

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"

SP-10-00014

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.

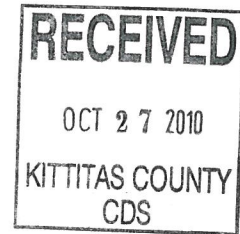
REQUIRED ATTACHMENTS

- 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

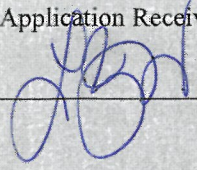


APPLICATION FEES:

- 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: 10-27-10	RECEIPT # 9490	PAID OCT 27 2010 KITTITAS CO. CDS
			DATE STAMP IN BOX

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: COOL WATER LLC
Mailing Address: 206 W 1ST STREET
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: _____
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: BROOKSIDE CONSULTING - ALLISON KIMBALL
Mailing Address: PO BOX 1036
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: (509) 859-3421
Email Address: brooksideconsulting@gmail.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: NO SITUS PER ASSESSOR'S RECORDS
City/State/ZIP: _____

5. **Legal description of property (attach additional sheets as necessary):**

LOT 17 OF SURVEY BOOK 29, PAGES 187-188; A PORTION OF THE SW 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

6. **Tax parcel number:** 20-14-33000-0017 (17916)

7. **Property size:** 21.00 (acres)

8. **Land Use Information:**

Zoning: RURAL 3 Comp Plan Land Use Designation: RURAL

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

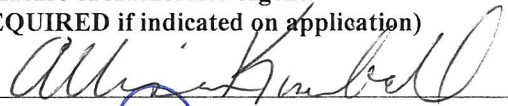
- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.
- 11. **What County maintained road(s) will the development be accessing from?**

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.

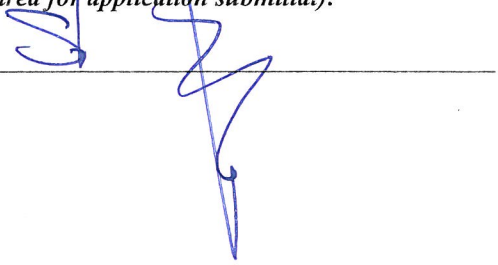
Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

Date:

10/27/10

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

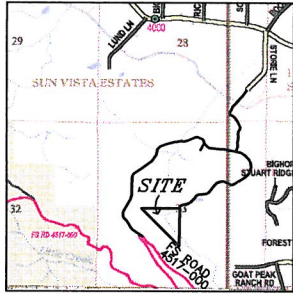
X 

Date:

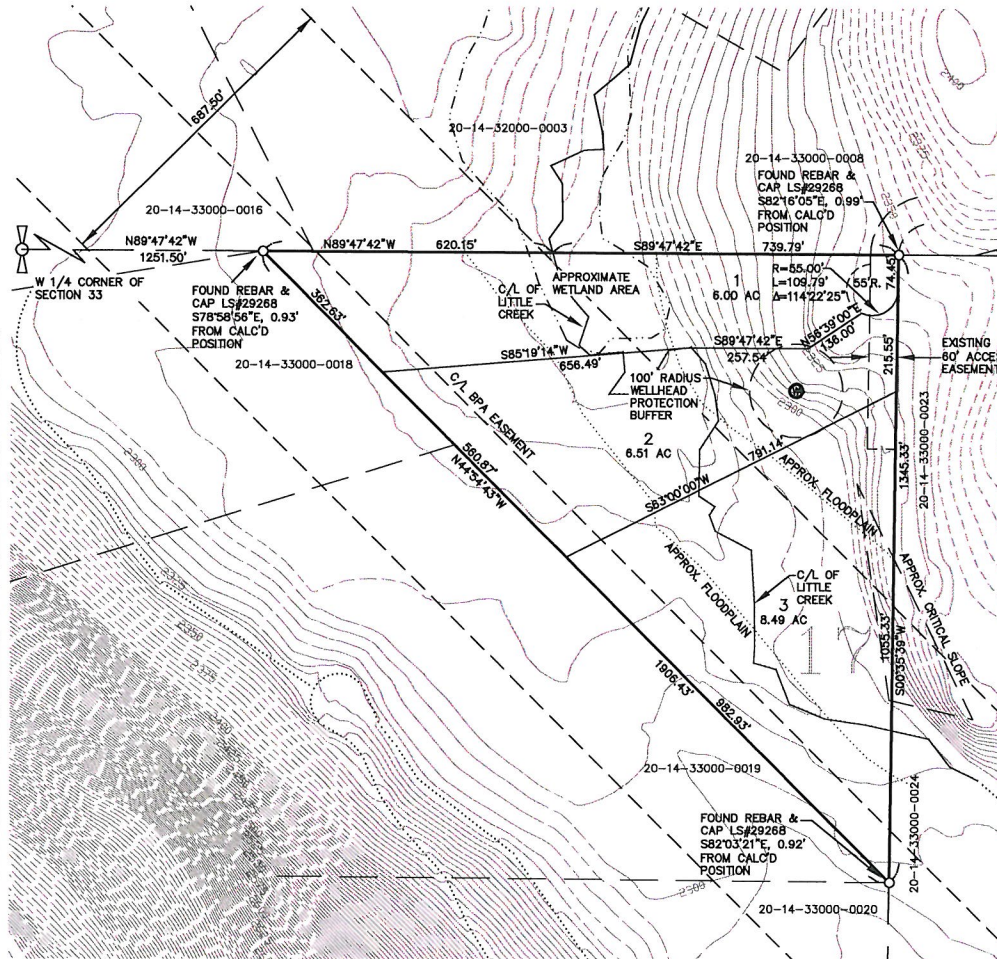
10/27/10

BEAVER CREEK SHORT PLAT
A PORTION OF THE SW 1/4 OF SEC. 33 T.20N., R.14E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-10-XXXX

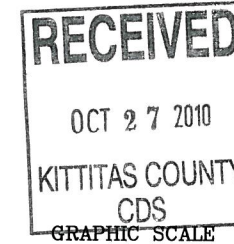


VICINITY MAP
NTS

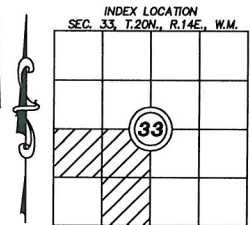


SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 29 OF SURVEYS, PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 17 OF SURVEY BOOK 29, PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.



(IN FEET)
1 inch = 200 ft.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY OF _____ A.D., 20__

KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "BEAVER CREEK" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 20__

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS 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 SEPTIC TANK PERMITS FOR LOTS.

DATED THIS ____ DAY OF _____ A.D., 20__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF 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., 20__

KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 20-14-33000-0017 (17916)

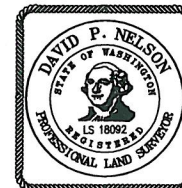
NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344

LEGEND

- A QUARTER CORNER AS NOTED
- FOUND REBAR & CAP AS NOTED
- SET REBAR & CAP LS# 18092
- EXISTING WELL #APPT74



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....M
IN BOOK.....OF..... AT PAGE..... AT THE REQUEST OF
DAVID P. NELSON
SURVEYOR'S NAME

..... COUNTY AUDITOR DEPUTY 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.....COOL WATER, LLC..... IN.....NOV.....20.09

DAVID P. NELSON DATE
CERTIFICATE NO. 18092.....

K.C.S.P. NO. 10-XXXXX

PTN. OF THE SW 1/4 OF SEC. 33, T.20N., R.14E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 01/2010	JOB NO. 07199-17
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 3

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

Beaver Creek Short Plat

Project Description

The proposed development includes a short subdivision of approximately 21.0 acres into three single-family residential lots pursuant to Chapter 16.32 KCC. Lot sizes will range from approximately 6.0 acres to 8.49 acres and the short subdivision will be developed as a single phase with construction to occur within five years of preliminary approval.

Access

Access to the site is proposed from Storie Lane via an existing bridge over the KRD canal and connecting to existing private roadways. Currently, this route may provide access to 11 existing lots of record lying east of Little Creek, plus an additional 26 lots pending preliminary and/or final plat approval. The proposed development includes three lots, for a total of 40 lots served. A second access route is not proposed and should not be required at this time (see KCC 12.01.095(2)).

Utilities

Power: Puget Sound Energy

Telephone: Qwest

Sanitary Sewage Disposal: Individual and/or community on-site septic system(s)

Potable Water Supply: Group B Water System

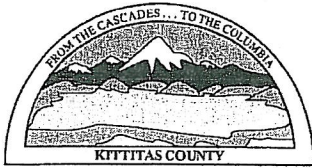
SEPA

The proposed development is categorically exempt from SEPA (see KCC 15.04.090(1)(a)).

Critical Areas

Little Creek bisects the subject property and includes the associated floodplain/floodway and wetlands. Also, according to Kittitas County's critical areas maps, the subject property contains a small inclusion of steep slopes. The approximate locations of the critical areas have been identified on the preliminary short plat.





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PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically **exempted** by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			1
	First	Last	MI	
Address	108 East 2nd Street Cle Elum WA 98922			2
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			3

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant. PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.	4
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(Beaver Creek Short PLAT)

07199-17 COOL WATER LLC

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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