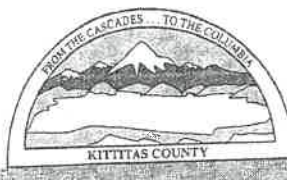


SP-17-00003



# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITITITAS.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

### APPLICATION FEES:

\$2,350.00	Kittitas County Community Development Services (KCCDS)
\$420.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$650.00	Kittitas County Public Health (Additional fee of \$75/hour over 4 hours)
<b>\$3,550.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="font-size: 1.2em; margin: 5px 0;">DEC 12 2017</div> <div style="font-weight: bold; margin: 5px 0;">Kittitas County CDS</div> <div style="font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</div>
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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: Ron & Sonja Mitchell  
Mailing Address: 1351 Naneum Rd.  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: (509) 962-9057  
Email Address: ron.midstateaviation@fairpoint.net  
sonjamitchell1961@hotmail.com

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

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

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

4. Street address of property:

Address: 1351 Naneum Rd  
City/State/ZIP: Ellensburg WA 98926

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

Parcel 1 of Book 40 of Surveys at pages 172-3.

6. Tax parcel number(s): 614834

7. Property size: 123.87 (acres)

8. Land Use Information:

Zoning: AG-20

Comp Plan Land Use Designation: Rural-Working

**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. *See attached*
- 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? *Nanewam & Game Farm*

**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 Cruise*

*12/7/2017*

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

Date:

X *[Signature]*  
*Jonas H. Mitchell*

*12/7/2017*  
*12/7/17*

**Cruse & Associates**

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**From:** "Cruse & Associates" <cruseandassoc@kvalley.com>  
**Date:** Thursday, December 07, 2017 1:54 PM  
**To:** "FILE"  
**Subject:** Naneum Road Short Plat

Narrative – 3 lot short plat with individual and/or shared wells and onsite sewage systems as allowed by EH. Access to lots 1A and 1C will be a shared driveway in the 60' easement across the north end of lot 1C. Lot 1B will access directly from Naneum Road or Game Farm road at a location approved by PW at the time of development prior to issuance of a building permit. All future development of these proposed lots will meet applicable building and zoning codes. See application map for full details.

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

12/7/2017

VICINITY MAP

29	GAME FARM ROAD	27	28	NANEUM ROAD
30	SHORT PLAT	32	33	WATSON ROAD
31	FIELDS	34	35	VANTAGE HWY
32	T-18 N	36	37	FERGUSON ROAD
33	T-17 N	38	39	
34	5	40	41	
35	4	42	43	
36	3	44	45	

APPROVALS

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

KITTITAS COUNTY ENGINEER \_\_\_\_\_

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_

KITTITAS COUNTY HEALTH OFFICER \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE NANEUM ROAD 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 FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. 614834  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_

KITTITAS COUNTY TREASURER \_\_\_\_\_

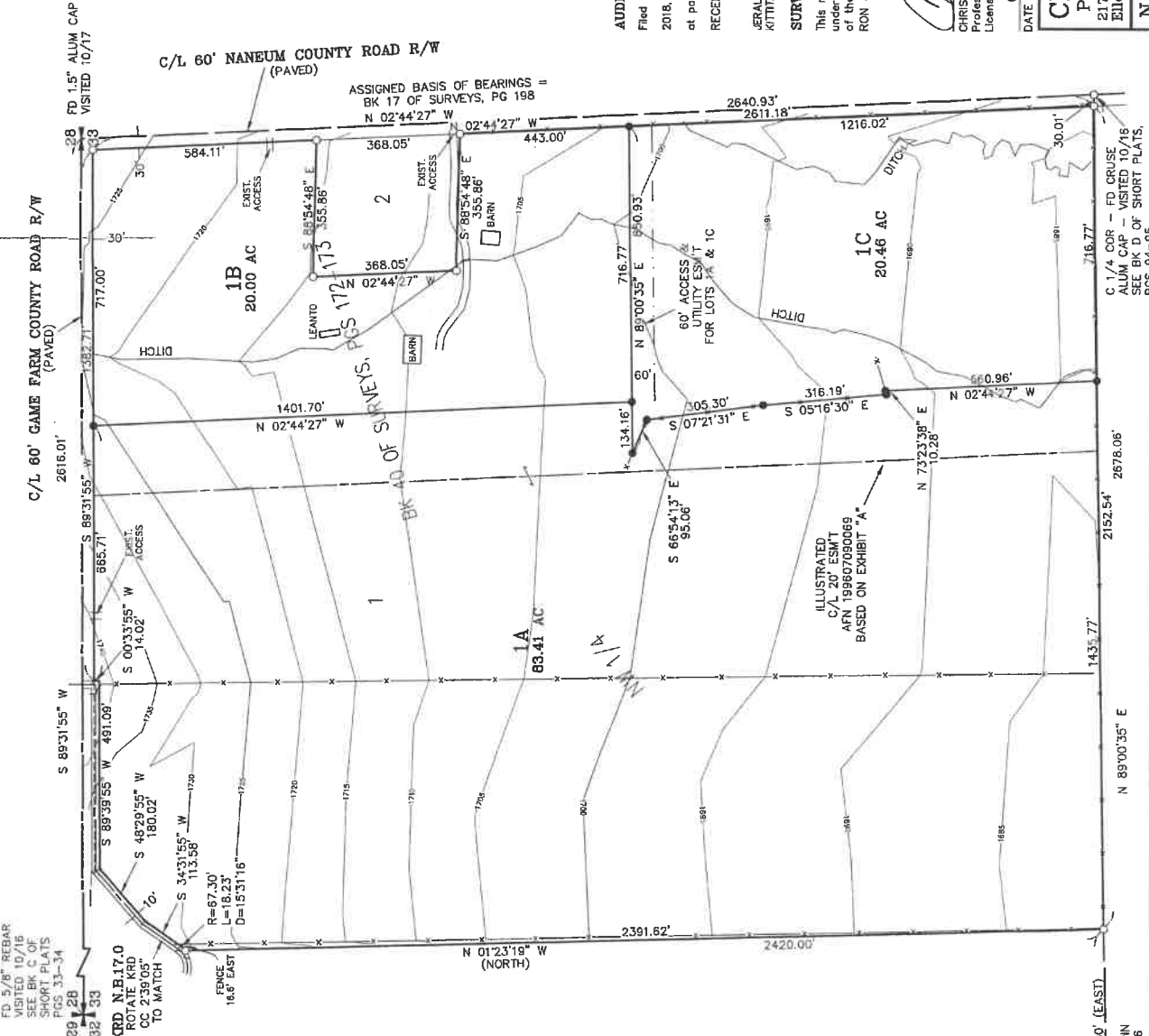
NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: RON & SONJA MITCHELL  
 ADDRESS: 1351 NANEUM ROAD ELLENBURG, WA 99828  
 PHONE: (509) 862-9057  
 EXISTING ZONE: AG-20  
 SOURCE OF WATER: ON SITE SEWAGE SYSTEMS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 NO. OF ACCESS: COUNTRY ROAD R/W  
 NO. OF SHORT PLAT LOTS: THREE (3)  
 SCALE: 1" = 200'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

32' ← 495.50' (EAST)  
 FD O'HARE PIN  
 VISITED 10/16

SHEET 1 OF 2

NANEUM ROAD SHORT PLAT  
 PART OF SECTION 33, T. 18 N., R. 19 E., W.M.  
 KITTITAS COUNTY, WASHINGTON



- LEGEND
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
  - FOUND PIN & CAP - LS 18078
  - FENCE
  - EASEMENT
  - ( ) RECORD INFORMATION

X	X		
X	X		

AUDITOR'S CERTIFICATE  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2018, at \_\_\_\_\_ M., in Book L of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates. RECEIVING NO. \_\_\_\_\_

JERALD V. PETTI 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 RON & SONJA MITCHELL in AUGUST of 2017.



DATE 12/7/2017  
**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98928 (509) 962-8242  
**NANEUM ROAD SHORT PLAT**

NANEUM ROAD SHORT PLAT  
PART OF SECTION 33, T. 18 N., R. 19 E., W.M.,  
KITITIAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT RON V. MITCHELL AND SONJA H. MITCHELL, HUSBAND AND WIFE, ALSO SHOWN OF RECORD AS RON MITCHELL AND SONJA MITCHELL, THE UNDERSIGNED OWNERS 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., 2018.

RON V. MITCHELL

SONJA H. MITCHELL

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RON V. MITCHELL AND SONJA H. MITCHELL, 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: \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018.

WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION

NAME  
TITLE

NAME  
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, OF WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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: \_\_\_\_\_

ORIGINAL PARCEL DESCRIPTION

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 1, 2016, IN BOOK 40 OF SURVEYS, PAGES 172 AND 173, UNDER AUDITOR'S FILE NO. 20162010004, RECORDS OF KITITIAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON.

NOTES:

- THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLEES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
- 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.
- FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 40 OF SURVEYS, PAGES 172-173 AND THE SURVEYS REFERENCED THEREON.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITIAS COUNTY ROAD STANDARDS.
- KITITIAS 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.
- 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)
- ACCORDING TO KITITIAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1A HAS \_\_\_\_\_ IRRIGABLE ACRES; LOT 1B HAS \_\_\_\_\_ IRRIGABLE ACRES; LOT 1C HAS \_\_\_\_\_ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 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.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 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.

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2018, at \_\_\_\_\_ M., in Book L of Short Plats  
at page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
RECEIVING NO. \_\_\_\_\_

JERALD V. PETTY BY:  
KITITIAS COUNTY AUDITOR



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
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NANEUM ROAD SHORT PLAT