

Jeff Watson

From: Jeff Watson
Sent: Tuesday, March 11, 2014 8:43 AM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SP-13-00010 Brain Notice of Application Legal.docx

Please publish the attached on: Thursday March 13, 2014.

Thanks,

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

NOTICE OF APPLICATION

Project Name (File Number): Brain (SP-13-00010)

Applicant: Chris Cruse authorized agent for Mary Brain, landowner

Location: 1 parcel, abutting the Ellensburg city limits to the east at 906 1/2 Vista Road, in a portion of Section 36, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-36077-0006.

Proposal: Chris Cruse authorized agent for Mary Brain, landowner, has submitted a preliminary short plat application to subdivide approximately 3.23 acres into one .17 acre parcel and one 3.07 acre parcel . The subject property is zoned Urban Residential.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, March 28, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us

Notice of Application:	Thursday, March 13, 2014
Application Received:	Wednesday, October 29, 2014
Application Complete:	Monday, March 10, 2014
Publication Date:	Thursday, March 13, 2014



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

PROPOSAL NAME: Brain Short Plat SP-13-00010

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Thursday, 13 March, 2014

I certify that the following documentation:

- Notice of Application for the Brain Short Plat SP-13-00010

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

Jeff Watson
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me March 13, 2013
Date

Allison Rose Shriner
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: January 9, 2018



Signature



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

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Building Partnerships - Building Communities

NOTICE OF APPLICATION

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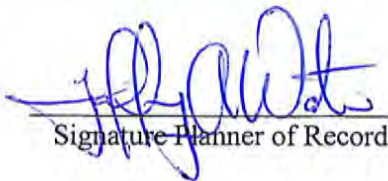
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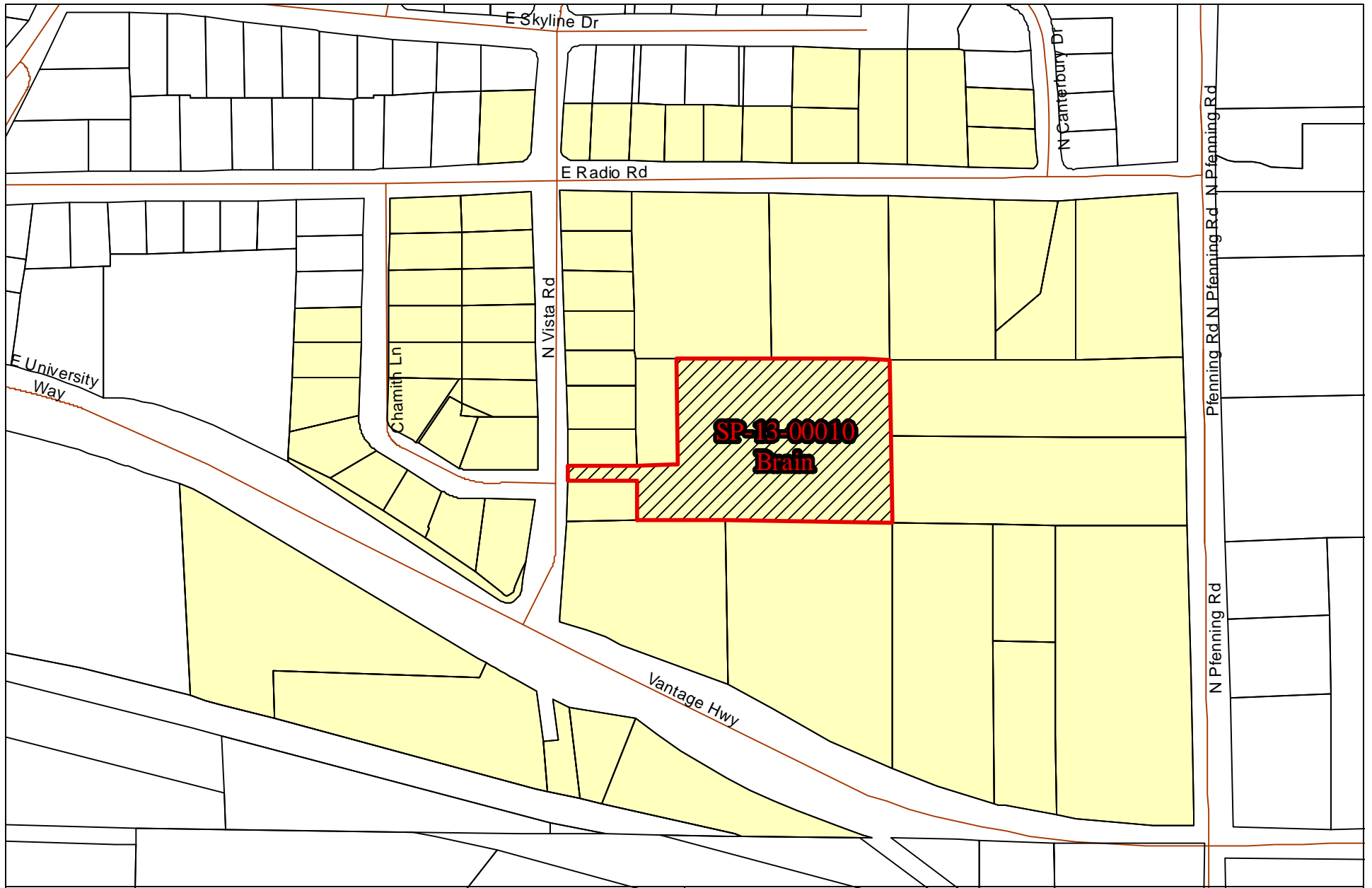
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Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us



Signature Planner of Record

3/13/2014
Date



SP-13-00010
Brain

Adjacent Properties
for Notification

**WALKER, CHARLES SCOTT &
ELIZABETH E
1615 E RADIO RD
ELLENSBURG WA 98926-9590**

**SINGER, GREGORY E & SARA A
2340 E 3RD AVE
ELLENSBURG WA 98926-8175**

**LIPSKY, WILLIAM D & AZELLA L
1100 N VISTA RD
ELLENSBURG WA 98926-9572**

**MERTELL, CODY M ETUX
1501 RADIO RD
ELLENSBURG WA 98926-**

**VALVERDE, INTI &
WHITSETT, LEAH C
503 E RADIO ROAD
ELLENSBURG WA 98926-**

**BUHR, MINERVA P
1505 E RADIO RD
ELLENSBURG WA 98926-9589**

**SIGLER, SCOTT N
1507 RADIO RD
ELLENSBURG WA 98926-**

**HARRIS, BRUCE L & JOANN
1518 SKYLINE DR
ELLENSBURG WA 98926-**

**DELGADO, SIMON R & SELMA
ANN
PO BOX 144
CLINTON WA 98236-**

**BERRY, THOMAS F
1007 VISTA RD
ELLENSBURG WA 98926-**

**WILLIS, SCOTT R & MARLO
1006 N CHAMITH LN
ELLENSBURG WA 98926-9574**

**LORENZ, WILLIAM G
1005 N VISTA RD
ELLENSBURG WA 98926-**

**STOREY, RICHARD K ETUX
1004 CHAMITH LN
ELLENSBURG WA 98926**

**RENFROW, ROSELLEN
PO BOX 453
ELLENSBURG WA 98926**

**LACKEY, THOMAS G & LYNN H
4780 TOK A LOU AVE NE
TACOMA WA 98422-1631**

**ADEN, DONALD L & VIRGINIA K
1001 N VISTA RD
ELLENSBURG WA 98926-9571**

**Z DENNY G LLC
PO BOX 101
RONALD WA 98940**

**ARELLANO, MICHELLE
909 VISTA RD
ELLENSBURG WA 98926**

**MARVIN, SUSAN J
920 CHAMITH LN
ELLENSBURG WA 98926-**

**BAUMGAERTNER, STEVE A ETUX
3124 LONGHORN CT
FORT COLLINS, CO 80526-**

**WRIGHT, DARREN C ETUX
918 CHAMITH LANE
ELLENSBURG WA 98926**

**BERKAS, ERIC J ETUX
914 N CHAMITH LN
ELLENSBURG WA 98926-**

**VAN HORN, LESTER P
14631 FISK ROAD
YAKIMA, WA 98908-**

**JOHNSTON, MILTON D ETUX
1211 VUECREST
ELLENSBURG WA 98926**

**ANDREOTTI, JOHN
923 N CHAMITH LN
ELLENSBURG WA 98926-9573**

**ALTICE, E H
921 N CHAMITH LN
ELLENSBURG WA 98926-9573**

**NIELSEN, ALAN B
919 CHAMITH LANE
ELLENSBURG WA 98926**

**GUNN, SUSAN B
381 FIELDS RD
ELLENSBURG WA 98926**

**KITTITAS CO PUD #1
1400 E VANTAGE HIGHWAY
ELLENSBURG WA 98926-**

**ELLENSBURG CONGREGATION
OF JEHOVAH'S WITNESSES
1010 E 11TH AVE
ELLENSBURG WA 98926-**

**FIRMAN, TERENCE L JR & MARLA
J
1004 N VISTA RD
ELLENSBURG WA 98926-9571**

**JANTZER, KYLE X
1002 N VISTA DR
ELLENSBURG WA 98926-**

**HEADMAN, PHILLIP A & REBECCA
L
1000 N VISTA RD
ELLENSBURG WA 98926-**

**ALLPHIN, EDNA J
908 N VISTA RD
ELLENSBURG WA 98926-**

**CLAYTON, CLIFFORD T III ETUX
906 VISTA RD
ELLENSBURG WA 98926**

**STREET, ELIZABETH RUTH M
STREET, WARREN ROBERT
904 N VISTA RD
ELLENSBURG WA 98926-9570**

**ALLPHIN, DALE L & MARJORIE D
1510 RADIO RD
ELLENSBURG WA 98926-**

**KIDDER, DEANNA R
904 1/2 VISTA RD
ELLENSBURG WA 98926**

**BRAIN, MARY A
906 1/2 VISTA RD
ELLENSBURG WA 98926**

**THOMPSON, JOHN & SHIRLEY
1501 VANTAGE HIGHWAY
ELLENSBURG WA 98926**

**KNUDSON LUMBER CO
1791 VANTAGE HWY
ELLENSBURG WA 98926**

**JOHNSTON, MARK V ETUX
1604 RADIO RD
ELLENSBURG WA 98926**

**HENTGES, ANTHONY K ETUX
1714 RADIO RD
ELLENSBURG WA 98926**

**JEWELL, ROBERT P ETUX
1706 RADIO RD
ELLENSBURG WA 98926**

**MCBRIDE, MARGIE E
1704 E RADIO RD
ELLENSBURG WA 98926-9591**

**CHANG, IAN H
1604 RADIO RD
ELLENSBURG WA 98926**

**TOLIN, PHILIP & BARBARA
1509 E RADIO RD
ELLENSBURG WA 98926-9589**

**DELAMARTER ELDER
% WA INC PRESTIGE CARE
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-**

**KASTNING, KATHERINE A
1006 VISTA RD
ELLENSBURG WA 98926**

**MCDOWELL PROPERTIES LLC
1040 EMERSON RD
ELLENSBURG WA 98926-8438**

**BEECH FINACE INC
1145 PITCHER CANYON RD
WENATCHEE WA 98801-9446**

**CITY OF ELLENSBURG
CITY HALL
501 N ANDERSON
ELLENSBURG WA 98926-**

**DOWNS, JANET M
1009 PFENNING RD
ELLENSBURG WA 98926**

**DOWNS, JANET M ETVIR
913 N PFENNING RD
ELLENSBURG WA 98926-**

**MALLICK, JASON
1613 RADIO RD
ELLENSBURG WA 98926**

**REINSTATLER, LAURA M &
NABORS, STEVEN
915 CHAMITH LANE
ELLENSBURG WA 98926-**

**IRISH, TIMOTHY S ETUX
308 S PEARL
ELLENSBURG WA 98926-**

**RIGGS, JOHN V & KATHERINE S
17129 SE 100TH ST
RENTON WA 98059-**

**KNUDSON, DESMOND P ETUX
1665 VANTAGE HWY
ELLENSBURG WA 98926-**

**ARMSTRONG, GREGORY A ETUX
1631 VANTAGE HWY
ELLENSBURG WA 98926**

KNUDSON, DESMOND & EARLENE
1665 VANTAGE HWY
ELLENSBURG WA 98926-

G&G PARKER LLC
1621 VANTAGE HWY
ELLENSBURG WA 98926-



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

March 7, 2014

Mary Brain
906 1/2 Vista Road
Ellensburg WA 98926

Subject: Brain Short Plat, SP-13-00010

Dear Applicant,

Your application for a 1 lot short plat on approximately 3 acres of land that is zoned Urban Residential, located in a portion of section 36, township 18 N, range 18 E, WM in Kittitas County; Assessor's map number 18-18-36077-0006, was received on Wednesday, October 29, 2014. Your application has been determined complete as of Friday, March 7, 2014.

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 may 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

CC via email Cruse and Associates to cruseandassoc@kvalley.com

SP-13-00010 Brain Master File@T:CDS\Projects\Short Plats\SP 2013\SP-13-00010 Brain

Jeff Watson

From: Brenda Larsen
Sent: Tuesday, November 26, 2013 11:29 AM
To: Jeff Watson
Subject: Brain SP13-00010

Follow Up Flag: Follow up
Flag Status: Flagged

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

Re: Brain Short Plat SP-13-00010

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- All future development must comply with the International Fire Code.

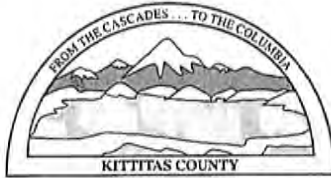
Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

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



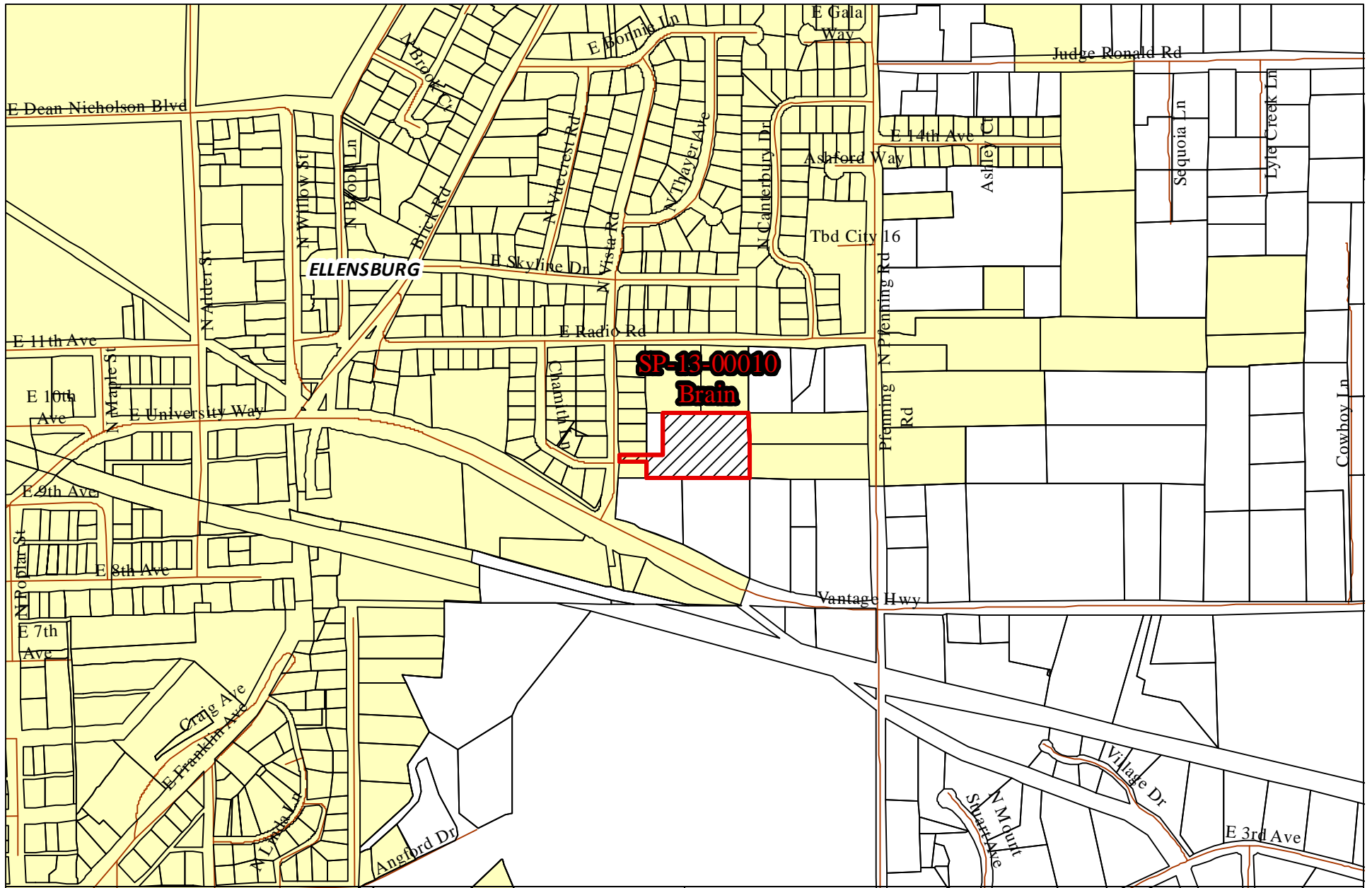
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: December 30, 2013
SUBJECT: Brain Short Plat SP-13-00010

The following shall be conditions of preliminary approval:

1. Road Variance (RV-13-14 Brain): This project received a road variance to allow reduced standards for the access road serving the project. The following conditions apply:
 - a. The road shall be a minimum of 20' wide and have an all-weather surface.
 - b. A turnaround shall be constructed in a location approved by the Fire Marshal.
 - c. The road shall not be used for any future subdivision.
2. Vantage Highway Access: The landowner has secured a 60' easement from the Vantage Highway into the site. The driveway will access the Vantage Highway from the existing commercial access at 1601 Vantage Highway. If this access is used for the new lot instead of the driveway from Vista Road, the improvements required by RV-13-14 will not be required. The driveway from Vantage Highway must be constructed to meet the driveway standards in KCC 12.12 and KCC 20.02. Additional improvements will be required if the driveway receives use outside of this short plat or serves future development.
3. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. 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.
6. 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.
7. 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.



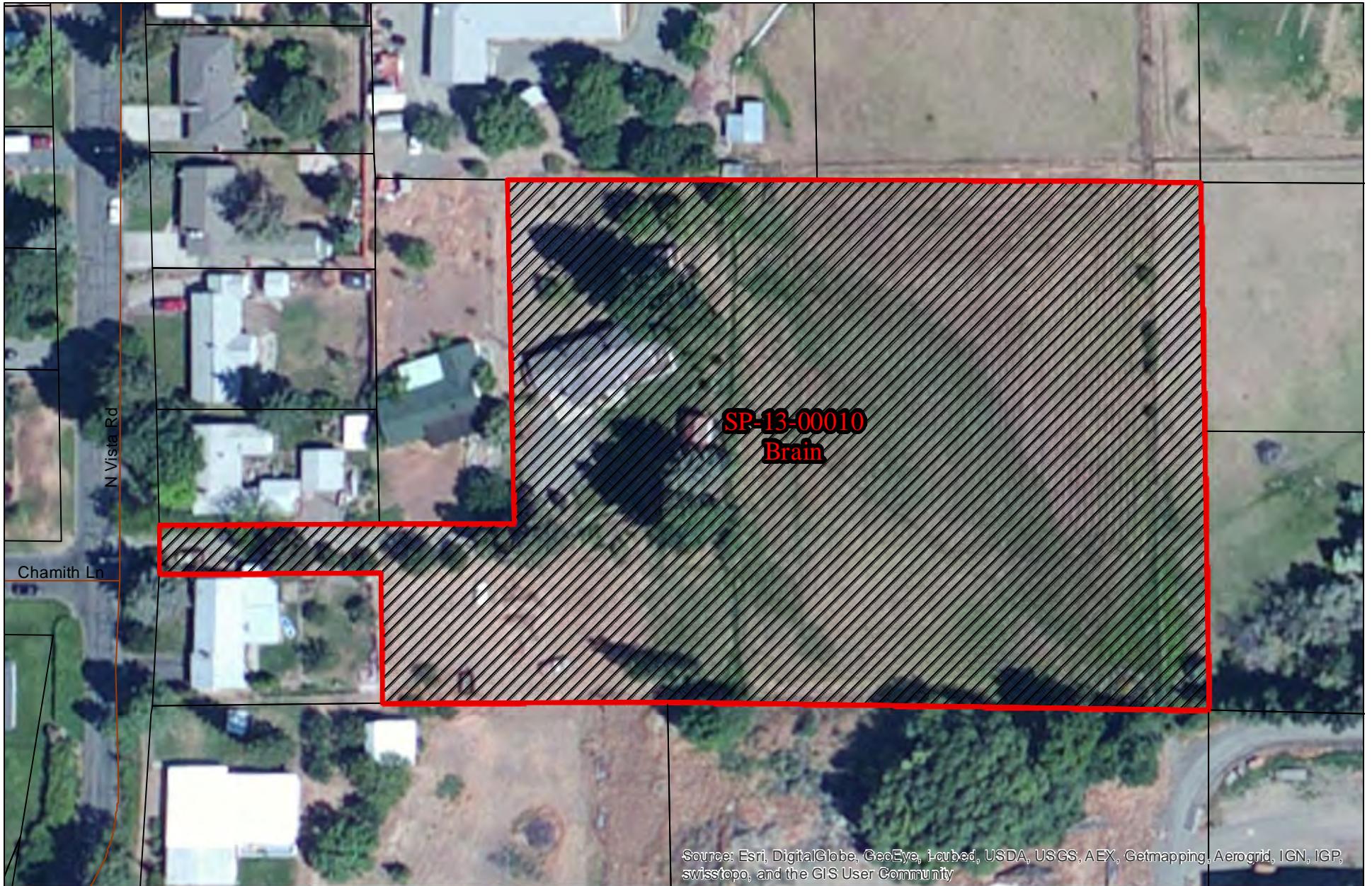
SP-13-00010
Brain

Area
Map



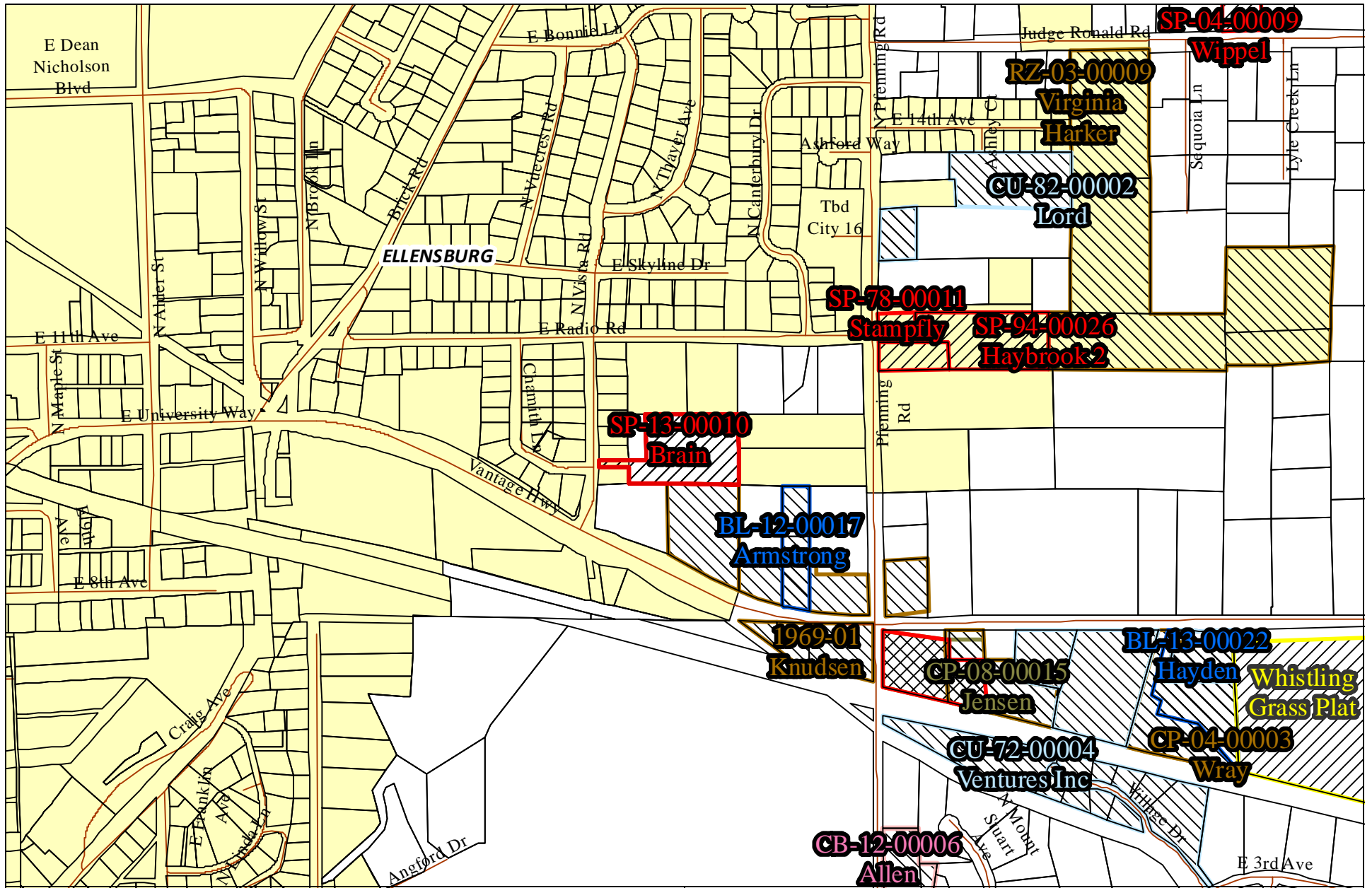
E University Way

Iron Horse Trail



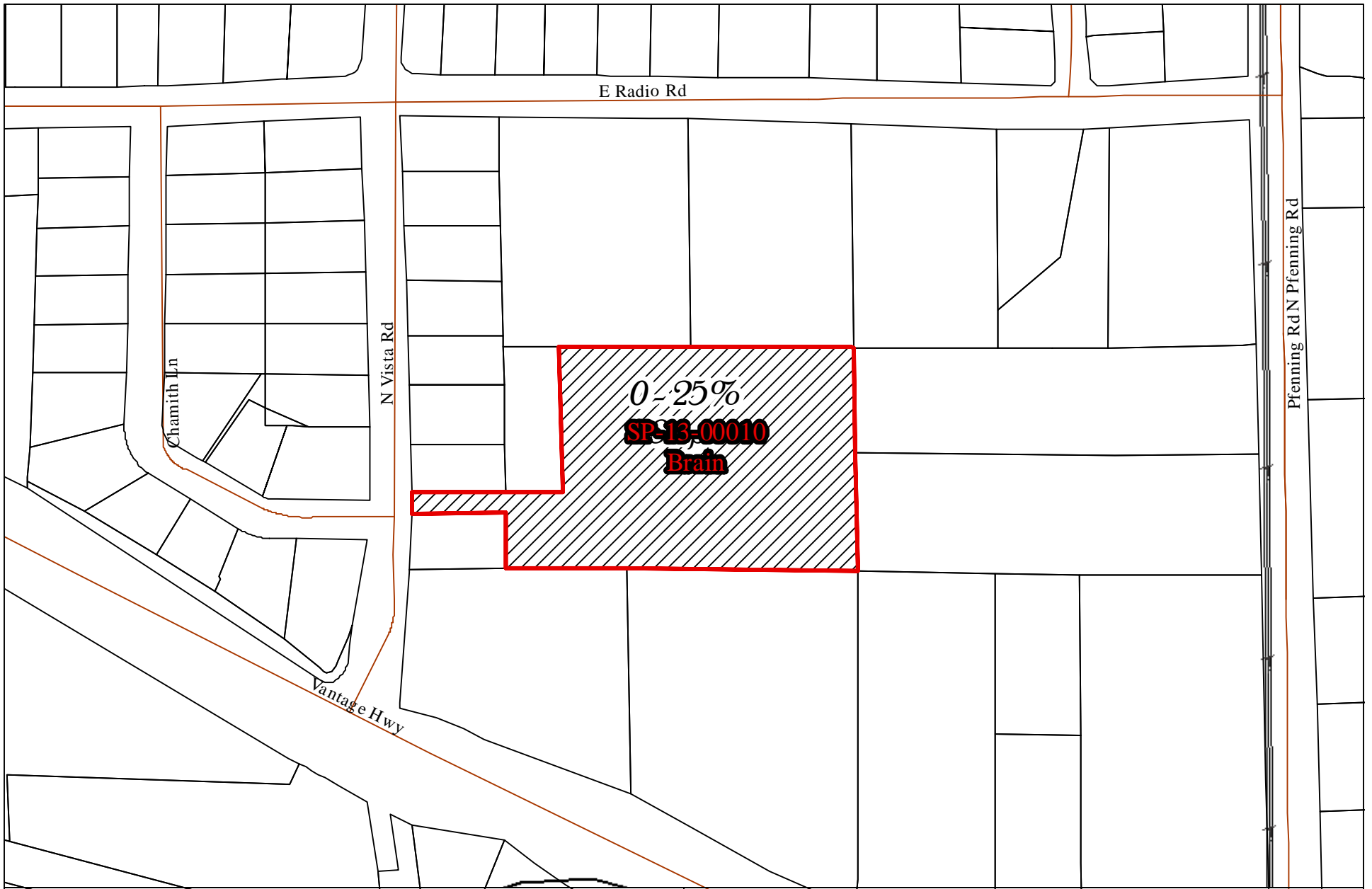
SP-13-00010
Brain

Vertical
Air Photo



SP-13-00010
Brain

Regional Land
Use Map



SP-13-00010
Brain

Critical Areas
Map

Critical Areas Checklist

Friday, March 07, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?

Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?



Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



**KITTTAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT
APPLICATION**

Required attachments:

Site map showing access locations

TC-13-00011

RECEIVED

NOV 12 2013

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY: Chonman DATE: 11/12/13

KITTTAS COUNTY
PUBLICWORKS
DATE STAMP HERE

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

Name: Mary Brain
Mailing Address: 906 1/2 Vista Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-2832
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:

Agent Name: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: cruseandassoc@kvalley.com

3. Contact person for application (select one): Owner of record Authorized agent

4. Street address of property: 906 1/2 Vista Road

5. Tax parcel number(s): 18-18-36077-0006

6. Roads serving project: Vista Road

7. Plat or project name: Brain Short Plat

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

Kittitas County Department of Public Works

8. Proposed Land Use: Residential Commercial Agricultural

9. Proposed Land Use Project: Short Plat Long Plat Building Permit Other: _____

10. Total number of lots/dwelling units: 2

11. Commercial/Agricultural building area in square feet: N/A

12. Narrative project description: 2 lot short plat creating a 3.07 and 0.17 acre parcels. See application map.

13. Describe present use of property: Residential

13. 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.

14. Are there any other pending applications or issues associated with this property?

Yes No If yes, describe: _____

Signature of Authorized Agent:
x Chris Chase

Date:
10/22/2013

Signature of Land Owner of Record
(Required for application submittal):
x Mary A. Bessier

Date:
10-28-2013

Jeff Watson

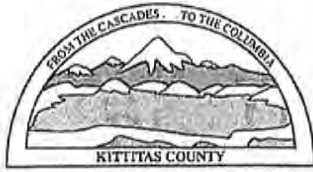
From: Cruse & Associates <cruseandassoc@kvalley.com>
Sent: Tuesday, December 10, 2013 9:43 AM
To: Christina Wollman
Cc: Jeff Watson
Subject: Brain SP-13-00010
Attachments: Brain SP-13-00010.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Christina

Attached is a revised layout for the access to the Brain Short Plat. I believe Pete Heger had a variance for the existing access from Vista Road but is having trouble meeting the conditions of the variance due to the neighbor and their garage. Knudson has agreed to give them a 60' easement for access from Vantage Hwy. Please review and contact me back with your concerns.

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



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-13-14
Brain

)
)
)
)
)

**FINDINGS OF FACTS,
CONCLUSIONS AT LAW, AND
DECISION**

FINDINGS

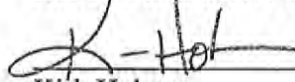
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Pete Heger, authorized agent for Mary Brain, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Pete Heger, authorized agent for Mary Brain, owner, submitted a road variance application on August 12, 2013.
2. The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.
3. The Committee finds that the property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.
4. The Committee finds that the City of Ellensburg wishes for the driveway to be constructed to County private road standards.
5. The Committee finds that the City of Ellensburg has no concerns if the road and easement widths are reduced to 18' and 30', respectively.
6. The Committee finds that Kittitas County Road Standards will require the driveway to be constructed as a private road, including a 40' easement and 22' private road.
7. The Committee finds that an open record hearing was held on August 21, 2013 and that testimony was taken from those persons present who wished to be heard.

8. The Committee finds that the proposal is in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are fully met, as required by KCC 12.01.130.
9. The Committee finds that additional conditions are necessary to protect the public's interest.
 - a. The road shall be a minimum of 20' wide and have an all-weather surface.
 - b. A turnaround shall be constructed in a location approved by the Fire Marshal.
 - c. The road shall not be used for any future subdivision.

Dated this 21st day of August, 2013.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes



KITTITAS COUNTY **DEPARTMENT OF PUBLIC WORKS**

Kirk Holmes, Director

STAFF REPORT

TO: Kittitas County Road Variance Committee
FROM: Christina Wollman, Planner II
DATE: August 15, 2013
SUBJECT: Brain RV-13-14

I. BACKGROUND INFORMATION

Proposal: A Road Variance Application from Pete Heger, authorized agent for Mary Brain, owner, to allow for a reduction in the minimum road width and easement width for a private road.

History: This property has historically been used for agriculture and residential. Access is from a 30' strip of land connecting to North Vista Road. The property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.

Location: The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.

II. POLICY AND REGULATORY REQUIREMENTS IN RELATION TO REQUEST

The driveway portion of this property is within the City of Ellensburg, but the City has stated the road should be constructed to County standards. The City has also stated that they have no concerns over a reduction in the required road and easement widths.

The applicant is planning to subdivide and create one additional parcel. The strip of land on which the driveway is located is only 30' wide. The applicant states that due to utility poles within the 30' strip of land, the maximum road width can be only 18'.

The additional parcel will increase the number of lots using the driveway to three, enacting private road standards including a 40' easement, 22' wide gravel road and emergency turnaround. The applicant is requesting a variance from the requirement to construct the road to private road standards.

III. SUGGESTED FINDING OF FACTS

This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Pete Heger, authorized agent for Mary Brain, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

1. The Road Variance Committee finds that Pete Heger, authorized agent for Mary Brain, owner, submitted a road variance application on August 12, 2013.
2. The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.
3. The Committee finds that the property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.
4. The Committee finds that the City of Ellensburg wishes for the driveway to be constructed to County private road standards.
5. The Committee finds that the City of Ellensburg has no concerns if the road and easement widths are reduced to 18' and 30', respectively.
6. The Committee finds that Kittitas County Road Standards will require the driveway to be constructed as a private road, including a 40' easement and 22' private road.
7. The Committee finds that an open record hearing was held on August 21, 2013 and that testimony was taken from those persons present who wished to be heard.
8. The Committee finds that the proposal is/is not in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are/are not fully met, as required by KCC 12.01.130.
9. The Committee finds that additional conditions are/are not necessary to protect the public's interest.

Disclaimer: Kalamazoo County makes every effort to produce and provide the most current and accurate information possible. No warranty, expressed or implied, is provided for the data provided. Its use, or its interpretation, Kalamazoo County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representation by others regarding the information or its derivatives.

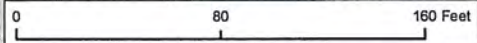
RV-13-14 Brain

ELLENSBURG

30' Width

N Vista Rd

Chamith Ln



From: [Christina Wollman](#)
To: "Craig Jones"
Subject: RE: short plat
Date: Tuesday, August 20, 2013 7:35:00 AM

Hi Craig,

I really need an answer to this question by the end of the day because the variance meeting is tomorrow morning.

Can you confirm that the city wants the county to enforce county road standards on this driveway?

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
(p) 509.962.7051 | (f) 509.962.7663

From: Christina Wollman
Sent: Friday, August 16, 2013 1:47 PM
To: 'Craig Jones'
Subject: RE: short plat

He's in the UGA so yes, minimum is 7,200.

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
(p) 509.962.7051 | (f) 509.962.7663

From: Craig Jones [mailto:jonesc@ci.ellensburg.wa.us]
Sent: Thursday, August 15, 2013 3:36 PM
To: Christina Wollman
Subject: RE: short plat

I will do some checking on this. Can he short plat a 7000sf lot in the county?

Thanks,

Craig

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Thursday, August 15, 2013 3:26 PM
To: Craig Jones
Subject: RE: short plat

Can you confirm that the city wants the county to enforce county road standards on this driveway?

Would there be any frontage requirements on Vista Road? (paved apron, curb, etc).

Thank you,

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Craig Jones [mailto:jonesc@ci.ellensburg.wa.us]
Sent: Thursday, August 15, 2013 12:03 PM
To: Christina Wollman
Subject: RE: short plat

Someone else in our office talked with him. I would be okay with those widths. The issues I have are for water and sewer, the lot he wants to create may have difficulties getting utilities. I'm working on doing some more research on his property.

Thanks,

Craig

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Thursday, August 15, 2013 11:43 AM
To: Craig Jones
Subject: short plat

Hi Craig,

These people want to short plat and the driveway part of the property is within city limits. Pete Heger said he talked to someone in the city about the road and they said it was up to the county. Did you talk with him?

He wants to short plat but only has 30' in that strip and he would need 40'. He's applying for a variance to allow it to be a 30' easement and only an 18' wide road instead of 22' wide.

Does that seem ok to you, that they build the driveway to county standards?

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
Kittitas County Department of Public Works
411 N Ruby St, Suite 1 Ellensburg WA 98926
[p] 509.962.7051 | [f] 509.962.7663

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: 38eb45916c8dcbdac24bb8719d004a14



**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

ROAD STANDARDS VARIANCE APPLICATION

Application must be received by the last day of the month to be included on the next month's agenda.

NON REFUNDABLE FEE - \$280.00

RV-13-14

REQUIRED ATTACHMENTS:

- SUPPORTING DOCUMENTS
- AREA MAP

✓ #6656 Rec #6122

RECEIVED

AUG 12 2013

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

CA

DATE:

08.12.13

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS
DATE STAMP HERE

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

Name: Mary Brain
 Mailing Address: 906 1/2 Vista Rd.
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 509 962 2832
 Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:

Agent Name: Pete Heger
 Mailing Address: 190 Winter Ck Ln.
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 509 929 0023
 Email Address: seaheg2@elltel.net

3. Contact person for application (select one): Owner of record Authorized agent

4. Street address of property: 906 1/2 Vista rd.

6. Tax parcel number(s): 18-18-3677-0006-00

7. Nearest County road: Phenning Rd

411 North Ruby Street, Suite 1 TEL
Ellensburg, WA 98926 FAX

(509) 962-7523
(509) 962-7663

8. Property served by a County road? Yes No If no, which road(s): Vista Rd.

9. Plat or project name: _____

10. Narrative project description: There is only a 30' easement and the maximum width of the driveway can only be 18' due to utility poles in easement

11. Provision of road standards for which this variance is requested and the way in which you wish to vary from the standards:

12.12 Table 12-1 High Density 3-14 lots
40' easement 22' wide road

12. Reason for the variance request: We would like to add one more residence to the property that would use the driveway.

13. 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.

14. Are there any other pending applications or issues associated with this property?
 Yes No If yes, describe: _____

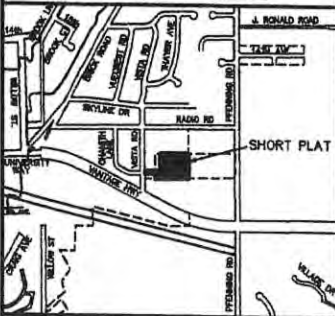
Signature of Authorized Agent:
x [Signature]

Date:
8/11/13

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

Date:
8-12-2013

VICINITY MAP



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS 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__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BRAIN 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., 201__

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 THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 18-18-36077-0008

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

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: MARY A. BRAIN
ADDRESS: 908-1/2 VISTA ROAD
ELLENSBURG, WA 98926
PHONE: (509) 982-2832

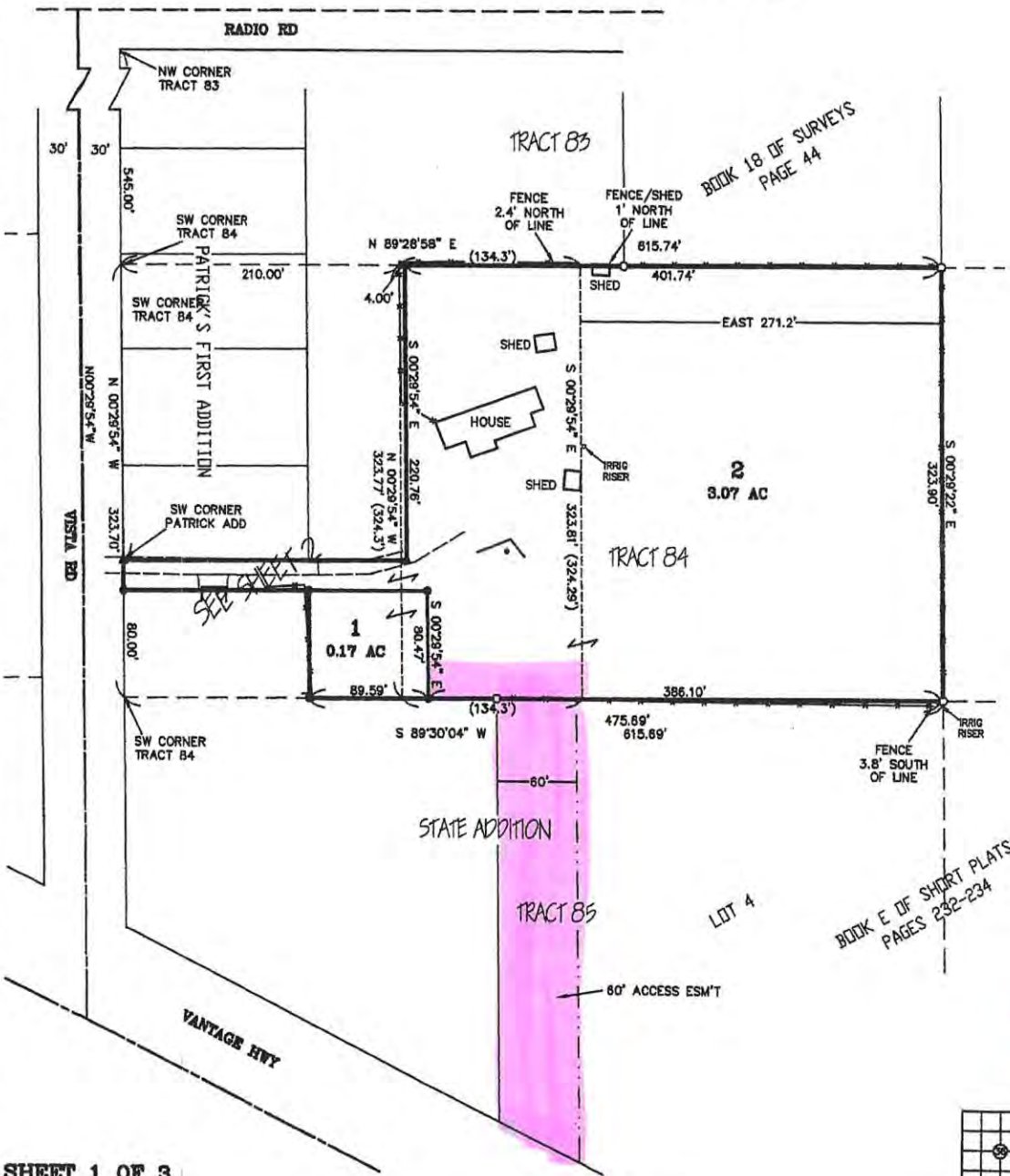
EXISTING ZONE: URBAN RESIDENTIAL
SOURCE OF WATER: CITY UTILITY
SEWER SYSTEM: CITY UTILITY
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 60'

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

**BRAIN SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON**



- LEGEND**
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
 - ▲— SET NAIL & WASHER - "CRUSE 36815"
 - FOUND PIN & CAP
 - x— FENCE
 - () RECORD INFORMATION



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. _____

GERALD V. PETTIT by: _____
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 MARY BRAIN in OCTOBER of 2013.

PRELIMINARY

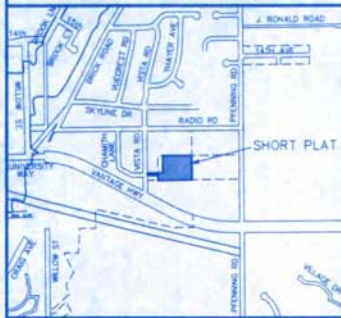
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE _____

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 982-8242

BRAIN SHORT PLAT

VICINITY MAP



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS 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__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BRAIN 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., 201__

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 THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-18-36077-0006

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

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: MARY A. BRAIN
 ADDRESS: 906-1/2 VISTA ROAD
 ELLENSBURG, WA 98926
 PHONE: (509) 962-2832

EXISTING ZONE: URBAN RESIDENTIAL
 SOURCE OF WATER: CITY UTILITY
 SEWER SYSTEM: CITY UTILITY
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 80'

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

BRAIN SHORT PLAT
 PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON



SP-13-06010



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- ▲ SET NAIL & WASHER - "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE
- () RECORD INFORMATION

RECEIVED

OCT 29 2013

KITTITAS COUNTY
 CDS

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

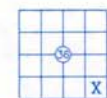
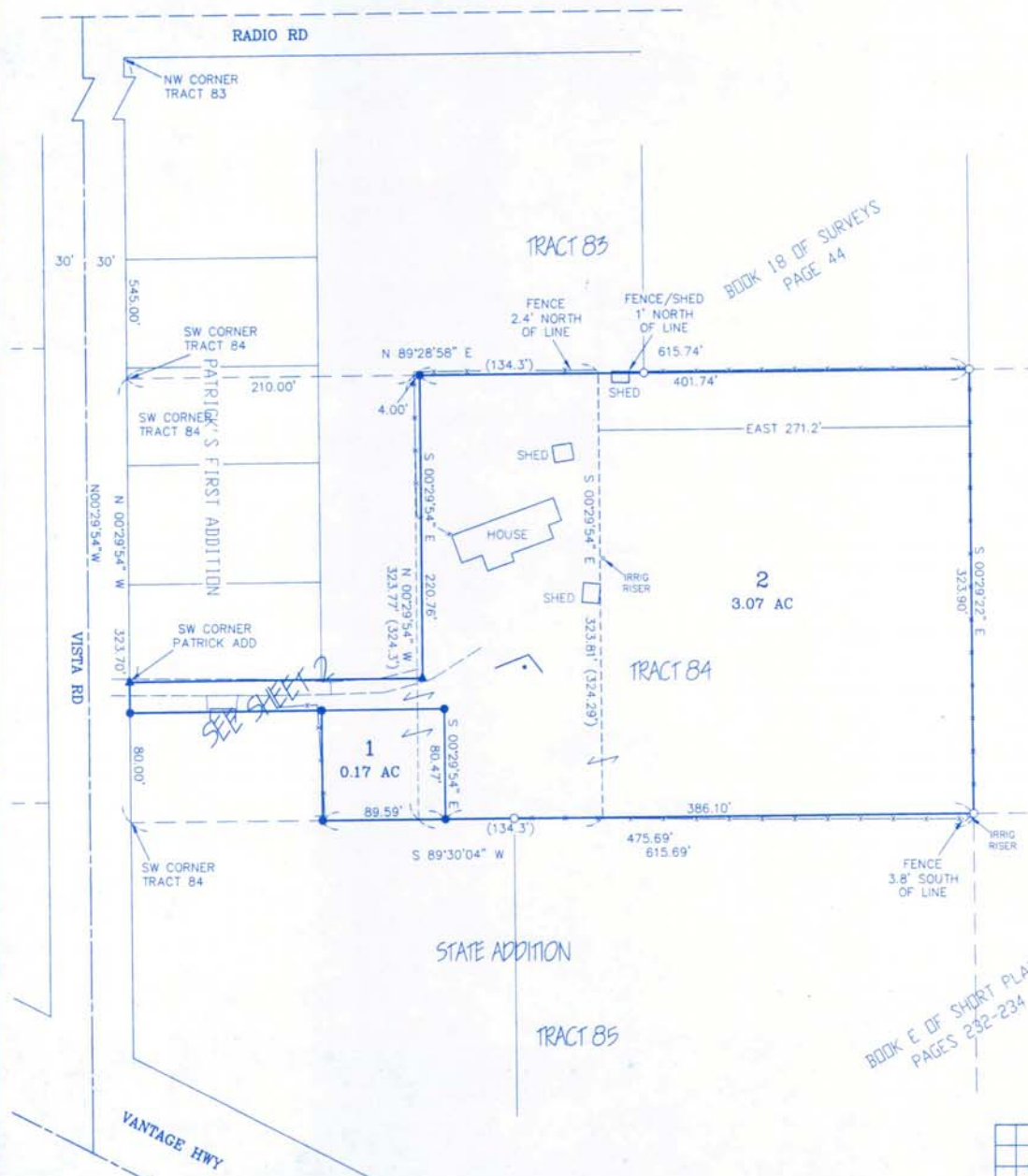
SURVEYOR'S CERTIFICATE

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 MARY BRAIN in OCTOBER of 2013.

PRELIMINARY ONLY

Christopher C. Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 10/29/2013
 DATE

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



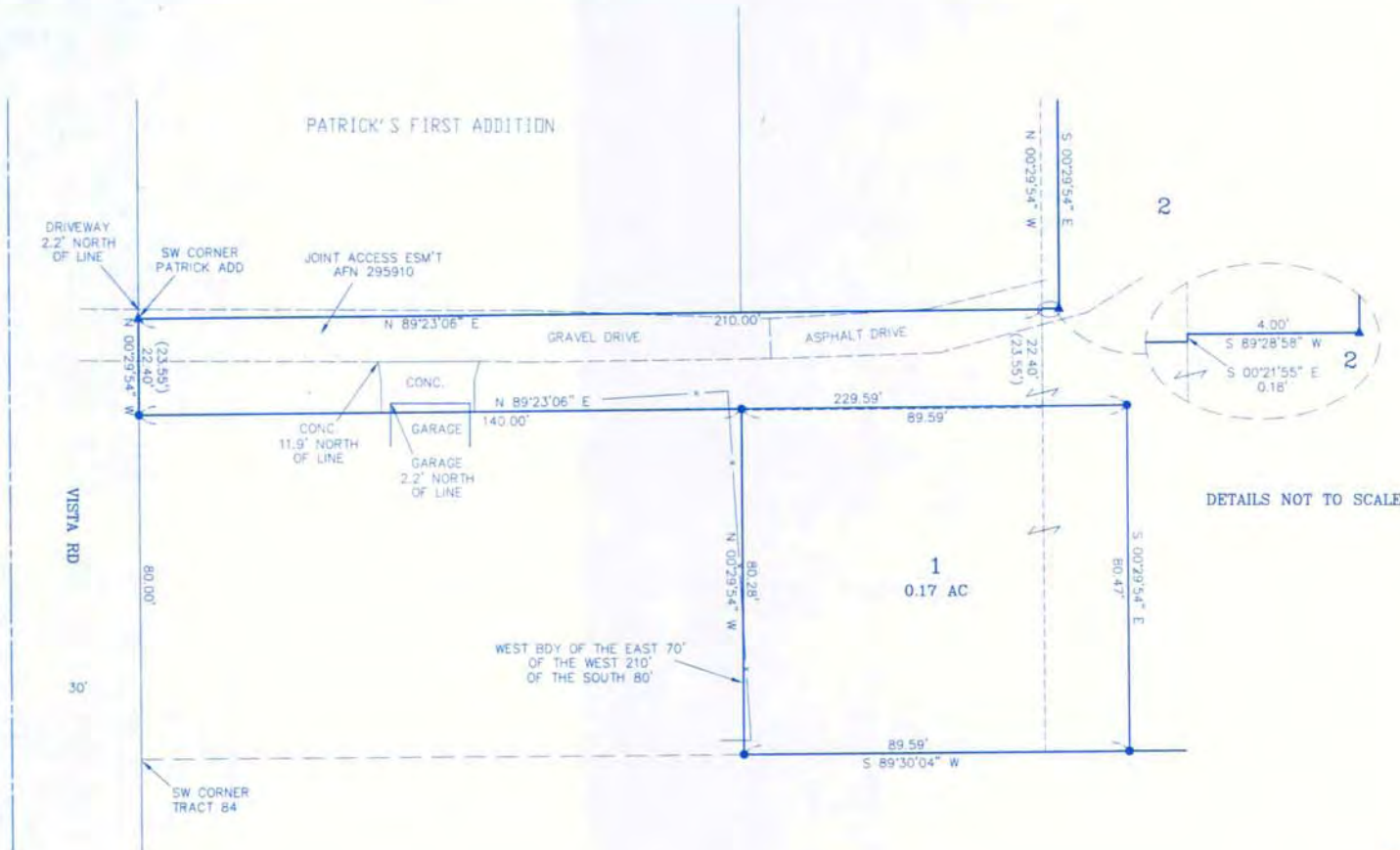
BRAIN SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-13-



LEGEND

- SET 5/8" REBAR W/ CAP
— "CRUSE 36815"
- ▲— SET NAIL & WASHER
— "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE
- () RECORD INFORMATION



DETAILS NOT TO SCALE

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



10/29/2013

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

BRAIN SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

THE EAST 271.2 FEET OF TRACT 84; AND THE EAST 70 FEET OF THE WEST 210 FEET OF THE SOUTH 80 FEET OF TRACT 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 48, RECORDS OF SAID COUNTY, AND THAT PORTION OF SAID TRACT 84 WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF SAID TRACT, 80 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ON THE WEST LINE OF SAID TRACT, 23.55 FEET TO THE SOUTHWEST CORNER OF PATRICK ADDITION TO THE CITY OF ELLENSBURG, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 41, RECORDS OF SAID COUNTY; THENCE EAST, ALONG THE SOUTH LINE OF SAID ADDITION, AND BEYOND, A DISTANCE OF 210.0 FEET; THENCE SOUTH 23.55 FEET; THENCE WEST 210.0 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF TRACT 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 48, RECORDS OF SAID COUNTY, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT, 210.0 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 84, AND RUNNING EAST ON SAID NORTH BOUNDARY LINE 134.3 FEET; THENCE SOUTH, PARALLEL WITH THE WEST BOUNDARY LINE OF SAID TRACT, 324.29 FEET, TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT; THENCE WEST ON SAID SOUTH BOUNDARY LINE 134.3 FEET; AND THENCE NORTH 324.3 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID TRACT 84 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT 84, WHICH IS 210.0 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE RUNNING EAST 4.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID TRACT, 220.76 FEET; THENCE WEST 4.0 FEET; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID TRACT, 220.76 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MARY A. BRAIN, AS HER SEPARATE PROPERTY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2013.

MARY A. BRAIN

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARY A. BRAIN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER 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: _____

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 KITITAS 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 KNUDSON SHORT PLAT SP-98-05 AND THE SURVEYS REFERENCED THEREON.
5. PER KITITAS 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 KITITAS COUNTY ROAD STANDARDS.
9. 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.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.

AUDITOR'S CERTIFICATE

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

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR



10/29/2013

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



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 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.

OPTIONAL ATTACHMENTS

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

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

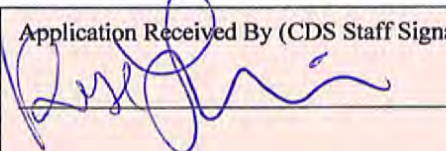
RECEIVED
OCT 29 2013
KITTITAS COUNTY
CDS

APPLICATION FEES:

\$720.00 Kittitas County Community Development Services (KCCDS)
 \$220.00 Kittitas County Department of Public Works
 \$130.00 Kittitas County Fire Marshal
 \$470.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

\$1,540.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>10/29/13</u>	RECEIPT # <u>19538</u>	<div style="border: 2px solid red; padding: 5px; text-align: center;"> <p style="font-size: 2em; color: red; margin: 0;">PAID</p> <p style="color: red; margin: 0;">OCT 29 2013</p> <p style="color: red; margin: 0;">KITTITAS CO.</p> <p style="color: red; margin: 0; font-size: 0.8em;">DATE STAMP IN BOX</p> </div>

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

FORM LAST REVISED: 01-02-13

Page 1 of 3

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: Mary Brain
Mailing Address: 906 1/2 Vista Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-2832
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: Chair Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: Cruseandaroo@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: 906 1/2 Vista Rd
City/State/ZIP: Ellensburg, WA 98926

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

ptn of Tract 84, State Addition to the City
of Ellensburg

6. **Tax parcel number(s):** 18-18-36077-0006

7. **Property size:** 3.23 **Ac.** (acres)

8. **Land Use Information:**

Zoning: Urban Residential &
R-L (city) Comp Plan Land Use Designation: Urban

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. *2 lot short plat w/ city utilities; access easement to city street right of way*
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?**
None

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)

Chris Cruise

Date:

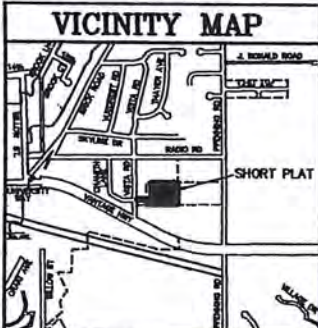
10/22/2013

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

x *Tyler A. Brain*

Date:

10-28-2013



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS 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__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BRAIN 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., 201__

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 THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-18-36077-0008

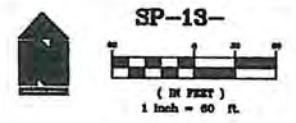
DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY TREASURER

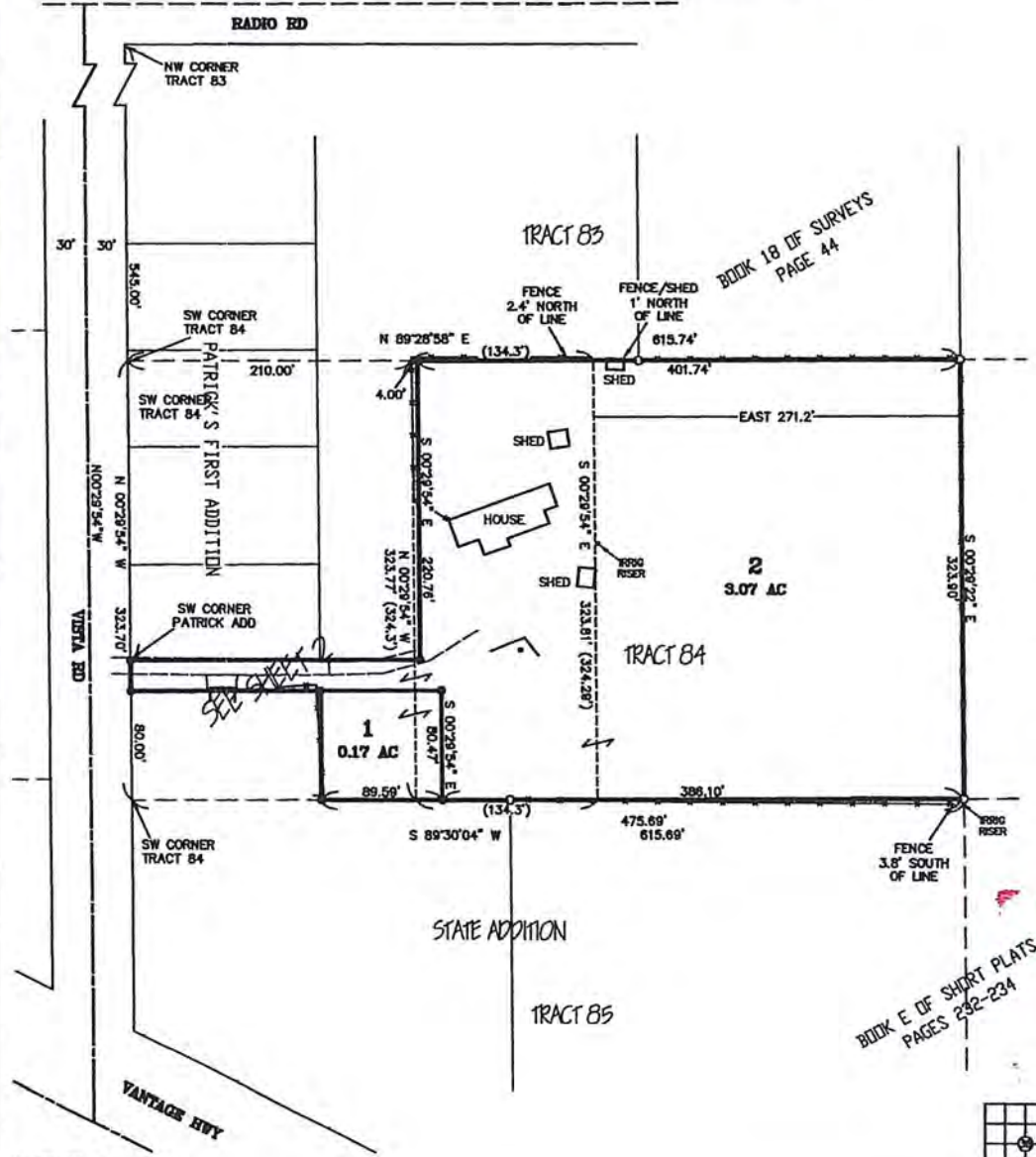
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: MARY A. BRAIN
 ADDRESS: 908-1/2 WSTA ROAD ELLENSBURG, WA 98928
 PHONE: (509) 962-2832
 EXISTING ZONE: URBAN RESIDENTIAL
 SOURCE OF WATER: CITY UTILITY
 SEWER SYSTEM: CITY UTILITY
 STORM WATER: NO IMPROVEMENTS FOR THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 60'

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

BRAIN SHORT PLAT
 PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SET 5/8" REBAR W/ CAP - CRUISE 36815
 - FOUND PIN & CAP
 - x— FENCE
 - () RECORD INFORMATION



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 Cruise & Associates. RECEIVING NO. _____

GERALD V. PETIT by _____
 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 of the request of MARY BRAIN in OCTOBER of 2013.

PRELIMINARY
 CHRISTOPHER C. CRUISE
 Professional Land Surveyor
 License No. 36815
 DATE: 10/22/2013



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

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0119037-2013.72030-89853807

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: 09/16/2013

CHICAGO TITLE INSURANCE COMPANY
By Maureen Wyatt
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

WA2011 0119037
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY



By: [Signature] President
ATTEST [Signature] Secretary

SUBDIVISION GUARANTEE

Office File Number : 0119037
Guarantee Number : WA2011-46-0119037-2013.72030-89853807
Dated : September 16, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : MARY BRAIN – 906-1/2 VISTA RD., ELLENSBURG, WA 98926

Name of Assured: CRUSE AND ASSOCIATES

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

The East 271.2 feet of Tract 84; and the East 70 feet of the West 210 feet of the South 80 feet of Tract 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 2 of Plats, Page 48, records of said County, and that portion of said Tract 84 which is described as follows:

Beginning at a point on the West boundary line of said Tract, 80 feet North of the Southwest corner thereof; thence North on the West line of said Tract, 23.55 feet to the Southwest corner of PATRICK ADDITION TO THE CITY OF ELLENSBURG, as per plat thereof recorded in Book 3 of Plats, Page 41, records of said County, thence East, along the South line of said addition, and beyond, a distance of 210.0 feet; thence South 23.55 feet; thence West 210.0 feet to the point of beginning;

AND

That part of Tract 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 2 of Plats, Page 48, records of said County, which is described as follows:

A tract of land bounded by a line beginning at a point on the North boundary line of said Tract, 210.0 feet East of the Northwest corner of said Tract 84, and running East on said North boundary line 134.3 feet; thence South, parallel with the West boundary line of said Tract, 324.29 feet, to a point on the South boundary line of said Tract; thence West on said South boundary line 134.3 feet; and thence North 324.3 feet to the point of beginning;

EXCEPT that portion of said Tract 84 described as follows:

Beginning at a point on the North line of Tract 84, which is 210.0 feet East of the Northwest corner thereof; thence running East 4.00 feet; thence South parallel with the West boundary of said tract, 220.76 feet; thence West 4.0 feet; thence North parallel with the West boundary of said tract, 220.76 feet to the point of beginning.

Title to said real property is vested in:

MARY A. BRAIN, AS HER SEPARATE PROPERTY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0119037

Guarantee Number: WA2011-46-0119037-2013.72030-89853807

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Notice of possible (present and future) tap or connection charges levied, or to be levied, by the City of Ellensburg, notice of which is given by instrument recorded February 3, 1978, under Kittitas County Auditor's File No. 420037.
5. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002, revised and amended in Resolution Number 04-2008 recorded March 12, 2008 under Auditor's File No. 200803120028.
6. Exceptions and reservations contained in Deed whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
From : The State of Washington
Recorded : August 15, 1949, in Volume 82 of Deeds, page 516
Recording No. : 209978
7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on March 29, 1962, in Volume 109, page 709, under Kittitas County Auditor's File No. 295910.
In favor of : Warren O. Kidder and Bernice B. Kidder, husband and wife
For : Joint use of a road
Affects : A portion of said premises
8. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.
(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

(SCHEDULE B)

File No. 0119037

Guarantee Number: WA2011-46-0119037-2013.72030-89853807

7. Overlap as to a strip of land 4.0 feet in width and 220.76 feet in length created by erroneous legal description contained in deed from Lewis W. Brain, a married man, Grantor, to Mary A. Brain, his wife, Grantee, dated May 24, 1996, recorded May 28, 1996 under Auditor's File No. 199605280018, which may create a cloud on title of Deanna R. Kidder, fee owner of Tax Parcel 774034, as described in Statutory Warranty Deed recorded June 29, 2000 under Kittitas County Auditor's File No. 200006290023. Said 4 foot strip had been previously conveyed by Lewis W. Brain and Barbara A. Brain, Grantor, by deed dated March 18, 1960, recorded March 22, 1960, in Book 106, Page 8, under Auditor's File No. 231549.
8. Pre-Annexation Agreement/Outside Utility Agreement/Annexation Covenant, and the terms and conditions thereof, entered into by and between the City of Ellensburg and Mary Brain, Owner, and binding upon their respective heirs, successors and assigns, dated October 29, 1999, recorded November 12, 1999 under Auditor's File No. 199911120045.

END OF EXCEPTIONS

Notes:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):
Ptn Tract 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, BOOK 2 / PG 48.
2. General taxes and assessments for the year 2013 have been paid.
Amount : \$2,365.24
Tax Parcel No. : 18-18-36077-0006 (784034)
3. Cascade Irrigation District assessments for the year 2013 have been paid.
Amount : \$145.35
Parcel No. : 784034-100-1
4. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

MW/hh

1 cc: Marsha / Cruse & Associates

Brain Short Plat

FROM		ANGLE		DIST	NORTH	EAST	
***** PT/PT INVERSE (1) *****							
*****	START				608402.37675	1994657.01031	1141
1135	INV	N	89 27 56	E	89.54	608402.37675	1994657.01031
1148	INV	S	89 28 06	E	89.47	608402.37675	1994657.01031
1149	INV	S	89 30 04	W	89.58	608402.37675	1994657.01031
1134	INV	N	89 29 54	W	89.28	608402.37675	1994657.01031

NO CLOSURE ERROR					Area = 1211.00 sq ft	0.1652 ac	1141

FROM		ANGLE		DIST	NORTH	EAST	
***** PT/PT INVERSE (2) *****							
*****	START				608652.49914	1994659.88959	1141
1141	INV	N	89 28 58	E	891.74	608652.49914	1994659.88959
603	INV	S	89 29 22	E	823.90	608652.49914	1994659.88959
667	INV	S	89 30 04	W	586.10	608652.49914	1994659.88959
1149	INV	N	89 29 54	W	80.47	608652.49914	1994659.88959
1148	INV	S	89 28 06	W	229.59	608652.49914	1994659.88959
1144	INV	N	89 29 54	W	22.46	608652.49914	1994659.88959
1122	INV	N	89 28 06	E	210.00	608652.49914	1994659.88959
1140	INV	N	89 21 55	W	0.70	608652.49914	1994659.88959
1143	INV	N	89 28 58	E	4.00	608652.49914	1994659.88959
1142	INV	N	89 29 54	W	220.76	608652.49914	1994659.88959

NO CLOSURE ERROR					Area = 133632.25 sq ft	3.0677 ac	1141



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

RECEIPT NO.: 00019538

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

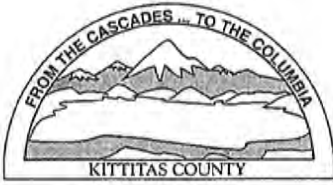
Account name: 027796

Date: 10/29/2013

Applicant: BRAIN, MARY A

Type: check # 6690

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00010	CDS FEE FOR SHORT PLAT	720.00
SP-13-00010	EH SHORT PLAT FEE	470.00
SP-13-00010	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00010	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,540.00



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

RECEIPT NO.: 00019565

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027796

Date: 10/30/2013

Applicant: BRAIN, MARY A

Type: check # 6690

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00010	CDS FEE FOR SHORT PLAT	720.00
SP-13-00010	EH SHORT PLAT FEE	470.00
SP-13-00010	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00010	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,540.00