

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(SP-09-00013)**

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PUBLISH: February 22, 2010

DAILY RECORD
AD AUTHORIZATION

Salesperson: KATHY ADAMS

Printed at 02/18/10 19:01 by \$LOGIN

Acct#: 84066
KITTITAS CO PUBLIC WORKS
411 N. RUBY ST, SUITE 1
ELLENSBURG WA 98926

Ad#: 156089 Status: N
Start: 02/22/10 Stop: 02/22/10
Times Ord: 1 Times Run: ****
STD6 1.00 X 6.13 Words: 188
Rate: LEG2 Cost: 51.07
Class: 0001 LEGAL NOTICES
Descript: DICKEN LUFT SHORT PLAT
Given by: *
Created: cad18 02/18/10 11:41
Last Changed: cad18 02/18/10 11:52

Contact:
Phone: (509)962-7523
Fax#:
Email: candie.leader@co.kittitas.wa

Agency:

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 02/22

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Candie Leader
Name (print or type)
Candie Leader
Name (signature)

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact

(AD COPY ON NEXT PAGE)

Rich Elliott
Kittitas Valley Fire and Rescue
P.O. Box 218
Ellensburg, WA 98926

Kittitas County Public Works

Kittitas County Environmental Health

Washington Dept. of Ecology
Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

Chuck Cruse
Cruse and Associates
P.O. Box 959
Ellensburg, WA 98926



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Dicken Luft Short Plat (SP-09-00013)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: February 22, 2010

I certify that the following documentation:

- Notice of Decision for the Dicken Luft Short Plat (SP-09-00013)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Candie Leader
County of Kittitas
State of Washington

Subscribed and sworn to before me this 22nd day of February, 2010



Kelly J. Carlson
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: July 9th, 2010



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

"Building Partnerships – Building Communities"

February 22, 2010

Chris Cruse
Cruse and Associates
P.O. Box 959
Ellensburg WA 98926

RE: Dicken Luft Short Plat (SP-09-00013)

Dear Mr. Cruse,

The Kittitas County Community Development Services Department has determined that the Dicken Luft Short Plat (SP-09-00013) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

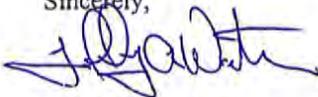
1. Both sheets of the final mylars shall reflect short plat number SP-09-00013 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
 - The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited 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)
 - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
 - Metering shall be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.
 - 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.
4. Property owners shall be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the four lots.
5. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
6. This property is within the Ellensburg Water Irrigation District boundaries. Proof that all general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
7. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

8. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
9. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
10. Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
11. Both lots of the Dicken Luft Short Plat have a L1OWHX wetland across the west end of the property. The Final mylars shall reflect the location of this wetland and a statement on the plat shall read as follows: "Future development of lots may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to KCC Critical Areas Code."
12. This property is located inside of the Kittitas County Stock Restricted Area, it shall be the responsibility of the property owner to fence in their grazing livestock.
13. 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.
14. The addresses shall be clearly visible from both directions at the County Road for all properties.
15. The subject property contains areas designated on FEMA Flood Insurance Rate Map panel 5300950558B as having a 1% or greater annual chance of flooding. Any development within these areas shall be subject to all applicable Federal, State, and County regulation. Kittitas County flood damage prevention code (KCC Chapter 17A.05; Ord. 93-18 by reference) requires any development within this area to obtain a permit. Flood insurance may be required for any structures on the subject properties.
16. Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
17. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
18. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Dicken Luft Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after March 8, 2010. 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 \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by March 8, 2010 at 5:00p.m.

Sincerely,



Jeff Watson
Staff Planner

File copy

CC: Applicant
Required parties (KCC 15A)

Jeff Watson

From: Jeff Watson
Sent: Friday, January 22, 2010 12:39 PM
To: 'Cruse and Associates'
Subject: SP-09-00013 Dicken Luft
Attachments: SP-09-00013 Dicken Luft Comments.pdf

SP-09-00013 Dicken Luft

Transmittal of Comments

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



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

"Building Partnerships – Building Communities"

January 22, 2010

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Transmittal of Comments – Dicken Luft Short Plat (SP-09-00013)

Dear Mr. Cruse:

Enclosed are the comments received regarding the Sky Sweeper Short Plat (SP-07-153) during the comment period:

August 18, 2009	Kittitas Valley Fire and Rescue – Rich Elliott
September 29, 2009	Kittitas County Department of Public Works – Christina Wollman
August 25, 2009	Washington State Department of Ecology – Gwen Clear
August 20, 2009	Kittitas County Public Health – James Rivard

Please review all comments and notify me of any questions. I will be issuing the Conditional Preliminary Approval based on the comments received.

Sincerely,

Jeff Watson
Staff Planner



To Protect and Promote the Health and the Environment of the People of Kittitas County

August 20, 2009

Jeff Watson, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Dicken/Luft Short Plat SP-09-00013

Dear Mr. Watson,

Thank you for the opportunity to comment on the Dicken/Luft Short Plat, SP-09-00013. All residential well connections serving the proposed lots shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and the State of Washington, Department of Ecology requirements. This requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology.

The final plat notes shall include the following two statements:

"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. "

AND

"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Water availability can be provided through several different ways depending on the source of water proposed.

If a public water system is proposed for the plat, the public water system information shall be submitted and reviewed by Kittitas County Public Health Department or the State of Washington, Department of Health which includes final issuance of the well ID number to meet the water availability requirement for plat approval.

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581



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

**Environmental
Health Services**
411 North Ruby Street, Suite 3
Ellensburg, WA 98926
T: 509.962.7698
F: 509.962.7052



To Protect and Promote the Health and the Environment of the People of Kittitas County

If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology and a passing bacteriological test will meet the water availability requirement.

At this time the application does not contain sufficient information to make a determination of adequate water availability or soil assessment to determine the land area is suitable for onsite sewage systems. The above mentioned items need to be submitted to the Public Health Department in order for the plat application to be recommended for approval.

If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

Sincerely,

James Rivard

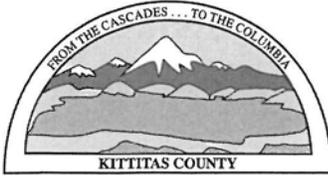
James Rivard
Environmental Health Supervisor
Kittitas County Public Health Department

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581



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KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: September 29, 2009
SUBJECT: Dicken Luft Short Plat SP-09-00013

Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended 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.
-

The following shall be conditions of preliminary approval:

1. **Timing of Improvements:** This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. **Access:** No. 6 Road is classified as a Rural Minor Collector and all accesses must meet the 300' spacing requirement. A single-use driveway may be used to access Lot A1. A joint-use access may be used to access Lots B1 and B2. If access to Lots B1 and B2 is from Easement AFN 200808180015, the road must be constructed to Low Density standards as shown below, and a cul-de-sac constructed at the end of the road.
3. **Joint-Use Driveway:** A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6”.
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

Page 1 of 4

- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
4. Plat Note: Plat note 11 referring to determining access at the time of development shall be removed from the final plat.
5. 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 current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
6. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.

7. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. Access Permit: An approved access permit shall 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.
11. Addressing: Contact 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.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
13. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

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 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."

Please let me know if you have any questions or need further information.



KITTITAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • elliotttr@kvfr.org

Jeff Watson, Staff Planner
411 N Ruby St
Ellensburg, WA 98926

Jeff:

August 18, 2009

RECEIVED

AUG 20 2009

Kittitas County
CDS

I have reviewed the Application for the Dicken Luft Short Plat SP-09-13. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is informational only.

I have a couple of questions or issues that I would ask that you address in this process:

1. The fire department access road to be 20' wide and capable of support 75,000 lbs with an all-weather surface.
2. The addresses need to be clearly visible from both directions at the county road for all properties.
3. The fire flow requirements for residential development is listed at 1500 gpm for 2 hours in Appendix B of the 2006 IFC. KVFR's position on the fire flow is that this requirement may be met any one of the following three ways:
 - i. Installation of a static water source which meets the above listed flow requirement. The static water source must be accessible for fire apparatus at all times, have an access surface capable of supporting 75,000 lbs in all weather and be kept clear of debris or ice in a manner sufficient to permit drafting of fire suppression water.
 - ii. The developer could sign a binding agreement to require NFPA 13R sprinkler systems in all residential structures or structures that will be used as a residence.
 - iii. The developer/owner would pay a water supply mitigation fee to Kittitas County in the amount of \$1000.00 per approved lot. This money would be placed in a restricted account and used solely for the capitol purchase or major maintenance on the water tender fleet for Kittitas Valley Fire and Rescue.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas Valley Fire and Rescue

CC – John Sinclair, Fire Chief
Joe Seemiller, Fire Prevention Captain
Kittitas Valley Fire and Rescue Commissioners



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

RECEIVED
AUG 25 2009
Kittitas County
CBS

August 25, 2009

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Watson:

Thank you for the opportunity to comment on the short plat of approximately 50.6 acres into 4 lots within the Commercial Ag zoning district, proposed by Doug Dicken and Tom/Teresa Luft [SP-09-00013]. We have reviewed the application and have the following comments.

Shorelands/Environmental Assistance

A wetland reconnaissance/delineation should be completed on site before development is allowed to occur on parcels created by the subdivision. A review of aerial photos shows that features similar to that which appear in the parcels proposed for short plat are displayed as wetlands in properties (parcel 037-12307) just to the south. The water levels in the adjacent lake to the west are very close to the surface and shallow groundwater is likely contributing to the lake levels.

Buffers or setbacks from any development on the created lots should be put in place which will assure that the functions of the lake and the wetlands (if present) will be protected. The size of the buffers should be consistent with Best Available Science (BAS). Buffers cited in BAS are assumed to be intact (vegetated with native vegetation), so if the buffer areas have been farmed or grazed, then remedial measures (such as planting of native shrub or forest cover) should occur or the buffer sizes should be increased.



Mr. Watson
August 25, 2009
Page 2 of 3

Guidance on the appropriate buffer sizes to protect wetland functions from different types of development in Eastern Washington can be found in the publication "Wetland Mitigation in Washington State Part 1" (publication # 06-06-011a) on line at www.ecy.wa.gov.

If you have any questions concerning the Shorelands/Environmental Assistance comments, please contact Catherine Reed at (509) 575-2616.

Water Resources

No water right records associated with this property were found in the Central Regional Office.

Any surface water diversion will require application to the Department of Ecology for a water right permit.

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that

Mr. Watson
August 25, 2009
Page 3 of 3

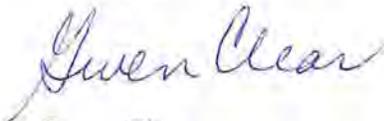
the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

If you have any questions concerning the Water Resources comments, please contact Kurt Walker at (509) 454-4237.

Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Lynda Jamison with the Department of Ecology, (509) 575- 2434, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012





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"

NOTICE OF APPLICATION

Date of this Notice of Application: August 13, 2009
Date of Initial Application: June 24, 2009
Project Name (File Number): Dicken Luft Short Plat (SP-09-00013)

Applicant: Chris Cruse of Cruse & Associates, authorized agent for Doug Dicken and Tom and Teresa Luft, landowners.

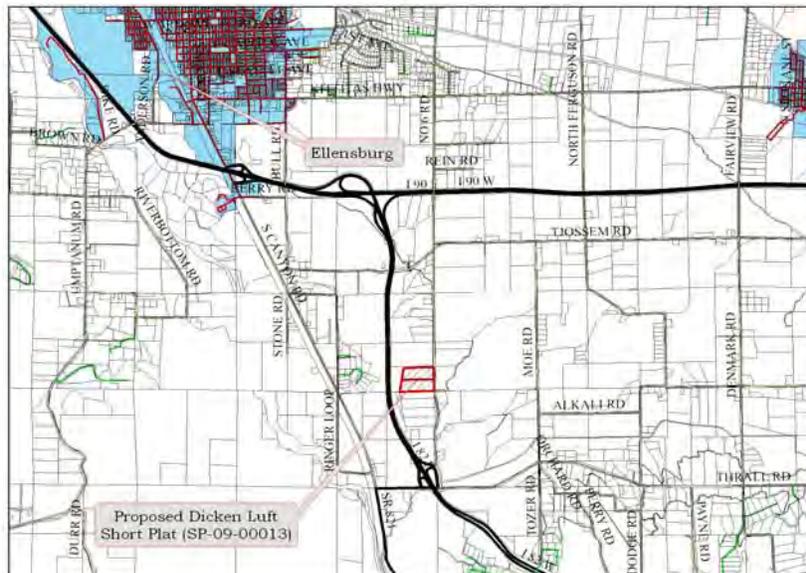
Location: The property is located west of No. 6 Road and South of Tjossem Road, Ellensburg, WA 98926, in a portion of Section 19, T17N R19E, W.M. in Kittitas County. Map numbers: 17-19-19040-0005 and 17-19-19040-0002.

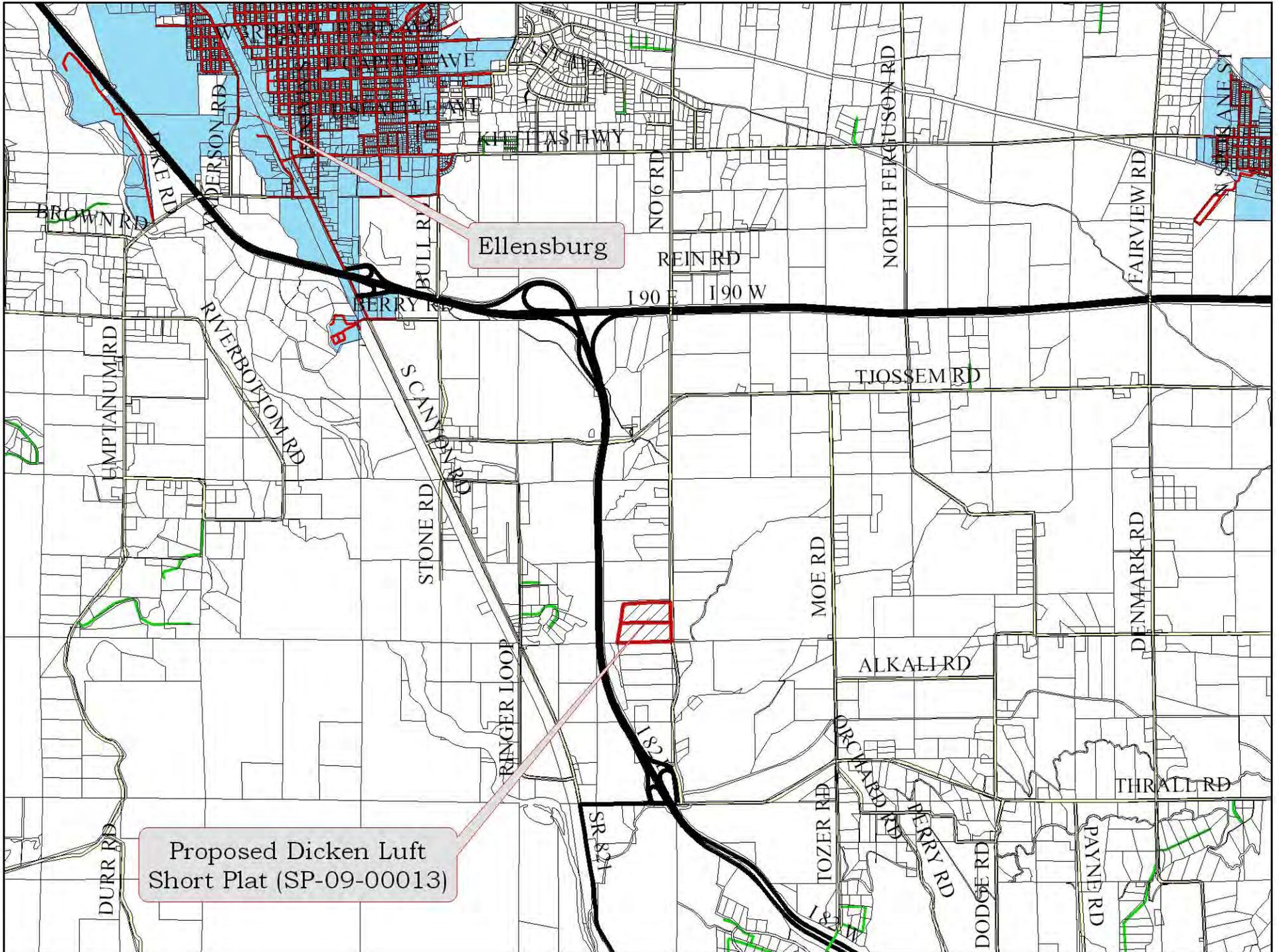
Proposed Project: The applicant requests preliminary approval of a 4-lot short plat on approximately 50.6 acres of land. Lot sizes range from 10 acres to 15.30 acres. The property is zoned Commercial Agriculture. The project proposes individual wells and septic tanks.

Materials Available for Review: Application materials can be viewed at Kittitas County Community Development Services (CDS) department at 411 N. Ruby Suite 2, Ellensburg, WA 98926, or online at <http://www.co.kittitas.wa.us/cds/current/>.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **August 28, 2009**. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Staff Contact: Jeff Watson, 509-933-8274.



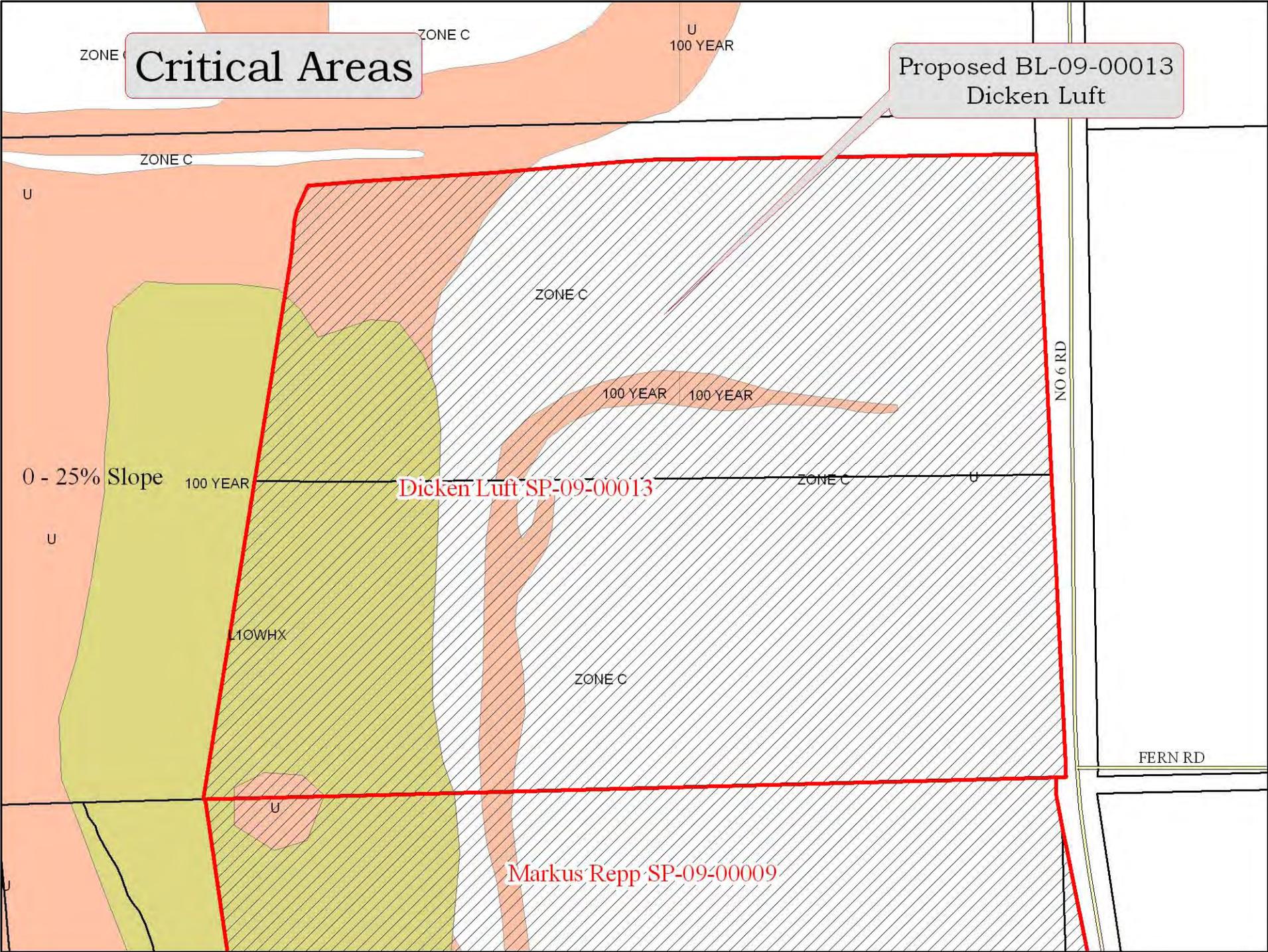


Proposed Dicken Luft
Short Plat (SP-09-00013)

Ellensburg

Critical Areas

Proposed BL-09-00013
Dicken Luft



Short Plat Preliminary Submittal Requirements For:

SP-09-00013 Dicken Luft

Date Received: June 24, 2009

Review Date: August 4, 2009

Map Number: 17-19-19040-0005, 17-19-19040-0002 Parcel Number: 11317, 270233

Acres Recorded: 50.6

Planner: Jeff Watson Zoning: Commercial Agriculture

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes No Within a Shoreline of the State Environment:

Yes No Within a FIRM Floodplain Panel #:

Yes No Within a PHS Habitat Habitat Type:

Yes No Wetland in Parcel Wetland Type:

Yes No Seismic Rating Category:

Yes No Within Coal Mine Area

Yes No Hazardous Slope in Parcel Category:

Yes No Airport Zones within Parcel Zone:

Yes No Adjacent to Forest Service Road Road:

Yes No Adjacent to BPA Lines or Easement

Yes No Within 1000' of Mineral Land of LTS

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Large Preliminary Plat Maps

- Certificate of Title**
- Computer Closures**
- Names of proposed subdivision, all sheets**
- Location of subdivision by section, township, range, county, and state, all sheets**
- 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**
- Scale (1:200 or Greater), North Arrow, and Date**
- Vicinity map showing the boundary lines of adjacent subdivisions, roads, streets, streams**
- Proposed platted boundary lines, lot and road dimensions, and gross acreage**
- Statement of proposed sewage, water, and drainage improvements**



Proposed BL-09-00013
Dicken Luft

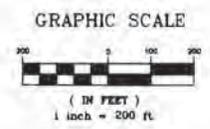
Dicken Luft SP-09-00013

Markus Repp SP-09-00009

NO 6 RD

FERN RD

PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP
- FOUND 4"x4" PILLAR W/ BRASS CAP - GAME DEPT. 1975
- FOUND GAME DEPT. PIPE & PLUG
- FENCE
- () RECORD DATA

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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 AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 18 OF SURVEYS, PAGES 102-103. CORNERS LAST VISITED 11/95.
4. THE LOCATION SHOWN HEREON FOR THE NO. 6 ROAD RIGHT OF WAY IS BASED ON PLANS ON FILE AT THE KITTITAS COUNTY DEPT. OF PUBLIC WORKS.
5. THE BASIS OF BEARINGS IS N 00°40'51" W ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 30. THIS BEARING IS ALSO THE SAME AS SHOWN ON THE WASHINGTON STATE DEPT. OF GAME SURVEY TITLED "FIORITO LAKES" AS FILED WITH THE KITTITAS CO. DEPT. OF PUBLIC WORKS, DATED 10/75.
6. THESE PARCELS ARE EXEMPT FROM THE KITTITAS CO. SUBDIVISION ORD. UNDER CHAP. 16.04.020(1).

AUDITOR'S CERTIFICATE

Filed for record this 9TH day of FEBRUARY, 1996, at 2:06 P.M., in Book 21 of Surveys at page(s) 207 at the request of *Randy Fiorito*
 BEVERLY M. ALLENBAUGH BY: *B. Allenbaugh*
 KITTITAS 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 RANDY FIORITO in APRIL of 1995.

David P. Nelson
 DAVID P. NELSON
 Professional Land Surveyor
 License No. 18092
 FEBRUARY 9, 1996
 DATE



CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747

FIORITO PROPERTY

LEGAL DESCRIPTIONS

ORIGINAL PARCEL

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON, LYING WESTERLY OF COUNTY ROAD NO. 6 AND SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

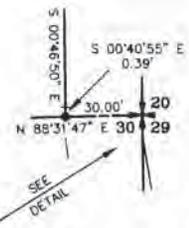
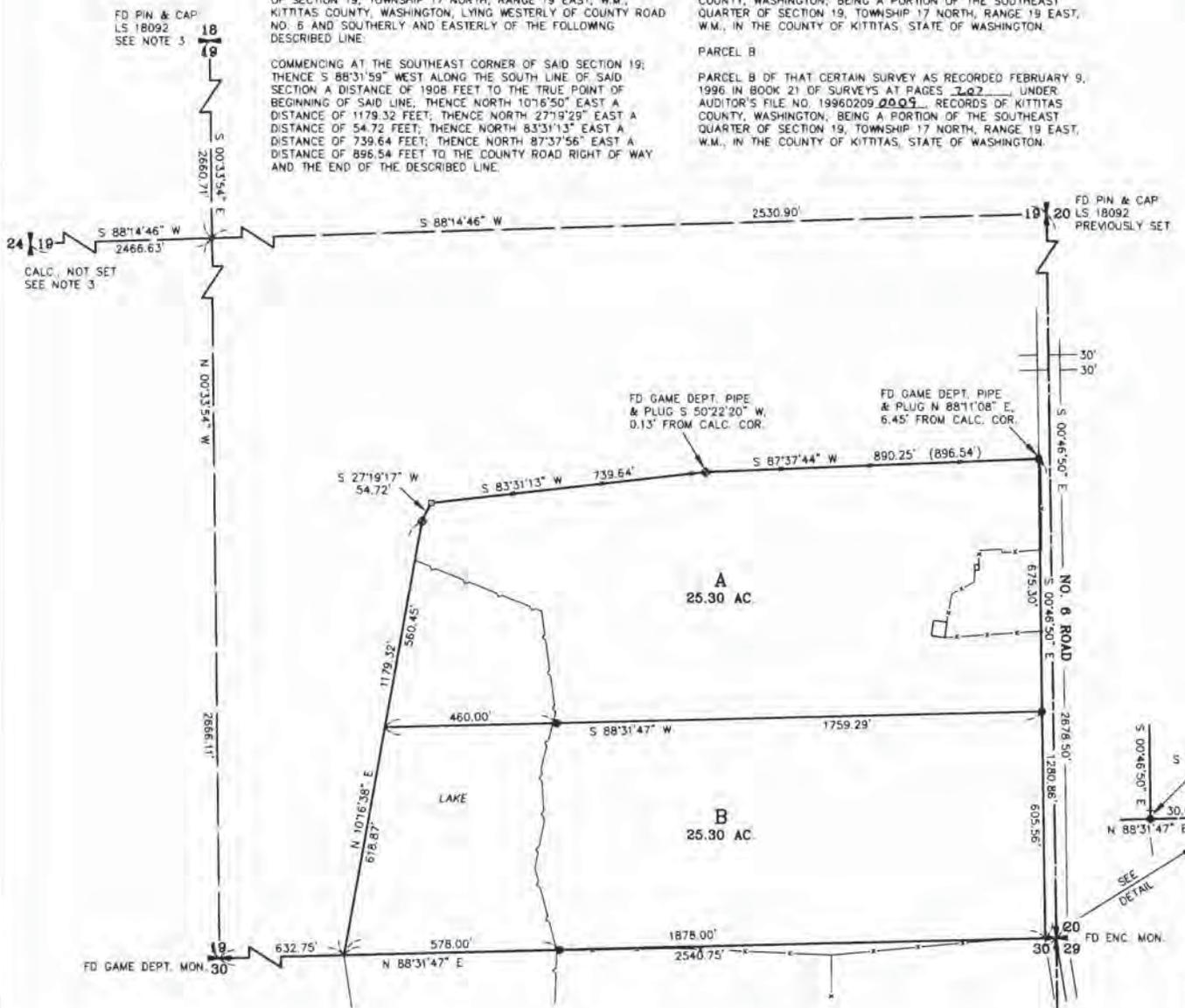
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE S 88°31'59" WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1908 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE NORTH 10°16'50" EAST A DISTANCE OF 1179.32 FEET, THENCE NORTH 27°19'29" EAST A DISTANCE OF 54.72 FEET, THENCE NORTH 83°31'13" EAST A DISTANCE OF 739.64 FEET, THENCE NORTH 87°37'56" EAST A DISTANCE OF 896.54 FEET TO THE COUNTY ROAD RIGHT OF WAY AND THE END OF THE DESCRIBED LINE.

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1996 IN BOOK 21 OF SURVEYS AT PAGES 207 UNDER AUDITOR'S FILE NO. 19960209 0009, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1996 IN BOOK 21 OF SURVEYS AT PAGES 207 UNDER AUDITOR'S FILE NO. 19960209 0009, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



		X	X

FD PIN & CAP
 LS 18092
 SEE NOTE 3

FD PIN & CAP
 LS 18092
 PREVIOUSLY SET

CALC., NOT SET
 SEE NOTE 3

FD GAME DEPT. PIPE
 & PLUG S 50°22'20" W,
 0.13' FROM CALC. COR.

FD GAME DEPT. PIPE
 & PLUG N 88°1'08" E,
 6.45' FROM CALC. COR.

FD ENC. MON.



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"

August 4, 2009

Chris Cruse
Cruse and Associates
P.O. Box 959
Ellensburg WA 98926

RE: Dicken Luft Short Plat, SP-09-00013

Dear Mr. Cruse,

The application for a 4 lot Short Plat on approximately 50.6 acres of land that is zoned Commercial Agriculture, located in a portion of Section 19, T17N, R19E, WM, in Kittitas County, Assessor's map numbers 17-19-19040-0005 and 17-19-19040-0002 was received on June 24, 2009. Your application has been determined complete as of August 4, 2009.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval will be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner

SP-09-00013



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

"Building Partnerships – Building Communities"

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;
 \$720 for Community Development Services Department
 \$130 for Fire Marshal
 (One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x Mandy Need

DATE:

6/24/09

RECEIPT #

00005101

RECEIVED

JUN 24 2009
 DATE STAMP
 HERE
 Kittitas County
 CDS

NOTES:

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

Landowner(s) signature(s) required on application form.

Name: Doug Dicken Tom Luft
Mailing Address: P.O. Box 639 2740 Cove Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 925-2222 962-5445
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: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: _____

3. **Street address of property:**

Address: No. 6 Road
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

Parcels A and B in Book 21 of Surveys at Page 207.

5. **Tax parcel number(s):** 17-19-19040-0002 and 17-19-19040-0005

6. **Property size:** 50.60 _____ **(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):

4 lot short plat with individual wells and septic systems. See the application map for additional information.

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?
No. 6 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)

X Chris Cruise

Date:

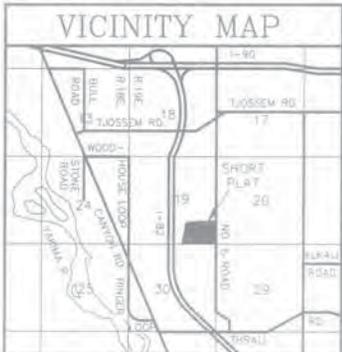
6/19/2009

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

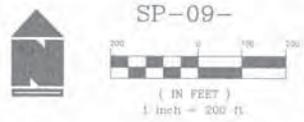
X [Signature]

Date:

6/19/09



DICKEN/LUFT SHORT PLAT LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M. KITTITAS COUNTY, WASHINGTON



- LEGEND**
- -
 -
 -

APPROVALS

KITKITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 199____

KITKITAS COUNTY ENGINEER _____

KITKITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D. 199____

KITKITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE DICKEN/LUFT SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITKITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 199____

KITKITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITKITAS 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.

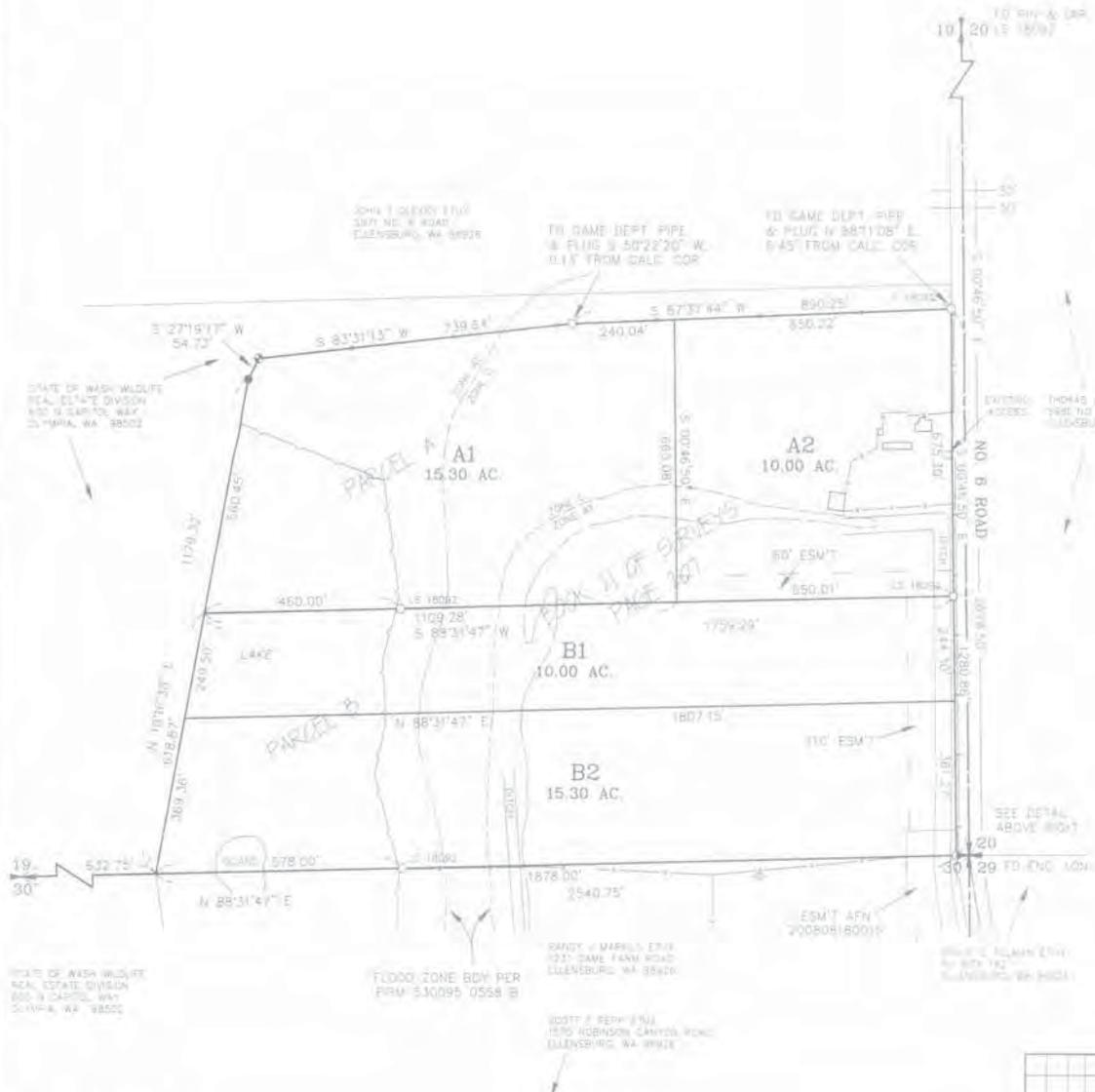
DATED THIS _____ DAY OF _____ A.D. 199____

KITKITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: _____
ADDRESS: _____
PHONE: _____

EXISTING ZONE: COMMERCIAL AC
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD W/A
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'

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



RECEIVED
JUN 27 2009
Kittitas County
CDS

DETAIL
NOT TO SCALE

AUDITOR'S CERTIFICATE
Filed for recording this _____ day of _____
2009, at _____, in Book _____ of County Plat
at page(s) _____ at the request of Cruse & Associates.
RECORDING NO: _____

JERALD V. REITZ by _____
KITKITAS 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 DICKEN & TOM LUFT in JUNE of 2009.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
6/24/2009
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242
DICKEN/LUFT SHORT PLAT

DICKEN/LUFT SHORT PLAT
 LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

PARCELS A AND B OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1996, IN BOOK 21 OF SURVEYS, PAGE 207, UNDER AUDITOR'S FILE NO. 199602090009, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-30 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 AZIMUTH 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 IRRIGATION.
3. FOR ADDITIONAL SURVEY INFORMATION, SECTION SUBDIVISION A(II) CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 21 OF SURVEYS, PAGE 207 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
7. 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.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. 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)
10. PURSUANT TO RCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
11. ACCESS TO LOTS B1 AND B2 TO BE DETERMINED AT THE TIME OF DEVELOPMENT. IF THE FUTURE ACCESS POINT IS TO SERVE THREE OR MORE LOTS, THEN ADDITIONAL ROAD REQUIREMENTS, CERTIFICATION, TURNAROUNDS, ETC., MAY BE REQUIRED. CONTACT KITTITAS COUNTY DEPT. OF PUBLIC WORKS FOR ADDITIONAL INFORMATION.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
 2009, at _____ Mo. in Book K of Short Plats
 of page(s) _____ of the request of Cruse & Associates.
 RECEIVING NO. _____

GERALD V. PETTY by _____
 KITTITAS COUNTY AUDITOR



06/24/2009

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 882-8242

DICKEN/LUFT SHORT PLAT

DICKEN/LUFT SHORT PLAT
LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DOUG DICKEN, AN UNMARRIED MAN NOT IN A DOMESTIC PARTNERSHIP, AS TO PARCEL A, AND THOMAS S. LUFT AND TERESA A. LUFT, HUSBAND AND WIFE, AS TO PARCEL B, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2009.

DOUG DICKEN

THOMAS S. LUFT

TERESA A. LUFT

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DOUG DICKEN, TO ME KNOWN TO BE THE PERSON WHO SO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

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

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS S. LUFT AND TERESA A. LUFT, TO ME KNOWN 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 FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CENTRAL VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2009.

CENTRAL VALLEY BANK

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF CENTRAL VALLEY BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

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

AUDITOR'S CERTIFICATE

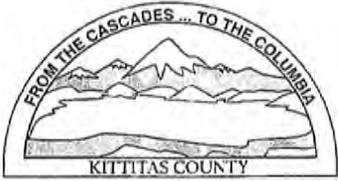
Filed for record this _____ day of _____
2009, at _____ M. in Book _____ of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

GERALD W. PETTIT by _____
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

DICKEN/LUFT SHORT PLAT



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00005101

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 001993

Date: 6/24/2009

Applicant: CRUSE & ASSOCIATES, LLC

Type: check # 7477

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-09-00013	CDS FEE FOR SHORT PLAT	720.00
SP-09-00013	EH SHORT PLAT FEE	380.00
SP-09-00013	PUBLIC WORKS SHORT PLAT FEE	230.00
SP-09-00013	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,460.00