

Critical Areas Checklist

Friday, March 28, 2014

Application File Number VA-14-00001

Planner Jeff Watson

Is SEPA required Yes No

Is Parcel History required? Yes No

What is the Zoning? Rural Residential 3

Is Project inside a Fire District? Yes No

If so, which one? Fire District 7 (Cle Elum)

Is the project inside an Irrigation District? Yes No

If so, which one? KRD

Does project have Irrigation Approval? Yes No

Which School District? ~~KRD~~ Cle Elum

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? A

What is the FIRM Panel Number? 5300950241B

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? Yakima River

What is the designation? Conservancy

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

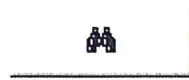
If so what type is it?

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?

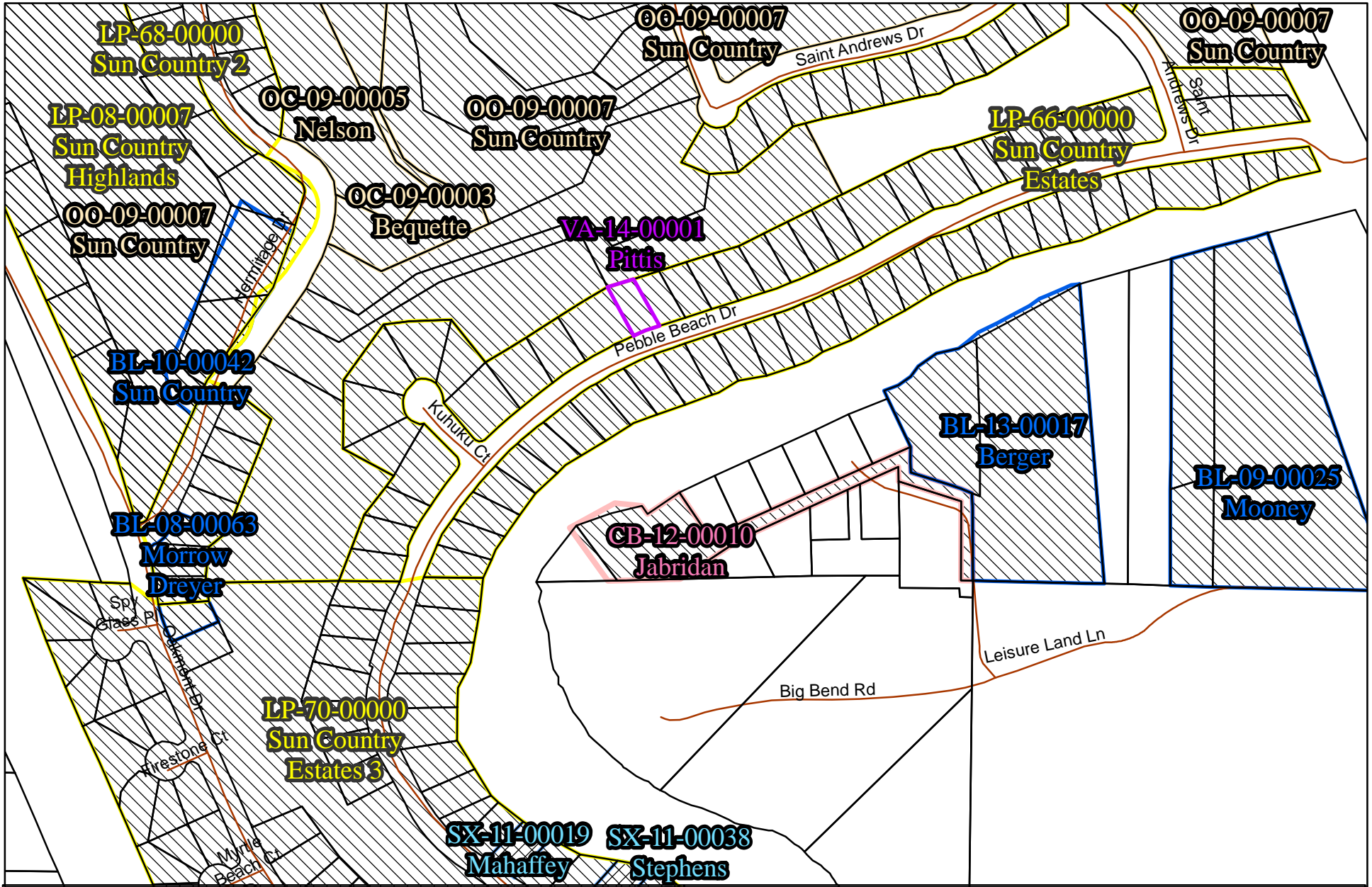
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation? D1

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?

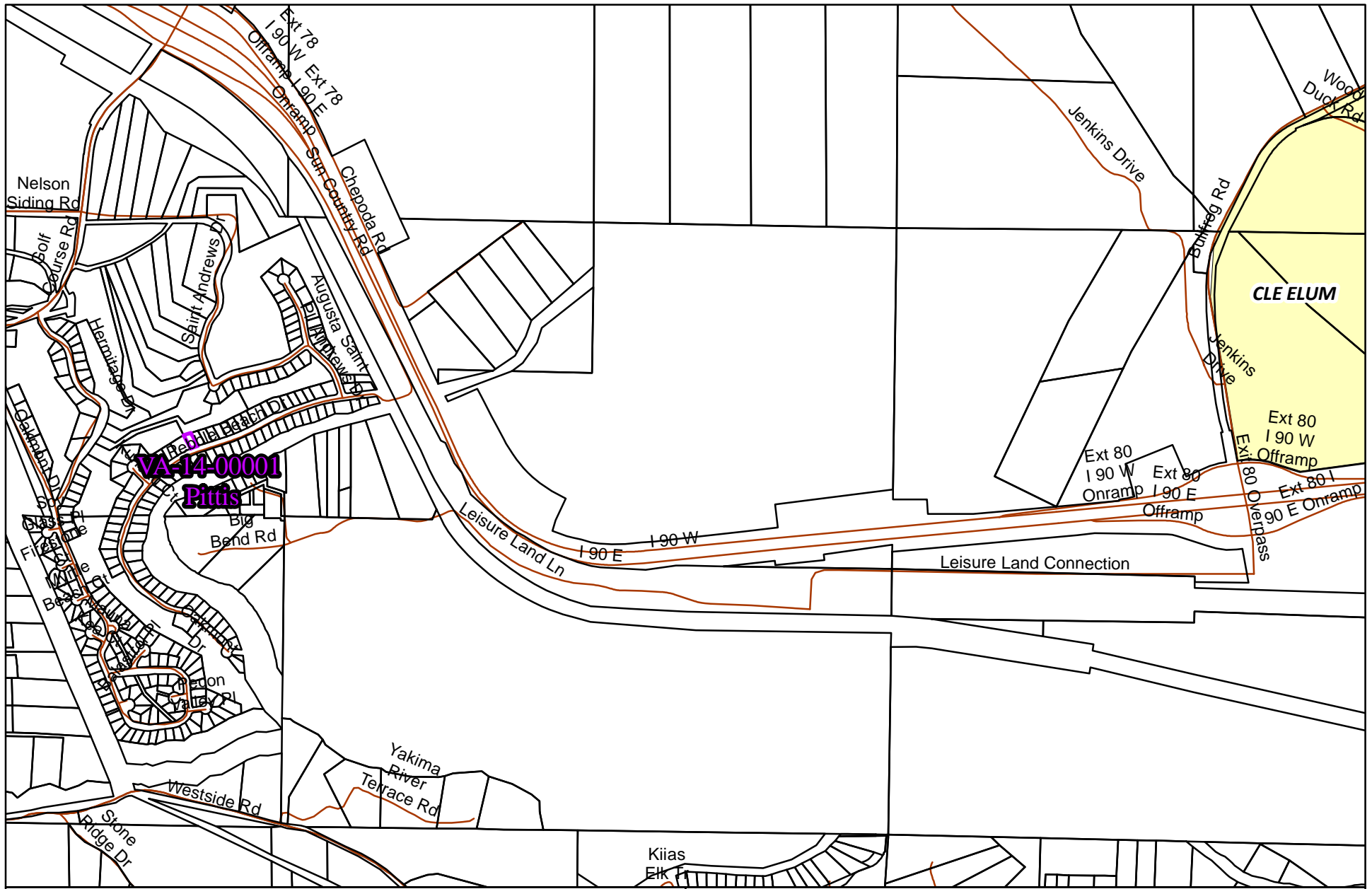


VA-14-00001
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Adjacent Projects
Map

3/28/2014

kaycee.hathaway

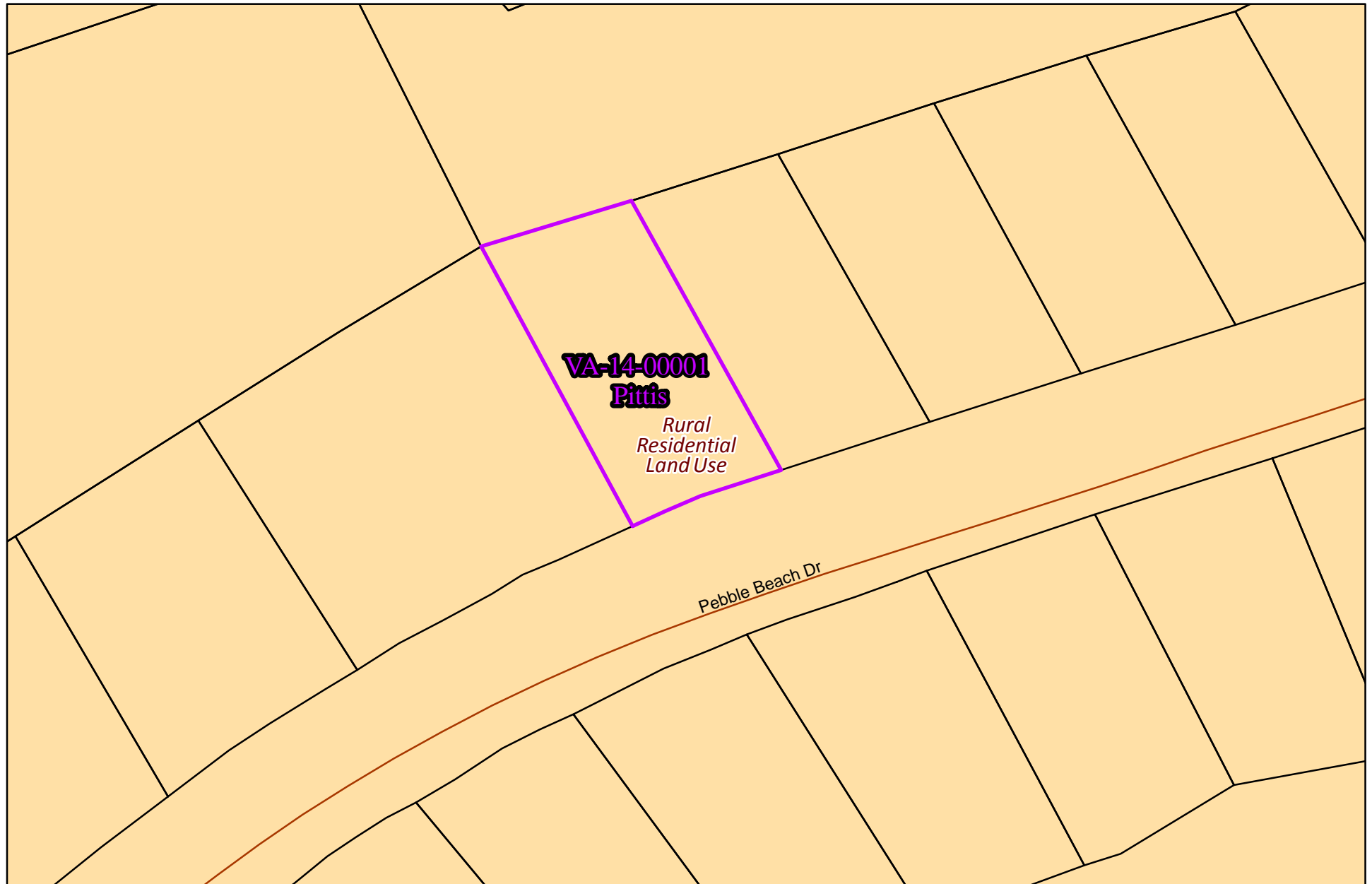


VA-14-00001
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Area
Map

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kaycee.hathaway

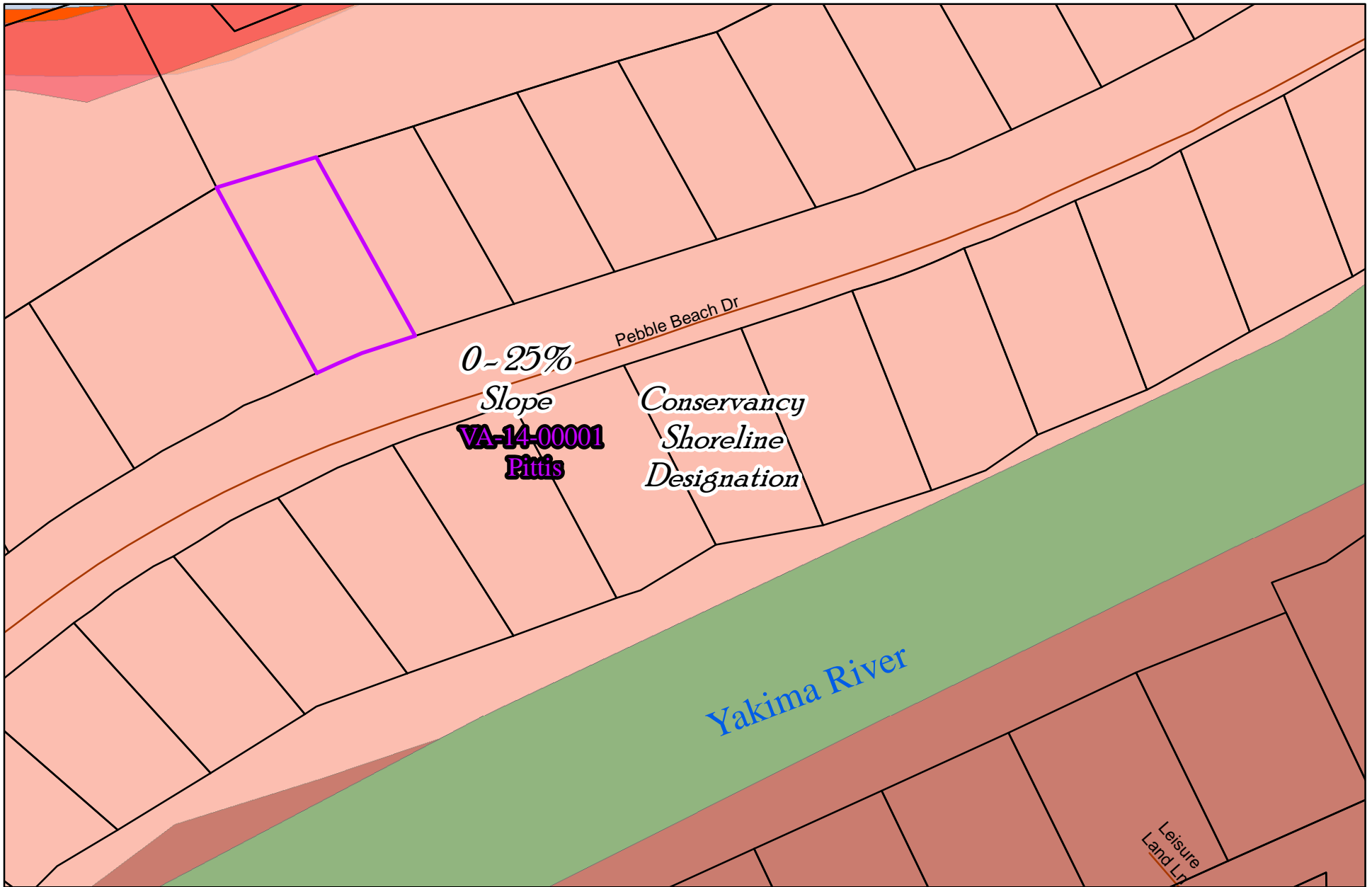


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Land Use
Map

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0-25%
Slope
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Conservancy
Shoreline
Designation

Yakima River

Leisure
Land Lr

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Critical Areas
Map

3/28/2014

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3/28/2014

Zoning
Map

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Pebble Beach Dr

Sycamore Dr





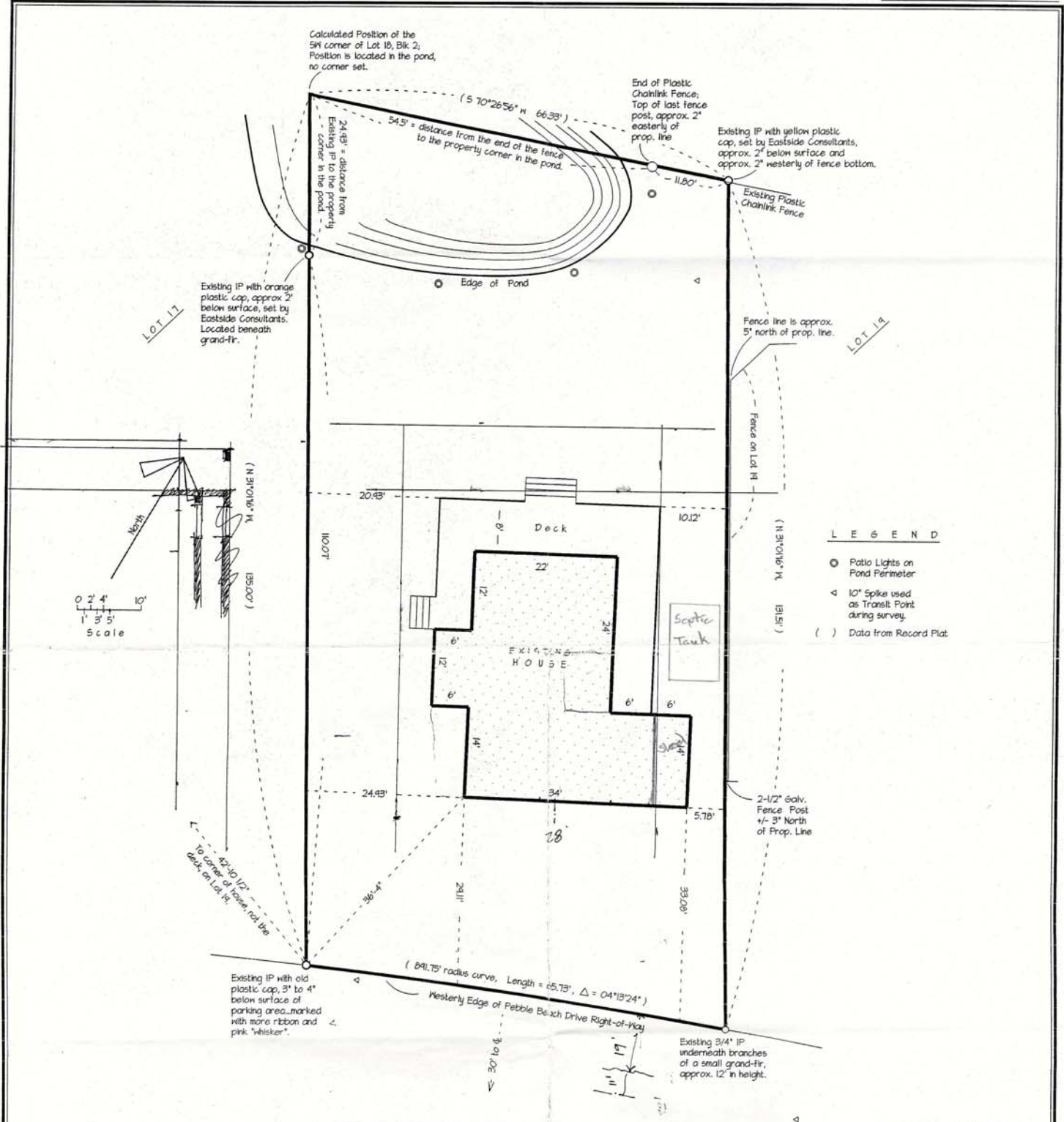
Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**VA-14-00001
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**Vertical
Air Photo**

3/18/2014

jeff.watson



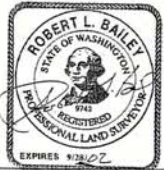
- LEGEND**
- Patio Lights on Pond Perimeter
 - △ 10" Spike used as Transit Point during survey.
 - () Data from Record Plat

— SITE SURVEY of LOT 18, BLOCK 2 —
Plat of Sun Country Estates @
581 Pebble Beach Drive

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SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act at the request of

Robert L. Bailey
 ROBERT L. BAILEY, FLS/FE 4743



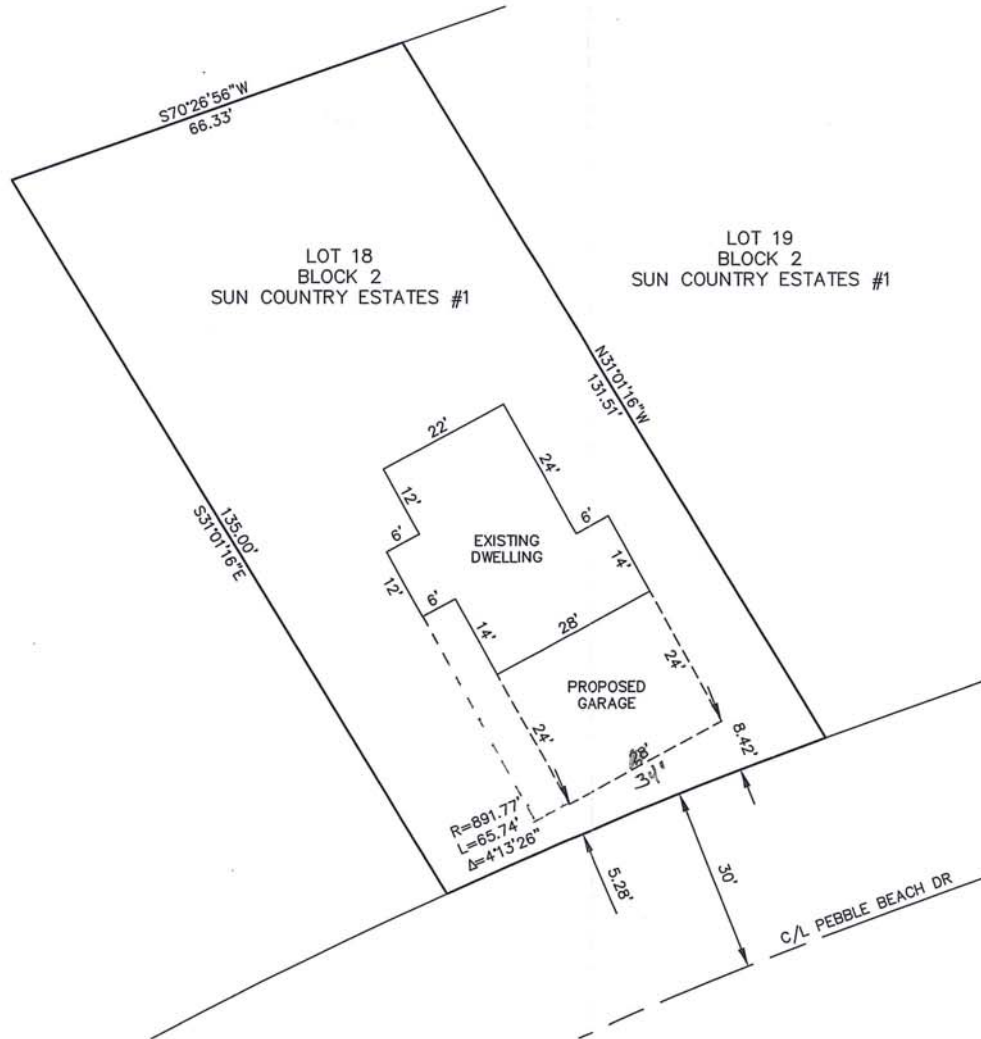
AUDITOR'S CERTIFICATE
 Filed for record this 20 day of NOV M.
 in Book of surveys, Page at the request of

 Auditor Deputy Auditor

surveyed for
PAUL BRENNAN
 2448 270th AV. SE
 ISSAQUAH, WA 98029

by
R.L. BAILEY & ASSOCIATES
 4201 HWY 970, CLE ELUM, WA 98922
 509 674 5551

**SITE PLAN EXHIBIT MAP
LOT 18, BLOCK 2, SUN COUNTRY ESTATES #1**



LEGAL DESCRIPTION:

LOT 18, BLOCK 2, SUN COUNTRY ESTATES #1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 46 THROUGH 50, RECORDS OF SAID COUNTY.

PARCEL INFORMATION:

PARCEL NO.: 155934
MAP NO.: 20-14-35050-0218

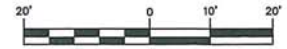
ADDRESS:

581 PEBBLE BEACH DRIVE
CLE ELUM, WA 98922

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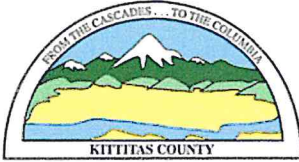


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SITE PLAN	PREPARED FOR RICHARD PITTIS	Encompass ENGINEERING & SURVEYING <small>165 1st Judge Street, Suite 201 • Spangle, WA 98283 • Phone (509) 292-0210 • Fax (509) 291-2025 104 East 2nd Street • Cle Elum, WA 98922 • Phone (509) 674-7433 • Fax (509) 674-7419</small>	REVISIONS	JOB NO. 13107	1 SHEET
				DATE 12/2013	
				SCALE 1"=20'	



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

ZONING VARIANCE APPLICATION

Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)

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

- Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- Project Narrative responding to Questions 9 and 10 on the following pages.

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APPLICATION FEES:

\$523.00 Kittitas County Community Development Services (KCCDS)

\$235.00 Kittitas County Environmental Health

\$50.00 Kittitas County Department of Public Works

\$65.00 Kittitas County Fire Marshal

\$873.00 Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature):

DATE:

1/22/2014

RECEIPT #

20145

PAID

JAN 22 2014

KITITITAS CO
DATE STAMP IN BOX
CDS

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

GENERAL APPLICATION INFORMATION

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

Name: **Dick & Donita Pittis** _____
Mailing Address: **518 Pebble Beach Drive** _____
City/State/ZIP: **Cle Elum, WA 98922** _____
Day Time Phone: **(206) 817-3050** _____
Email Address: **dmpittis@comcast.net** _____

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

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: **581 Pebble Beach Drive** _____
City/State/ZIP: **Cle Elum, WA 98922** _____

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

Lot 18, Block 2, Sun Country Estates #1, in the county of Kittitas, State of Washington

6. **Tax parcel number: 155934**

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

8. **Land Use Information:**

Zoning: **Rural 5** _____ Comp Plan Land Use Designation: **Residential** _____

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, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
- 10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
 - A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.
 - B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.
 - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

AUTHORIZATION

- 11. 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 _____

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

Date:

X Dick M. Gotta

1-21-14

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, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.

Rural 5 – Request variance on street side of property (east side) to allow the addition of garage. Please see attachments for dimensions of proposed addition of garage.

10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**

- A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.
- C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
- D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

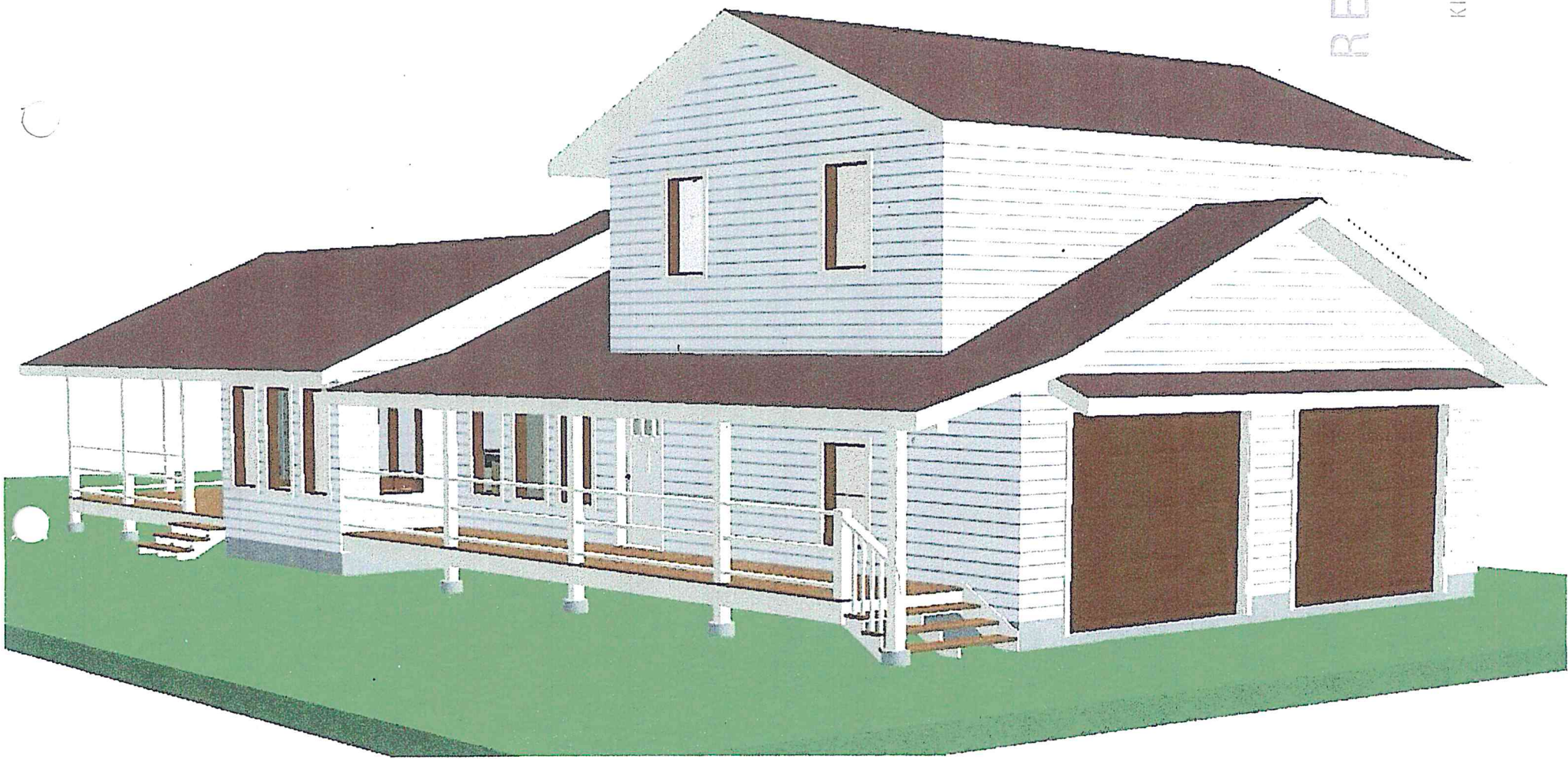
A. I am requesting this minimal setback due to the narrow lot size and the existing pond on the west side of the property. We have very limited options on adding a garage to the existing structure on this lot due to the R-5 setback requirements

B. The request if granted will allow us to build a quality structure that complies with all codes and regulations of Kittitas County, The new structure will allow us to shelter our vehicles and allow us to move our golf carts off the back porch and make it useable. It will also make the house much more livable and allow us some storage. In no way will the improvements intrude on surrounding properties.

C. The variance request will produce a high quality and very aesthetically pleasing home. This will only enhance the appearance of our home and property in Sun Country Estates. Structure has been approved by the Home Owners Association and all close neighbors.

D. Granting the variance will not in any way alter the character of the neighborhood.

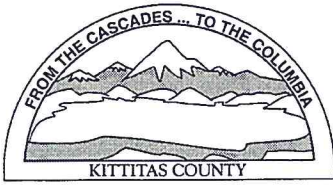
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KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

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COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027996

Date: 1/22/2014

Applicant: PITTIS, RICHARD M. ETUX

Type: check # 9776

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-14-00001	ADMINISTRATIVE VARIANCE	523.00
VA-14-00001	ADMIN VARIANCE FM FEE	65.00
VA-14-00001	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-14-00001	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00