



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 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.
- Project Narrative responding to Questions 9-11 on the following pages. *on app map*

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
~~\$130.00~~ Public Health Proportion (Additional fee of \$75/hour over 4 hours)
 \$1,500.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):	DATE:	RECEIPT #	
			DATE STAMP IN BOX

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

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: Jeffrey D Duncan & Christine A Duncan (Huestis)
Mailing Address: 3112 239th PL SE
City/State/ZIP: Sammamish, WA 98075
Day Time Phone: (206) 446-1520
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: Cruse & Associates - Chris Cruse
Mailing Address: 217 E 4th Ave
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: Kevin Hansen
Mailing Address: 105 W. 26th Ave
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (425) 350-1640
Email Address: khansen@houseloan.com

4. **Street address of property:**

Address: Lot 1 338 Susan Rd
City/State/ZIP: Ellensburg, WA 98926

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

Parcel 1 of Book 30 of Surveys at Page 50. See application map for full description

6. **Tax parcel number(s):** 848433

7. **Property size:** 10.46 acres (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. *All as per application map.*
- 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?** *Susan 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 Chris Huestis *Chris Crone*
5/28/2013 11:40:40 AM

05/28/2013

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

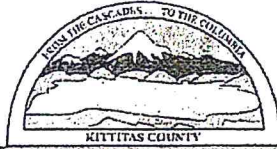
Date:

X Jeff Duncan
5/28/2013 5:03:53 PM

05/28/2013

Kenneth Hansen

5/28/13



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"Building Partnerships - Building Communities"

REQUEST FOR PARCEL HISTORY

Request information on a parcel's prior use or subdivision or to determine its eligibility for subdivision. NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted.

GENERAL APPLICATION INFORMATION

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

Name: Jeff Duncan
Mailing Address: 3112 239th PL SE
Day Time Phone: Sammamish, WA 98075
Email Address: _____

RECEIVED
MAY 21 2013
KITTITAS COUNTY
CDS

2. Tax parcel number: 848433

3. Information Requested: Is this property eligible for short Plat if application prior to June 3rd?

FOR STAFF USE:

Card Number(s): _____ Zoning: _____

Staff Notes: Requested by: Kevin Hansen (khansen@houseloan.com)
mobile: (425) 350-1640 office: (509) 962-3008

Assessor's records indicate parcel was created via
segregation 6/2006; no short plat indicated eligible for OTS

Staff Reviewer: [Signature] Date: 5/24/2013

APPLICATIONS FEES:

\$125.00 Total fees due for this application (make check payable to KCCDS)

Application Received By: (CDS Staff Signature)

[Signature]

DATE 5/21/13

RECEIPT # 0001380

PAID

MAY 21 2013

KITTITAS CO.
DATE STAMP IN BOX

Hansen Short Pat

ROW	DATE	TIME	TYPE	AMOUNT	START	END	START	END	START	END
17	INV	S	00	28	37	E	106196.04277	106196.04277	106196.04277	106196.04277
18	INV	S	01	30	18	W	106196.04277	106196.04277	106196.04277	106196.04277
19	INV	S	02	06	27	W	106196.04277	106196.04277	106196.04277	106196.04277
20	INV	S	03	37	30	W	106196.04277	106196.04277	106196.04277	106196.04277
21	INV	S	04	02	15	W	106196.04277	106196.04277	106196.04277	106196.04277
22	INV	N	05	21	13	E	106196.04277	106196.04277	106196.04277	106196.04277

80 GLENN RE SPROP
 FROM AREA = 106196.04277 to 106196.04277
 FROM START TO LAST

ROW	DATE	TIME	TYPE	AMOUNT	START	END	START	END	START	END
23	INV	S	06	37	36	F	107305.89274	107305.89274	107305.89274	107305.89274
24	INV	S	07	37	36	W	107305.89274	107305.89274	107305.89274	107305.89274
25	INV	S	08	38	28	W	107305.89274	107305.89274	107305.89274	107305.89274
26	INV	S	09	31	38	W	107305.89274	107305.89274	107305.89274	107305.89274
27	INV	S	10	30	30	F	107305.89274	107305.89274	107305.89274	107305.89274
28	INV	N	11	37	30	W	107305.89274	107305.89274	107305.89274	107305.89274
29	INV	N	12	21	13	E	107305.89274	107305.89274	107305.89274	107305.89274

80 MAKE SPROP
 FROM AREA = 107305.89274 to 107305.89274
 FROM START TO LAST

ROW	DATE	TIME	TYPE	AMOUNT	START	END	START	END	START	END
30	INV	S	13	31	37	E	108192.78170	108192.78170	108192.78170	108192.78170
31	INV	S	14	34	18	W	108192.78170	108192.78170	108192.78170	108192.78170
32	INV	S	15	08	27	W	108192.78170	108192.78170	108192.78170	108192.78170
33	INV	S	16	37	30	W	108192.78170	108192.78170	108192.78170	108192.78170
34	INV	S	17	04	28	W	108192.78170	108192.78170	108192.78170	108192.78170

Total

10	INV	N	39	47	55	W	197.75	106900	19085	106178.91187	817-851	11
11	INV	N	0	21	13	L	409.72	117309	30034	106178.93999	817-851	12

NO. OF STAKE BRANCH Area = 65201.70 sq. Ft. 10.94397000
 PERM. AREA 65201.70 sq. Ft. 10.94397000

 PERM. START **Total** 10.94397000 17

12	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	817-851	17
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13	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	26
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14	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	25
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15	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	24
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16	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	23
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17	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	22
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18	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	21
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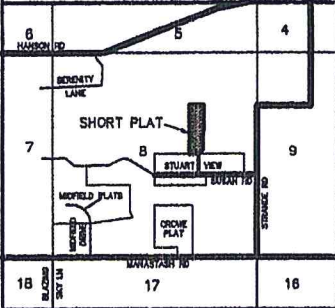
19	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	20
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20	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	19
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21	INV	S	39	27	51	W	110.00	106178	19085	106178.99703	830-850	18
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 NO. OF STAKE BRANCH Area = 65201.70 sq. Ft. 10.94397000

VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

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 _____ DAY OF _____ A.D., 201__

KITITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 17-16-08000-0022

DATED THIS _____ DAY OF _____ A.D., 201__

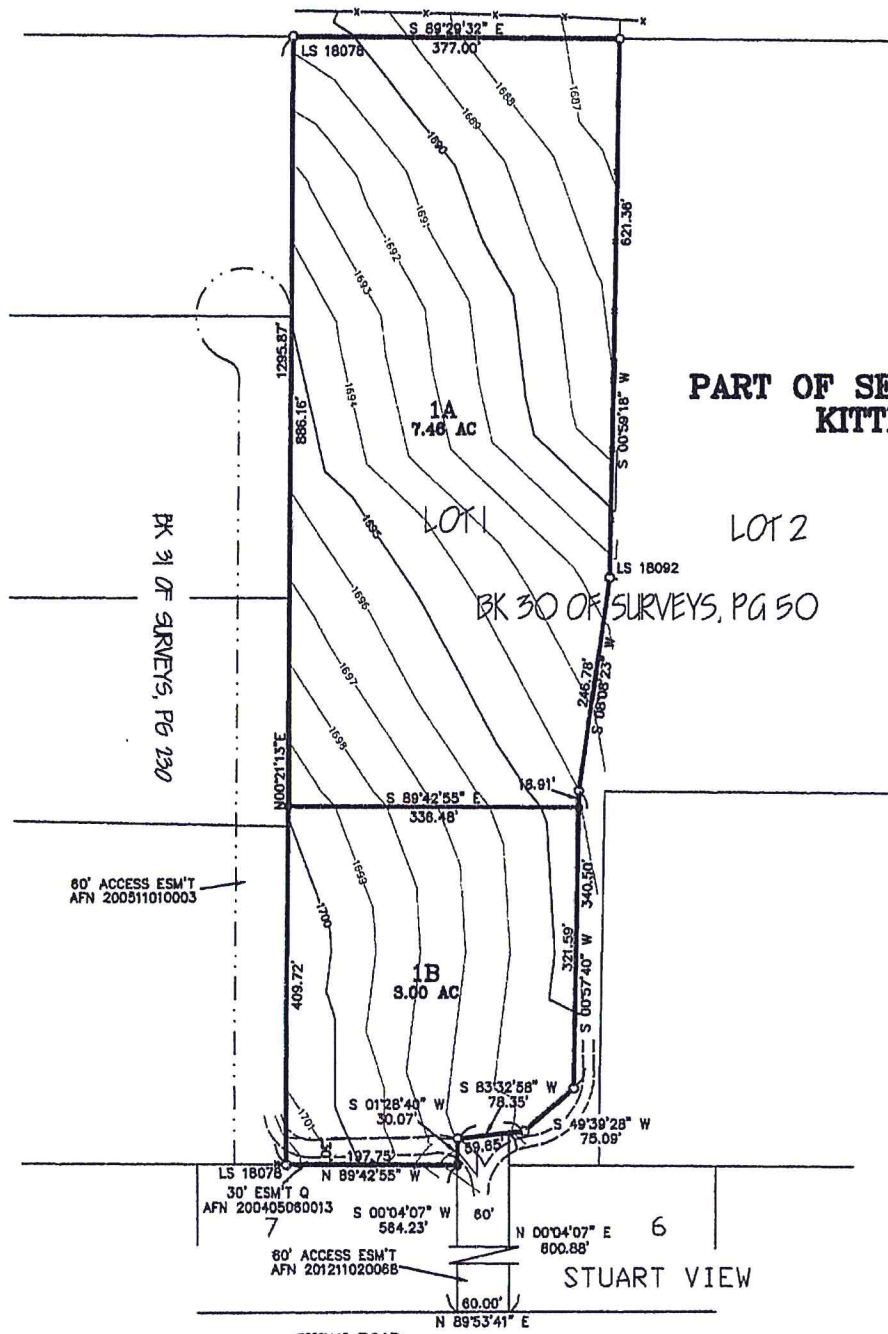
KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: JEFFREY DUNCAN
 ADDRESS: 3112 - 239TH PL SE
 SANMAMISH, WA 98075
 PHONE: (206) 446-1520

EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL OR SHARED WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM'T
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 100'

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



**HANSEN SHORT PLAT
 PART OF SECTION 8, T. 17 N., R. 18 E., W.M.
 KITITAS COUNTY, WASHINGTON**



SP-13--



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP LS 18092 EXCEPT AS NOTED
- x— FENCE

BK 31 OF SURVEYS, PG 130

LOT 2

BK 30 OF SURVEYS, PG 50

80' ACCESS ESM'T
 AFN 200511010003

STUART VIEW

SUSAN ROAD

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
 2013, at _____ M., in Book L of Short Plats
 at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____

JERALD V. PETTY 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 of the request of KEVIN HANSEN in MAY of 2013.

Chris Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 5/30/2013
 DATE



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



HANSEN SHORT PLAT
PART OF SECTION 8, T. 17 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-13-

ORIGNAL PARCEL DESCRIPTIONS

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF SURVEYS, PAGE 50, UNDER AUDITOR'S FILE NO. 200405080013, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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. 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.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGE 50 AND THE SURVEYS REFERENCED THEREON.
5. PER KITTITAS COUNTY CODE 16.18.060, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
9. 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.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
11. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
12. 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)
13. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1A HAS IRRIGABLE ACRES; LOT 1B HAS IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
14. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
15. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
16. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
17. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KEVIN J. HANSEN AND TONIA M. HANSEN, HUSBAND AND WIFE, THE UNDERSIGNED PURCHASERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2013.

KEVIN J. HANSEN

TONIA M. HANSEN

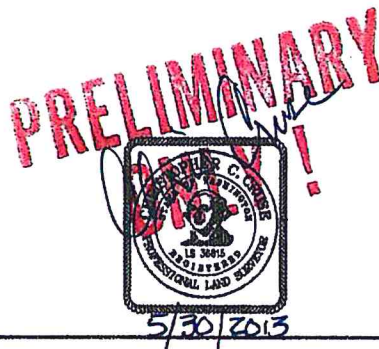
ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITTITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN J. HANSEN AND TONIA M. HANSEN, 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: _____



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2013, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by: _____
KITTITAS COUNTY AUDITOR

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