

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"

SP-10-00040

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- 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.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

720.00	Kittitas County Community Development Services (KCCDS)
220.00	Kittitas County Department of Public Works
130.00	Kittitas County Fire Marshal
380.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,450.00	Total fees due for this application (One check made payable to KCCDS)



FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>8-18-10</u>	RECEIPT # <u>00008662</u>	
DATE STAMP IN BOX			

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

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

Name: D & H Ranch Inc.
Mailing Address: 620 SE Everett Mall Way Suite 360
City/State/ZIP: Everett, WA 98208
Day Time Phone: 425-347-5013
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chuck Cruse / Cruse & Associates
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: cruseandassoc@kvalley.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: Silverton Road
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**
Lots 21 and 22, High Valley Ranchettes

6. **Tax parcel number:** 18-17-36052-0021 & 18-17-36052-0022

7. **Property size:** 40 ac (acres)

8. **Land Use Information:**

Zoning: Ag -20 Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. *4 lot short plat w/ shared well and individual septic systems*
- 10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. *No*
- 11. **What County maintained road(s) will the development be accessing from?** *Silverton Rd.*

AUTHORIZATION

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

**Signature of Authorized Agent:
(REQUIRED if indicated on application)**

Date:

X *Charles A. Cruise*

8-18-10

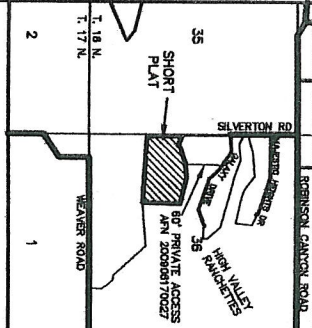
**Signature of Land Owner of Record
(Required for application submittal):**

Date:

X *Henry J. Miller*

8-18-10

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2011

KITTITAS COUNTY ENGINEER
 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.

KITTITAS COUNTY HEALTH DEPARTMENT
 CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE HILL TOP WEST SHORT PLAT HAS BEEN PREPARED AND THAT IT CONFORMS TO THE COMPENSATION PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 2011

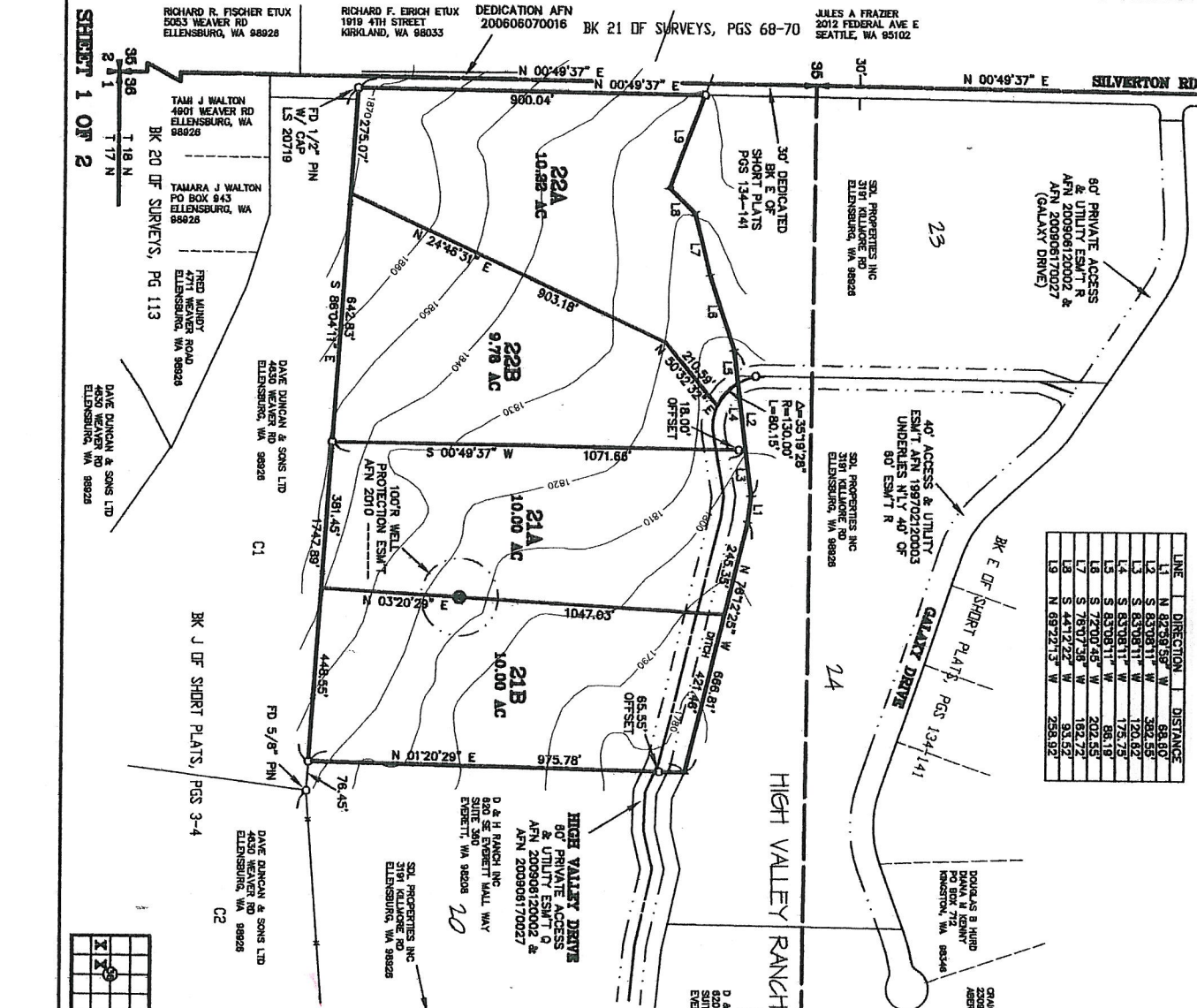
KITTITAS COUNTY PLANNING DIRECTOR
 CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THE YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 18-17-36083-0001 & 18-17-36083-0002
 DATED THIS _____ DAY OF _____ A.D., 2011

KITTITAS COUNTY TREASURER
 NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: D & H RANCH INC
 ADDRESS: 600 SE EVERETT MALL WAY SUITE 300
 ELLENBURG, WA 99028
 PHONE: (509) 347-5013

DATE OF SHORT PLAT: 1-20-09
 NO. OF SHORT PLAT LOTS: FOUR (4)
 SUBMITTED ON _____
 AUTOMATIC APPROVAL DATE _____
 RETURNED FOR CAUSE ON _____

HILL TOP WEST SHORT PLAT
 PART OF SECTION 36, T. 18 N., R. 17 E., W.M.
 KITTITAS COUNTY, WASHINGTON

LINE	DIRECTION	DISTANCE
L1	N 42°58'59" W	68.80'
L2	S 83°08'11" W	382.55'
L3	S 83°08'11" W	120.62'
L4	S 83°08'11" W	175.75'
L5	S 83°08'11" W	88.19'
L6	S 72°00'45" W	202.55'
L7	S 78°07'38" W	182.72'
L8	S 44°17'22" W	93.52'
L9	N 69°22'13" W	258.92'



SP-10-

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078
- FOUND PIN & CAP
- FENCE
- EASEMENT

Scale: 1 inch = 200 ft.

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____ 2010, at _____, in Book K of Short Plats at page(s) _____ at the request of Cause # _____ RECEIVING NO. _____

SUBMITTER'S CERTIFICATE
 JERARD V. PETTIT by _____
 KITTITAS COUNTY AUDITOR

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act of the request of D & H RANCH INC in FEBRUARY of 2010.

RECEIVED
 AUG 18 2010
 KITTITAS COUNTY
 CDS

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98928 (509) 982-8242

HILL TOP WEST SHORT PLAT

DATE: 6-21-10

CHARLES A. CRUISE, JR.
 Professional Land Surveyor
 License No. 18078