



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS 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.

OK plat

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)

PAID
MAY 17 2010
KITTITAS CO.
CDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY (CDS STAFF SIGNATURE)	DATE	RECEIPT #	DATE STAMP HERE
<i>[Signature]</i>	<i>[Date]</i>	<i>[Receipt #]</i>	
NOTES			

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: State of Washington, Dept. of Parks & Rec.
Mailing Address: 7150 Clearwater Lane
City/State/ZIP: Olympia, WA 98504
Day Time Phone: (360) 902-8656
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: Western Pacific Engineering & Survey, Inc.
Mailing Address: 1328 E. Hunter Place
City/State/ZIP: Moses Lake, WA 98837
Day Time Phone: (509) 765-1023
Email Address: Olivia Jennings, Assistant Planner
ojennings@wpeinc.biz

3. **Street address of property:**

Address: Interstate 90
City/State/ZIP: near Vantage, between George & Ellensburg

4. **Legal description of property:**

A portion of Section 30, Township 17 North, Range 23 East, WM, Kittitas County, WA
(Please refer to attached maps & legal descriptions)

5. **Tax parcel number(s):** 262933

6. **Property size:** +/- 353.224 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);
This proposal involves platting 353.224 acres +/- into three lots. The site straddles Interstate 90 between George & Ellensburg, near Ryegrass. A community well is proposed to provide water & sewage disposal will be provided with septic tank & drainfield.

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?
Hirtzinger 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)

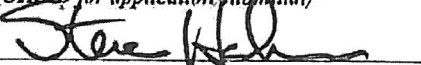
Date:

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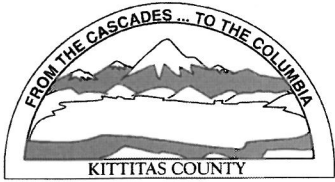
4/9/10

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

Date:

X 

5/12/10



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

RECEIPT NO.: 00007741

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 022184

Date: 5/17/2010

Applicant: WESTERN PACIFIC ENGINEERING

Type: check # 4593

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-10-00008	CDS FEE FOR SHORT PLAT	720.00
SP-10-00008	EH SHORT PLAT FEE	380.00
SP-10-00008	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-10-00008	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,450.00

Receiving No.
PLANNING DEPARTMENT
 I hereby certify that the plat of Section 30 Short Plat has been examined by me and find that it conforms to the comprehensive plan of Kittitas County Planning Commission

Kittitas County Community Development Services Director
 Date

HEALTH DEPARTMENT
 Preliminary inspection indicated soil conditions may allow the 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 are urged to obtain separate professional engineering reports and permits for lots. Well information consisting of a well log, satisfactory bacteriological test and four hour draw down has been submitted and reviewed.

Kittitas County Health Officer
 Date

KITITAS COUNTY PUBLIC WORKS DIRECTOR
 EXAMINED AND APPROVED this day of A.D., 2010.

Kittitas County Engineer
 Date

COUNTY TREASURER
 I hereby certify that the taxes and assessments are paid for the preceding years and are current as of the date of my signature below.

Kittitas County Treasurer
 Date

WA. DEPT. OF TRANSPORTATION
 EXAMINED AND APPROVED this day of A.D., 2010.

WA. State Dept. of Transportation
 Administrator, District No. 5
 Date

AUDITOR'S CERTIFICATE
 Filed for record at the request of the Kittitas County Board of Commissioners this day of A.D., 2010, at minutes past o'clock ..M., and recorded in Volume of Plats, on page, Records of Kittitas County, Washington.

Kittitas County Auditor
 Receiving No.

Deputy Auditor

LAND USE SUMMARY
 Name and Address of Original Tract Owner:
 State of Washington, Dept. of Parks & Rec.
 7150 Cleanwater Lane
 Olympia, WA. 98504
 P.O. Box 1101
 Vantage, WA. 98950
 Existing Zoning - Forest and Range
 Source of Water - Community Well
 Irrigation System - None
 Width and Type of Access -
 County Road R/W -
 Number of Lots - 3
 Platted Area - 363.254 Acres

Submitted on Receipt #
 Returned for cause on
 Approval Date
 Sheet 1 of 5 Project No. 09156

KITITAS CO. SHORT PLAT NO. 10-10
 A PORTION OF SECTION 30, TOWNSHIP 17, NORTH, RANGE 23 EAST, W.M., KITITAS COUNTY, WASH.
WA. STATE DEPARTMENT OF PARKS & RECREATION 10-00

NOTICE:
 No lot created by the filing of this plat may be further divided within a certain period without the filing of a long plat for the entire subdivision.
FUTURE PERMITS:
 The approval of this short plat is not a guarantee that future permits will be granted.

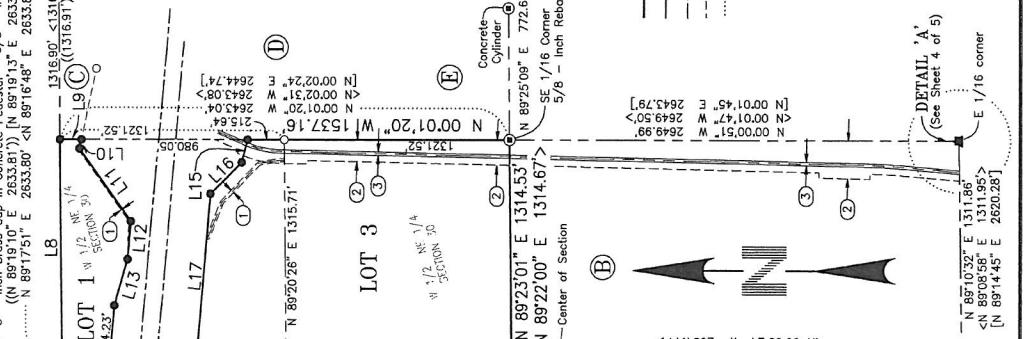
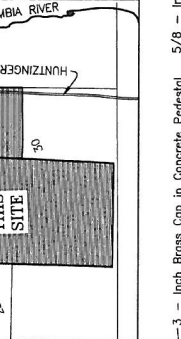
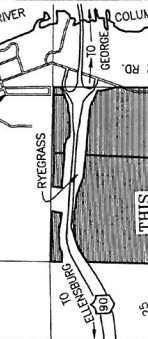
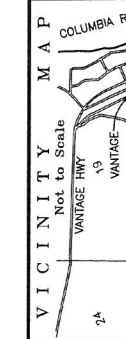
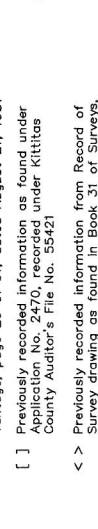
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.

NOTE
 FOR EASEMENT AND RIGHT OF WAY
 DETAIL SEE SHEETS 2 & 3

LEGEND
 ● 5/8 - inch iron pin with surveyor's cap marked
 ○ Monument as noted, set March, 2010
 ⊙ WA. Department of Natural Resources 3 - inch Brass Cap Monument as noted found February 25, 2010
 ⊗ WA. Department of Transportation Concrete monument with pin in center found February 25, 2010
 ○ Calculated point only - no monument found or set
 {} Previously recorded information from WA. Department of Transportation Right of Way Map - PSH 7 (SR 90) (Agreed to Exchange Bridge West Approach sheet 19 of 20, dated November 16, 1985)
 () Previously recorded information from WA. Department of Transportation Plan Map - SR 90 - Ryegrass to Vantage, page 20 of 31, dated August 21, 1981
 [] Previously recorded information as found under Application No. 2470, recorded under Kittitas County Auditor's File No. 55421
 < > Previously recorded information from Record of Survey drawing as found in Book 31 of Surveys, Page 155, as recorded under Kittitas County Auditor's File No. 200506090036
 (()) Previously recorded information from Record of Survey drawing as found in Book 32 of Surveys, Page 54, as recorded under Kittitas County Auditor's File No. 200602070013
 {} {} Previously recorded information as found under Application No. 91921, dated October 13, 1987, recorded under Kittitas County Auditor's File No. 55421

LOT AREAS
 LOT 1 14,073 ACRES, MORE OR LESS
 LOT 2 2,659,930 ACRES, MORE OR LESS
 LOT 3 53,221 ACRES, MORE OR LESS

BASIS OF BEARING
 Basis of Bearing are Determined from the Washington State Plane Coordinate System, south Zone
 NAD 83/91 Datum projected to ground

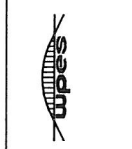


INSTRUMENT USED
 Trimble 5700 GPS Receivers
 Traverse Closure
 Meade STA-130-090
 WAC-332-130-090

RECEIVED
 MAY 17 2010
 KITITAS COUNTY
 CDS

PROJECT DATA:
 S:\09156\09156.rpt Date: Wed Mar 31, 2010

KITTITAS CO. SHORT PLAT NO. 10-00
 A PORTION OF SECTION 30, TOWNSHIP 17 NORTH,
 RANGE 23 EAST, W.M., KITTITAS COUNTY, WASH.
WA. STATE DEPARTMENT
OF PARKS & RECREATION 10-00
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.



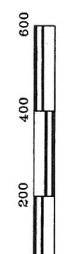
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S80 T17N R23E

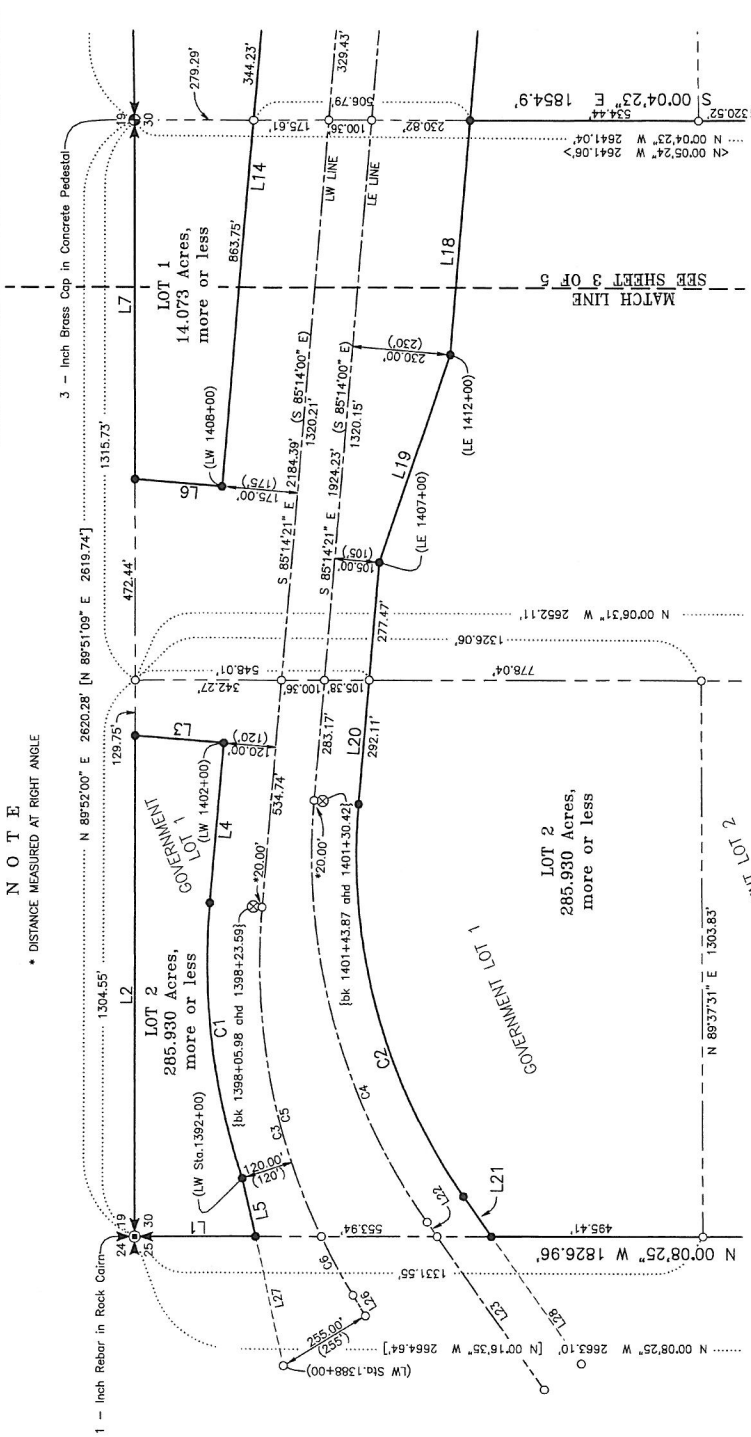
INSTRUMENT USED
 Trimble 5700 GPS Receivers
 Traverse Closure
 Meets Standards Per
 WAC-332-130-080

L I N E T A B L E

LINE	BEARING	DISTANCE
L1	N 00°08'25" W	282.20'
L2	N 89°52'00" E	1174.79'
L3	S 04°45'38" W	209.96'
L4	N 85°14'21" W	376.41'
L5	S 77°38'32" W	139.36'
L6	N 04°48'58" E	206.36'
L7	N 89°52'00" E	843.29'
L8	N 89°17'52" E	1316.90'
L9	(N 89°18'10" E 1316.90')	(1316.90')
L10	(S 00°00'09" E 125.91')	(125.91')
L11	S 5°23'46" W	54.06'
L12	N 85°14'21" W	224.00'
L13	N 75°58'24" W	208.11'
L14	N 85°14'24" W	1208.11'
L15	N 75°27'00" W	137.42'
L16	N 46°32'29" W	282.49'
L17	N 85°14'21" W	1001.46'
L18	N 71°12'41" W	553.19'
L19	N 85°14'21" W	989.59'
L20	S 54°51'24" W	14.55'
L21	S 54°51'24" W	437.58'
L22	(S 76°04'17" E 428.06')	(428.06')
L23	(S 76°04'17" E 428.06')	(428.06')
L24	(S 76°04'17" E 428.06')	(428.06')
L25	(S 76°04'17" E 428.06')	(428.06')
L26	(S 76°04'17" E 428.06')	(428.06')
L27	(S 76°04'17" E 428.06')	(428.06')
L28	(S 76°04'17" E 428.06')	(428.06')
L29	(S 76°04'17" E 428.06')	(428.06')
L30	(S 76°04'17" E 428.06')	(428.06')
L31	(S 76°04'17" E 428.06')	(428.06')
L32	(S 76°04'17" E 428.06')	(428.06')
L33	(S 76°04'17" E 428.06')	(428.06')
L34	(S 76°04'17" E 428.06')	(428.06')
L35	(S 76°04'17" E 428.06')	(428.06')
L36	(S 76°04'17" E 428.06')	(428.06')
L37	(S 76°04'17" E 428.06')	(428.06')
L38	(S 76°04'17" E 428.06')	(428.06')
L39	(S 76°04'17" E 428.06')	(428.06')



N O T E
 * DISTANCE MEASURED AT RIGHT ANGLE



N O T E S

- 40.00' Wide Easement for Aerial and Buried Telephone Line. Easement is 20.00' each side of described centerline, as found in Application No. 31921, recorded under Kittitas County Auditor's File No. 554211.
- Easement of varying width, for County Road Right of Way of described centerline, as found in Application No. 2470, recorded under Kittitas County Auditor's File No. 554211.
- 20.00' Wide Easement for Road Right of Way, 10.00' each side of described centerline, of existing roads, as found under Application No. 32026, recorded under Kittitas County Auditor's File No. 554211.
- State Highway Right of Way, width varies, as found under Application No. SR 1050, recorded under Kittitas County Auditor's File No. 554211.

A D J A C E N T P R O P E R T Y O W N E R S H I P

- STOCKDALE INC.
P.O. Box 1101
Vantage, WA. 98950
- STATE OF WASHINGTON
DEPT. OF PARKS AND RECREATION
7150 Cleanwater Ln.
Olympia, WA. 98504
- KEN JACOBSEN
P.O. Box 30
Redmond, WA. 98052
- STATE OF WASHINGTON
DEPT. OF TRANSPORTATION
P.O. Box 12560
Yakima, WA. 98909
- JOYCE PALELEK
P.O. Box 701
Vantage, WA. 98950



231730

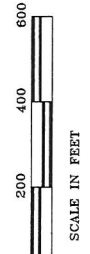
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 A PORTION OF SECTION 30, TOWNSHIP 17 NORTH,
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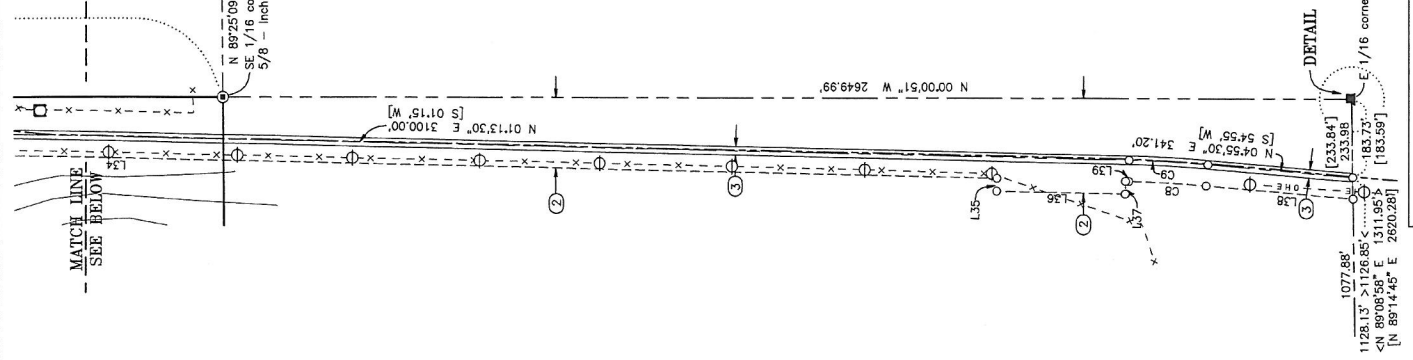
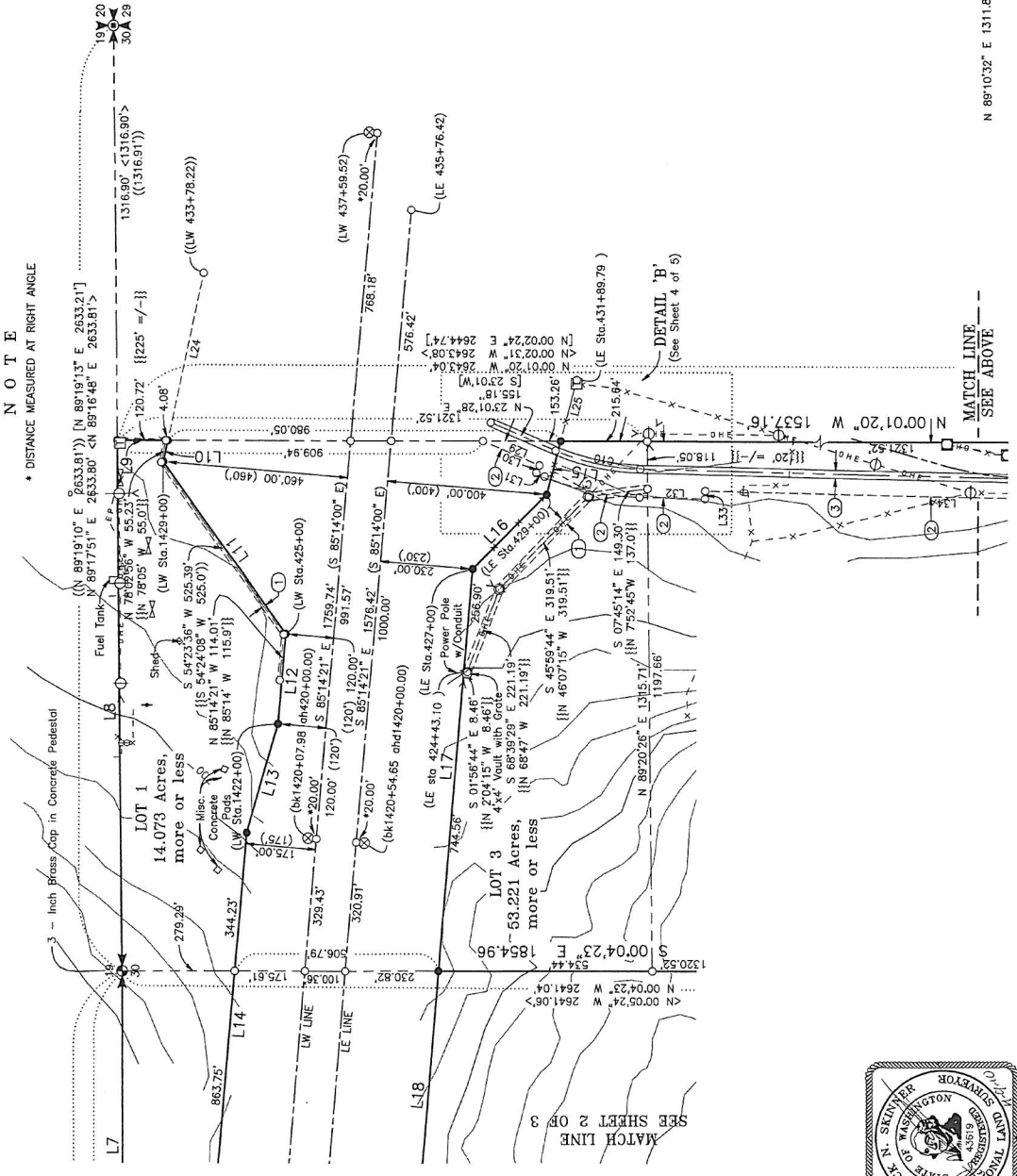
INDEXING DATA

 S30 T17N R23E

INSTRUMENT USED
 Trimble 5700 GPS Receivers
 Traverse Closure
 Meets Standards Per
 WAC-332-130-090



NOTE
 * DISTANCE MEASURED AT RIGHT ANGLE





ENGINEERS MATERIAL TESTERS PLANNERS SURVEYORS

WESTERN PACIFIC ENGINEERING AND SURVEY

MOSES LAKE
ELLENSBURG

PIONEER WAY PROFESSIONAL CENTER
1328 E. HUNTER PLACE
MOSES LAKE, WASHINGTON 98837
OFFICE: (509) 765-1023
FAX: (509) 765-1298

May 12, 2010

T R A N S M I T T A L L E T T E R

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

**SUBJECT: Washington State Dept. of Parks & Recreation – Preliminary Short Plat – A portion of Section 30, Township 17 North, Range 23 East, WM, Kittitas County, WA
WPES Project No. 09156**

To Whom It May Concern:

COPIES	NUMBER OF PAGES	ITEM
1	3	Short Plat Application
5	5	18"x24" paper copies of the referenced Short Plat
5	3	18"x24" paper copies of the referenced Site Plan
1	5	8.5"x11" paper copies of the referenced Short Plat
1	3	8.5"x11" paper copies of the referenced Site Plan

Please find the above referenced items enclosed for your use and review.

Should you have questions during any phase of your project, please feel free to contact our office. Please refer to WPES Project Number: **09156** when you call, write or fax our office. This will enable us to efficiently assist you.

Sincerely,

Olivia J. Jennings, Assistant Planner
WESTERN PACIFIC ENGINEERING & SURVEY, INC.
Enclosures

CC: Stockdale, Brian & WA State Dept. of Parks & Rec.

