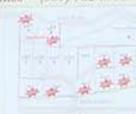


MIDFIELD DR.

MIDFIELD
FOR SALE
MFW Williams Construction - (509) 962-8558

3.26 Acres of Land

Site Location:
"Location is Excellent!"
Water, Power, & Natural Gas Service
All Necessary Permits in Place
Pre-approved National Payment
Construction M, Power & Water Street



RENT - Agency's Philosophy
LEASE - Long, Active and Stable

LAND USE ACTION

Project: ALLWEST LLC (6-1-15)

Description: 16-364 chicken plot

(509) 962-7506

Jeff Watson

From: Cruse & Associates <cruseandassoc@kvalley.com>
Sent: Thursday, August 25, 2011 11:16 AM
To: Jeff Watson
Cc: Dan Valoff
Subject: Re: CL-11-00001 Allwest LLC
Attachments: DSC00519.JPG

We are dropping the signed posting affidavit and attached is a picture of posting.

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

From: [Jeff Watson](#)
Sent: Tuesday, August 23, 2011 11:19 AM
To: [Chris Cruse \(cruseandassoc@kvalley.com\)](mailto:Chris Cruse (cruseandassoc@kvalley.com))
Subject: CL-11-00001 Allwest LLC

CL-11-00001 Allwest LLC

See attached for deem complete; additional documentation on the web. Dan Valoff is the planner of record for this application.

Jeffrey A. Watson
GIS Technician/Planner II



[Kittitas County Public Works/Community Development Services](#)

411 North Pearl
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 9.0.901 / Virus Database: 271.1.1/3852 - Release Date: 08/22/11 23:34:00

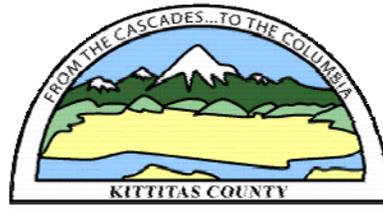
Jeff Watson

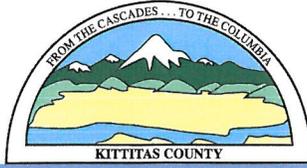
From: Jeff Watson
Sent: Tuesday, August 23, 2011 11:20 AM
To: Chris Cruse (cruseandassoc@kvalley.com)
Subject: CL-11-00001 Allwest LLC
Attachments: CL-11-00001 Allwest LLC Deem Complete Signed.pdf

CL-11-00001 Allwest LLC

See attached for deem complete; additional documentation on the web. Dan Valoff is the planner of record for this application.

Jeffrey A. Watson
GIS Technician/Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Pearl
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274





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"

August 23, 2011

Allwest LLC
1000 East Harvest Loop #300
Ellensburg WA 98926

RE: Allwest LLC Cluster Plat, CL-11-00001

Dear Applicant,

The application for a 16 lot Cluster Plat on approximately 50.58 acres of land that is zoned Agriculture 3, located in a portion of Section 7, T17N, R18E, WM, in Kittitas County, Assessor's map numbers 17-19-07040-0019 was received on August 15, 2011. Your application has been determined complete as of August 23, 2011.

Your application meets the requirements of KCC 16.12.010 for a complete application. The County may request additional information during review of your application. Continued processing of your application will include, but not limited to the following actions:

1. According to KCC 15A.030.060 a Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal.
2. Posting of the property by the applicant along each street frontage and publishing of a legal notice.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. Notification of the SEPA Threshold Determination and a public hearing will be scheduled before the Kittitas County Hearing Examiner.

You may pick up the "Land Use Action" sign at any time to be posted visible from the road frontage and return the signed affidavit of posting to my attention. After this has been completed I will be able to issue the Notice of Application

If you have any questions regarding this matter, please contact me at (509) 962-7637, or by e-mail at dan.valoff@co.kittitas.wa.us

Sincerely,

Dan Valoff
Staff Planner

CC Chris Cruse via email to: cruseandassoc@kvalley.com

Long Plat Preliminary Submittal Requirements For:

CL-11-00001 Allwest LLC

Date Received: August 15, 2011

Review Date: August 23, 2011

Map Number: 17-18-07040-0019 Parcel Number: 19375 Acres Recorded: 50.58

Planner: Jeff Watson Zoning: Agriculture 3

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes No Within a Shoreline of the State Environment:

Yes No Within a FIRM Floodplain Panel #:

Yes No Within a PHS Habitat Habitat Type:

Yes No Wetland in Parcel Wetland Type:

Yes No Seismic Rating Category:

Yes No Within Coal Mine Area

Yes No Hazardous Slope in Parcel Category:

Yes No Airport Zones within Parcel Zone:

Yes No Adjacent to Forest Service Road Road:

Yes No Adjacent to BPA Lines or Easement

Yes No Within 1000' of Mineral Land of LTS

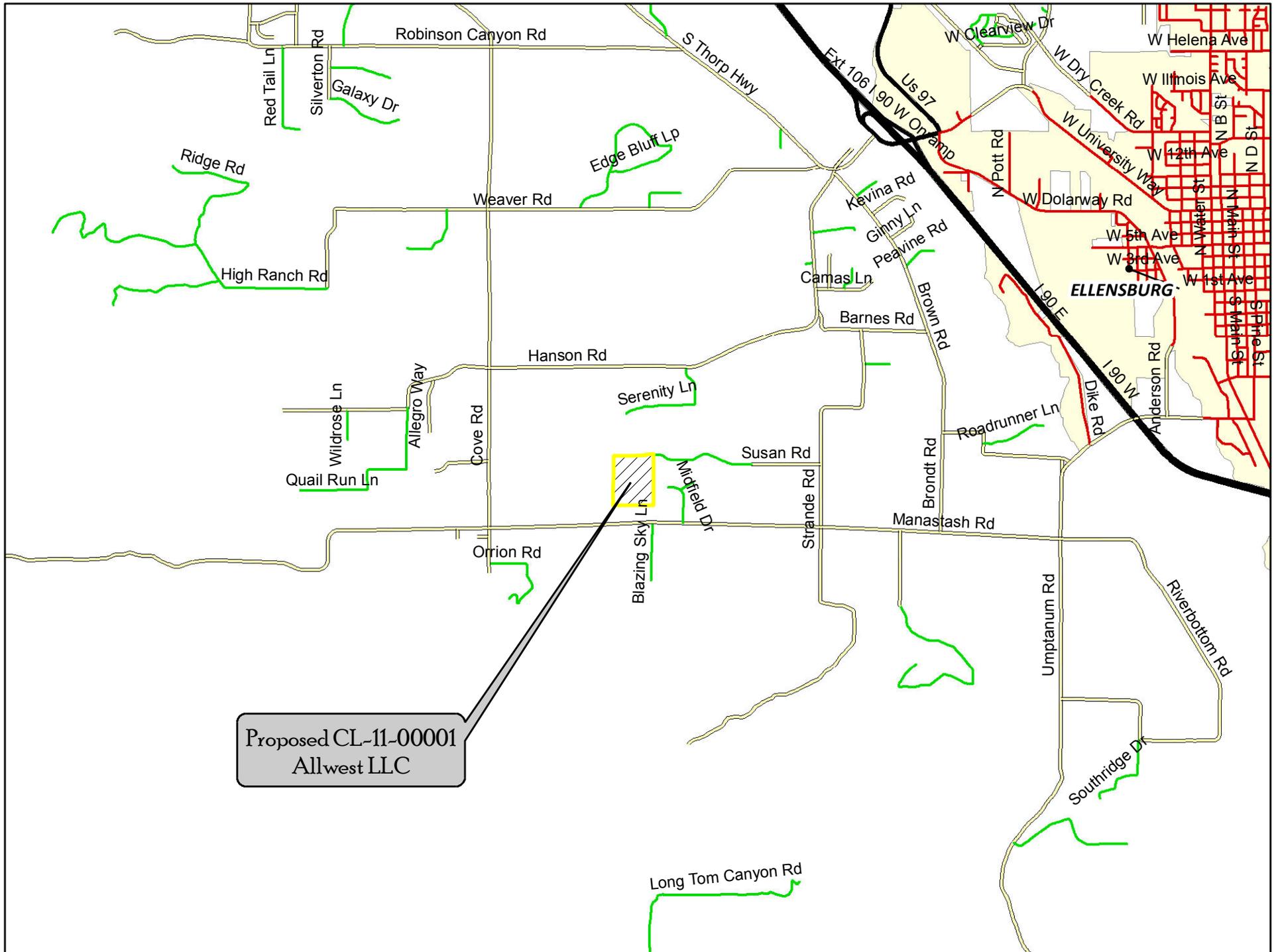
Fee Collected

Second Page of Application turned in (Contact Page)

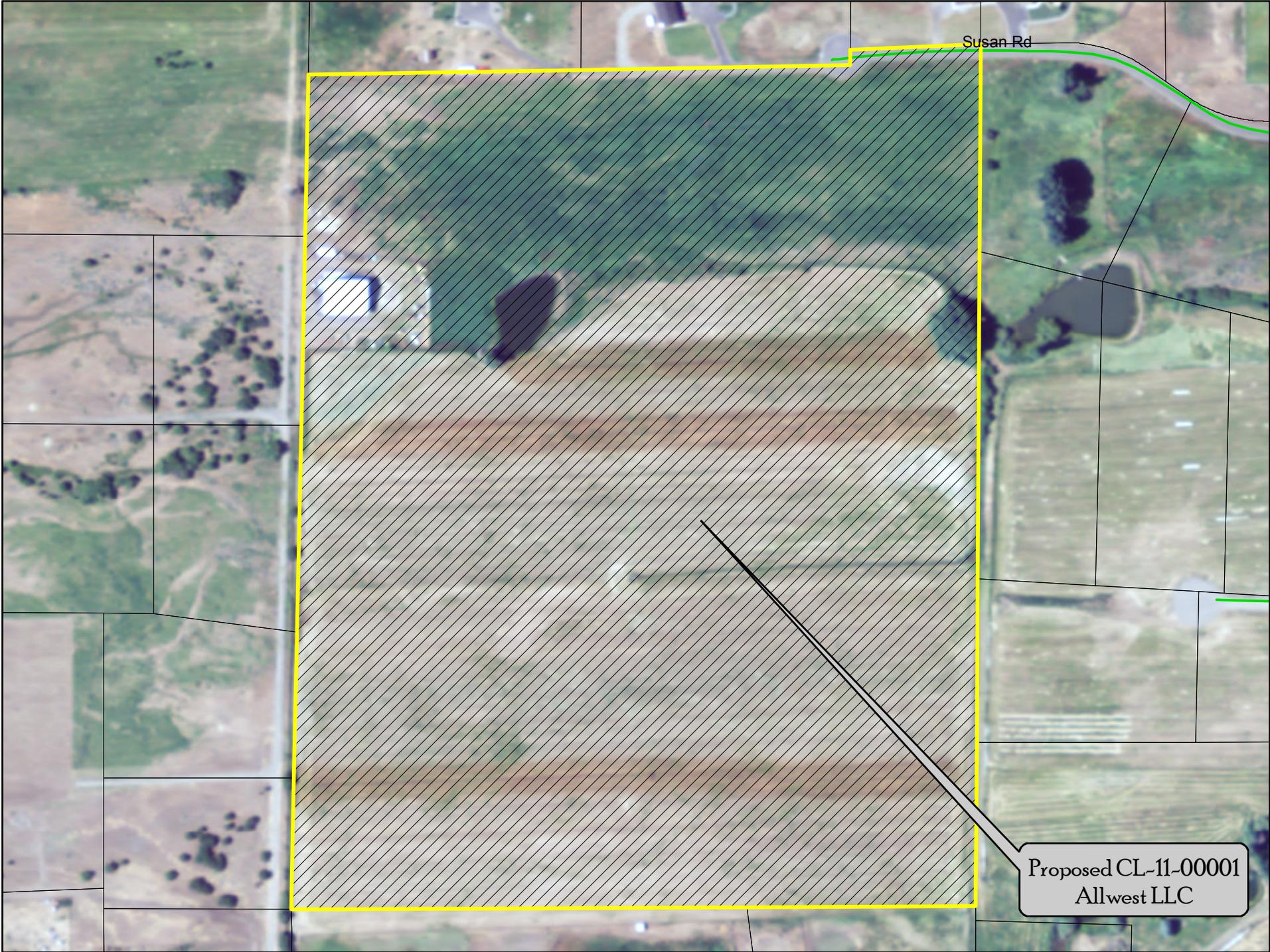
8.5 X 11 Preliminary Plat Map

Large Preliminary Plat Maps

- Certificate of Title**
- Computer Closures**
- Names of proposed subdivision, all sheets**
- Location of subdivision by section, township, range, county, and state, all sheets**
- Legal Description of Land contained within subdivision**
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey**
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor**
- Scale (1:200 or Greater), North Arrow, and Date**
- Vicinity map showing the boundary lines of adjacent subdivisions, roads, streets, streams**
- Proposed platted boundary lines, lot and road dimensions, and gross acreage**
- Statement of proposed sewage, water, and drainage improvements**

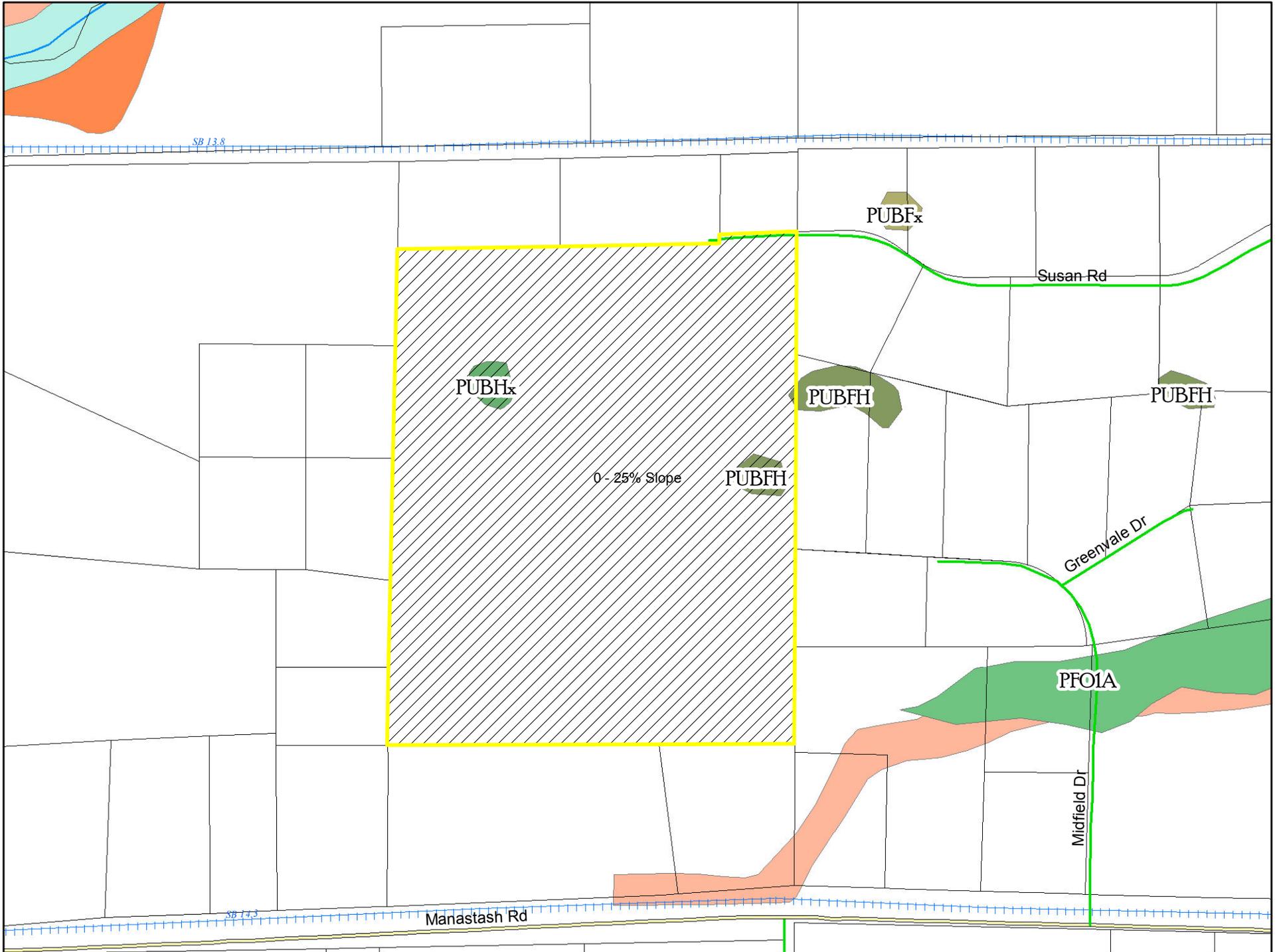


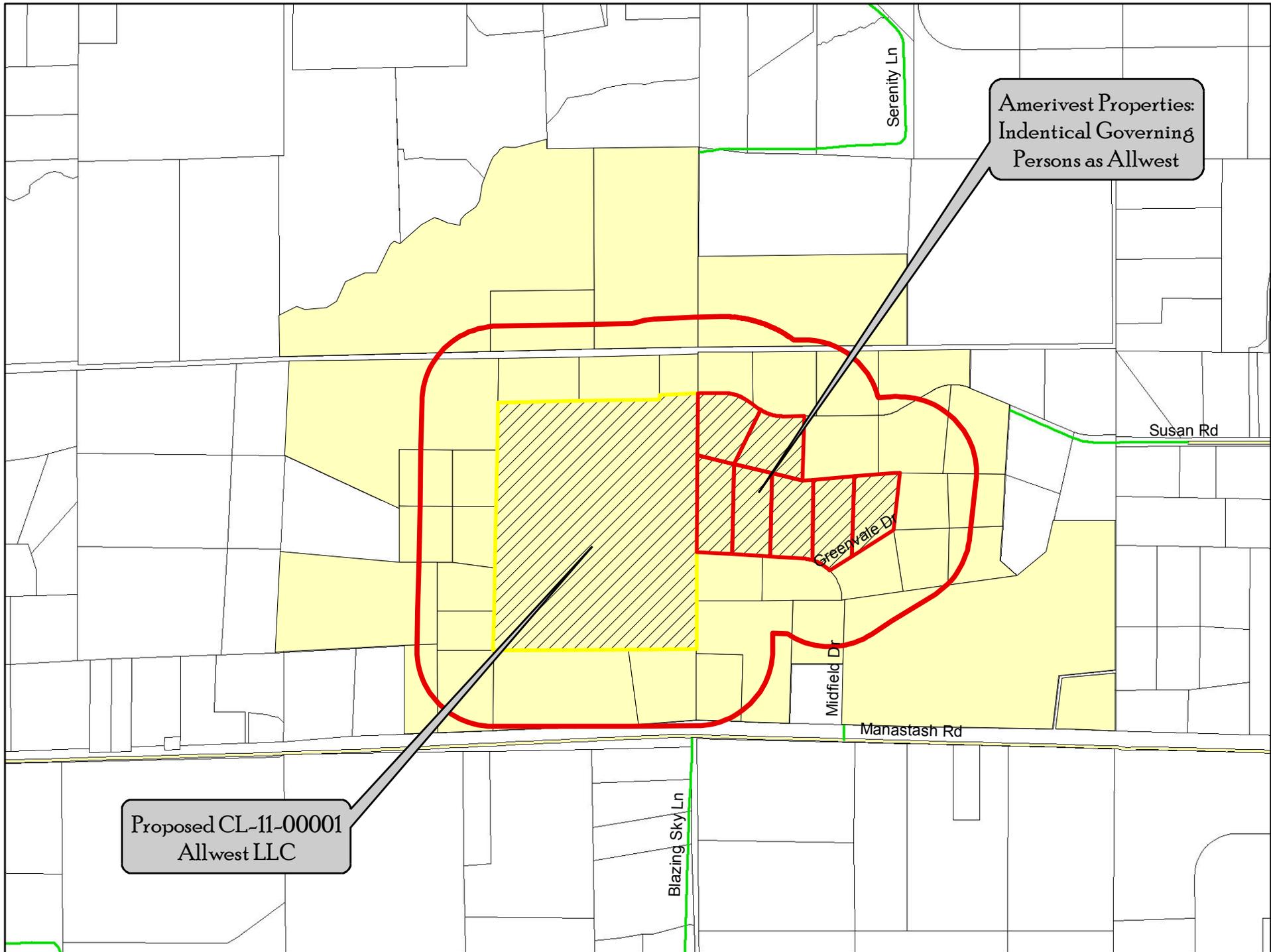
Proposed CL-11-00001
Allwest LLC



Susan Rd

Proposed CL-11-00001
Allwest LLC





Proposed CL-11-00001
Allwest LLC

Amerivest Properties:
Identical Governing
Persons as Allwest

Serenity Ln

Susan Rd

Greenwate Dr

Midfield Dr

Manastash Rd

Blazing Sky Ln

Corporations Division

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[Awards](#)
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Corporations Division - Registration Data Search

Neither the State of Washington nor any agency, officer, or employee of the State of Washington warrants information in the Public Access System and shall not be liable for any losses caused by such reliance on information. While every effort is made to ensure the accuracy of this information, portions may be incorrect. Reliance on information obtained from the System does so at his or her own risk.

AMERIVEST DEVELOPMENT L.L.C.

UBI Number	602717732
Category	LLC
Profit/Nonprofit	Profit
Active/Inactive	Active
State Of Incorporation	WA
WA Filing Date	04/18/2007
Expiration Date	04/30/2012
Inactive Date	
Registered Agent Information	
Agent Name	MITCHELL WILLIAMS
Address	1880 QUAIL RUN LN
City	ELLENSBURG
State	WA
ZIP	98926
Special Address Information	
Address	PO BOX 1702
City	ELLENSBURG

Corporations Division

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[Charities Home](#)
[Awards](#)
[Public Notices](#)

Corporations Division - Registration Data Search

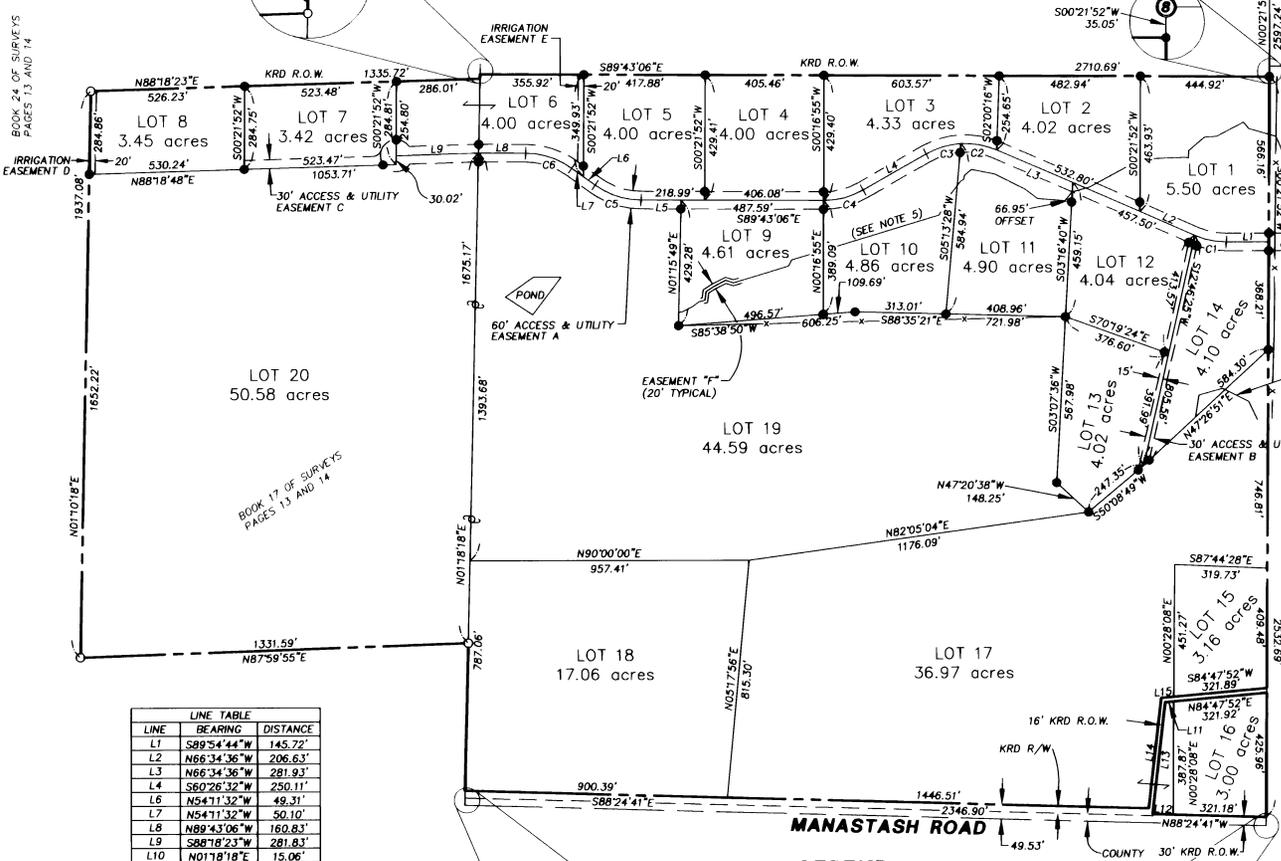
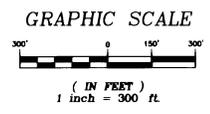
Neither the State of Washington nor any agency, officer, or employee of the State of Washington warrants information in the Public Access System and shall not be liable for any losses caused by such reliance on information. While every effort is made to ensure the accuracy of this information, portions may be incorrect. Reliance on information obtained from the System does so at his or her own risk.

ALLWEST L.L.C.

UBI Number	602721185
Category	LLC
Profit/Nonprofit	Profit
Active/Inactive	Active
State Of Incorporation	WA
WA Filing Date	04/30/2007
Expiration Date	04/30/2012
Inactive Date	
Registered Agent Information	
Agent Name	MITCHELL WILLIAMS
Address	1880 QUAIL RUN LANE
City	ELLENSBURG
State	WA
ZIP	98926
Special Address Information	
Address	PO BOC 1702
City	ELLENSBURG

BOUNDARY LINE ADJUSTMENT

A PORTION OF SEC 7 AND SEC 8, T.17N., R.18E., W.M., KITITAS COUNTY, WASHINGTON.



LINE	BEARING	DISTANCE
L1	S89°54'44"W	145.72'
L2	N66°34'36"W	206.63'
L3	N66°34'36"W	281.93'
L4	S60°26'32"W	250.11'
L6	N54°11'32"W	49.31'
L7	N54°11'32"W	50.10'
L8	N89°43'06"W	160.83'
L9	S88°18'23"W	281.83'
L10	N01°18'19"E	15.06'
L11	N84°47'52"E	28.79'
L12	N88°24'41"W	69.52'
L13	N06°32'52"E	385.83'
L14	N06°32'52"E	380.63'
L15	N84°47'52"E	43.40'

CURVE	DELTA	RADIUS	LENGTH
C1	23°30'41"	273.00'	112.03'
C2	26°29'26"	273.00'	126.22'
C3	26°29'26"	273.00'	126.22'
C4	29°50'21"	273.00'	142.18'
C5	35°31'35"	273.00'	169.27'
C6	35°31'35"	273.00'	169.27'

FND PIN & CAP LS 9606 VISITED AUG. 2003

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS.
- FND REBAR
- SET 1/2" REBAR
- SECTION LINE
- FENCE

CALC NOT SET SEE BOOK 15 OF SURVEYS PAGE 57

FND ENCASED MON VISITED AUG. 2003

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING POINTS 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 17 OF SURVEYS AT PAGES 13 AND 14 AND BOOK 17 OF SURVEYS AT PAGE 51 AND BOOK 24 OF SURVEYS AT PAGES 13 AND 14 AND BOOK 6 OF PLATS AT PAGES 54 AND 55, RECORDS OF KITITAS COUNTY, WASHINGTON, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY FILED IN BOOK 17 AT PAGES 13 AND 14 RECORDS OF KITITAS COUNTY, WASHINGTON.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
4. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO STAKE LOTS 15 THROUGH 20.
5. A MAINTENANCE EASEMENT "F", 20 FEET WIDE, 10 FEET ON EACH SIDE, IS RESERVED ALONG THE INTERMITTENT TAIL WATER DITCH AS IT IS SHOWN THROUGH LOTS 1, 2, 9, 10, 11, AND 12 HEREON. NO RESTRICTIONS OF THE DITCH ARE ALLOWED. NO DIVERSION OF THE WATER WITHIN THIS DITCH IS PERMITTED.
6. THIS SURVEY AMENDS AND SUPERSEDES THAT CERTAIN SURVEY RECORDED IN BOOK 29 OF SURVEYS AT PAGE 72, UNDER AUDITOR'S FILE NO. 200309250001, RECORDS OF KITITAS COUNTY, WASHINGTON.

KRD NOTES:

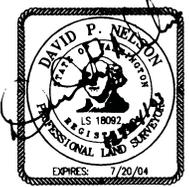
1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 6 IRRIGABLE ACRES, LOT 2 HAS 4 IRRIGABLE ACRES, LOT 3 HAS 4 IRRIGABLE ACRES, LOT 4 HAS 4 IRRIGABLE ACRES, LOT 5 HAS 4 IRRIGABLE ACRES, LOT 6 HAS 4 IRRIGABLE ACRES, LOT 7 HAS 2 IRRIGABLE ACRES, LOT 8 HAS 5 IRRIGABLE ACRES, LOT 9 HAS 5 IRRIGABLE ACRES, LOT 10 HAS 5 IRRIGABLE ACRES, LOT 11 HAS 5 IRRIGABLE ACRES, LOT 12 HAS 4 IRRIGABLE ACRES, LOT 13 HAS 4 IRRIGABLE ACRES, LOT 14 HAS 4 IRRIGABLE ACRES, LOT 15 HAS 3 IRRIGABLE ACRES, LOT 16 HAS 3 IRRIGABLE ACRES, LOT 17 HAS 37 IRRIGABLE ACRES, LOT 18 HAS 17 IRRIGABLE ACRES, LOT 19 HAS 47 IRRIGABLE ACRES, LOT 20 HAS 47 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

LEGAL DESCRIPTION:

PARCEL A OF THAT CERTAIN SURVEY RECORDED IN BOOK 17 AT PAGES 13 AND 14, UNDER AUDITORS FILE NO. 534918, RECORDS OF KITITAS COUNTY, WASHINGTON AND THE SOUTHWEST QUARTER OF SECTION 8 OF TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON.

EXCEPT FOR THE MANASTASH ROAD RIGHT-OF-WAY AND EXCEPT FOR THE K.R.D. RIGHT-OF-WAY.

INDEX LOCATION: SEC. 7 T.17N. R.18E., W.M. SEC. 8 T.17N. R.18E., W.M.



7	8
---	---

RECORDER'S CERTIFICATE 2003/2040048

Filed for record this 4 day of Dec. 2003 at 1:19 PM in book 29 of surveys at page 174 at the request of

DAVID P. NELSON
 County Auditor
 DAVID B. BOWEN
 Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CHUCK STEWARD in...AUG...2003.

DAVID P. NELSON
 Certificate No. 18092

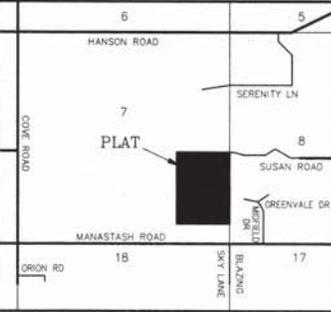
EASTSIDE CONSULTANTS, INC.
 ENGINEERS-SURVEYORS
 214 PENNSYLVANIA AVENUE
 CLE ELUM, WASHINGTON 98922
 PHONE: 1509874-7433
 FAX: 1509874-7419

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
CHUCK STEWARD
 SW 1/4 OF SEC 8, T17N, R18E, W.M. AND
 THE SE 1/4 OF SEC 7, T17N, R18E, W.M.

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2003	02650
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	1 OF 1

VICINITY MAP



OWNER:

ALLWEST LLC
1000 E. HARVEST LOOP #300
ELLENSBURG, WA 98926

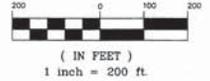
TOTAL ACREAGE: 50.58 ACRES
NO. OF LOTS: 16 + RESIDUAL (OPEN SPACE)
ZONE: AG 3
ASSESSOR'S NO. 19375

SOURCE OF WATER: GROUP B SYSTEMS (2)
SEWER SYSTEM: ON-SITE SEPTIC SYSTEMS
DRAINAGE: AS PER KITTITAS CO. STANDARDS
ACCESS: PRIVATE ACCESS EASEMENTS

LEGAL DESCRIPTION

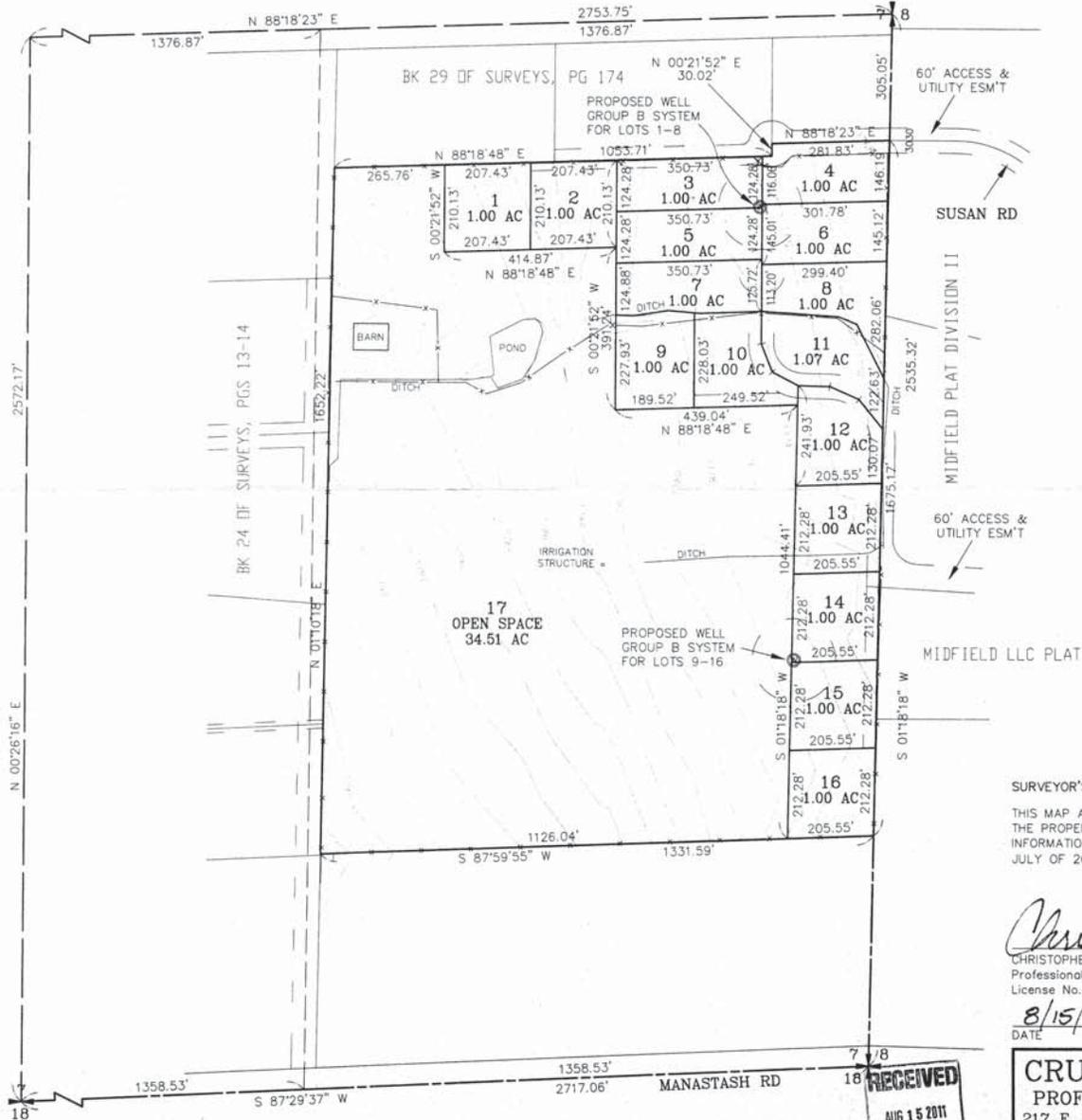
LOT 20 OF THAT CERTAIN SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGE 174, UNDER AUDITOR'S FILE NO. 200312040048, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ALLWEST LLC PLAT
PART OF SECTION 7, T. 17 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -



LEGEND

- x — FENCE
- — — EASEMENT
- ⊙ PROPOSED WELL



SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JULY OF 2011.

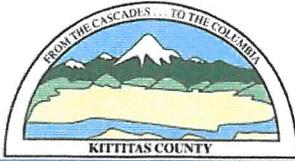
Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815



DATE
8/15/2011



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



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

CL-11-00001

PERFORMANCE BASED CLUSTER PLAT APPLICATION

(To subdivide property according to cluster platting provisions at KCC Chapter 17.14)

A pre-application meeting is required for this permit. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

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

- Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
- Project Narrative responding to Questions 9-13 on the following pages.

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures
- TDR Sending Site Certificate



APPLICATION FEES:

- 3335.00 Kittitas County Community Development Services (KCCDS)
- 602.00 Kittitas County Department of Public Works
- 524.00 Kittitas County Fire Marshal
- 625.00 Kittitas County Public Health

\$5,086 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 08-15-11	RECEIPT # 11924 11925	PAID AUG 15 2011 KITTTITAS CO CDS
			DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

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

Landowner(s) signature(s) required on application form.

Name: ALLWEST LLC

Mailing Address: 1000 E HARVEST LOOP #300

City/State/ZIP: ELLENSBURG, WA 98926

Day Time Phone: _____

Email Address: _____

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

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: CHRIS CRUSE

Mailing Address: P.O. BOX 959

City/State/ZIP: ELLENSBURG, WA 98926

Day Time Phone: 9102-8242

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: MANASTASH RD.

City/State/ZIP: ELLENSBURG, WA 98926

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

PORTION SEC. 7, T.17N., R.18E., W.M.

6. Tax parcel number: 17-18-07040-0019

7. Property size: 50.58 (acres)

8. Land Use Information:

Zoning: AG3

Comp Plan Land Use Designation: RURAL

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description:** 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. *50.58AC*
16 LOT PLAT W/RESIDUAL, GROUP B WATER,
ON-SITE SEPTIC SYSTEMS, PRIVATE ACCESS ESMT, DRAINAGE PER KIT CO STD.
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?
MANASTASH RD.
12. Have the required TDR Sending Site Certificates been obtained? If yes, attach copies of the proposed TDR Sending Site Certificates.
N/A
13. Description of how the proposed Performance Based Cluster Plat ("PBCP") meets the requirements of Public Benefit Rating System, see below. *50.58AC ÷ 3 = 16 NO DENSITY BONUS*
- a. A minimum of forty percent (40%) of the area within the project boundary must be set aside in open space prior to application of the Public Benefit Rating System *and* must also satisfy the following minimums for open space acreage by zone:

	Rural 3 and Ag 3 Zones.	Rural 5 and Ag 5 Zones.	Agriculture 20 and Forest and Range 20.
Minimum open space acreage.	9 acres	15 acres	30 acres

Open Space Proposed: 34.51 (acres)

- b. A minimum percentage of the density bonus must be achieved with a transfer of developments rights. The following percentage minimums by zone shall apply: *N/A*

	Rural 3 and Ag 3 Zones.	Rural 5 and Ag 5 Zones.	Agriculture 20 and Forest and Range 20.
Minimum % of density bonus with TDR credits.	50%	75%	100%

Minimum Density Bonus with TDR credits Proposed: 0 (%)

Public Benefit Ratings System Chart

Element	Urban Points	Rural Points or Units	Comments and Requirements
Transportation <i>N/A</i> Roadway Right of Way width exceeding County Road Standards by >20% to Accommodate Future Growth and Multi-Modal Transportation Needs.	25	0	Urban levels of activity will need to consider future needs as growth and population increase. There will be more opportunity for Multi-modal transportation options in the urban environment.

Element	Urban Points	Rural Points or Units	Comments and Requirements
Incorporate appropriate easements and rights of way to allow for connectivity between developments for motorized, non-motorized and pedestrian travel. Facilitates grid system transportation network.	0	5 N/A	Establishment and facilitation of connectivity between developments for all modes of transportation will allow for efficient and orderly road development.
Provide for new multi-modal access to publicly owned recreational lands.	25	N/A	25 Access to public recreation lands has diminished as a result of increased development. Incentives to provide access are vital to the public interest. Proposed new access points to public lands shall be in conformance with requirements as identified by federal, state, and local agencies having jurisdiction over said public lands. Documentation demonstrating such shall be submitted as part of the project application.
Open Space			
Place 41% to 75% of site in open space for perpetuity.	0	41-50% = 10 51-55% = 11 56-60% = 12 61-65% = 13 66-70% = 14 71 - 75% = 15 N/A	Significant long term benefit in rural areas. Minimizes options for redevelopment in urban areas.
Create urban redevelopment areas using open space.	35	0	Allows for redevelopment in urban areas not currently served by urban services.
In rural areas provide for open space connectivity with existing public lands, resource lands, or adjacent open space protected in perpetuity.	0	25	Open space provides the greatest public benefit when combined with adjacent open space to create larger tracts of contiguous resource land.
Wildlife Habitat			
Connectivity of Wildlife Corridors	0	15	Development of open space is most effective if done with adjacent open space lands in mind. Development of wildlife corridors provides maximum benefit from open space creation. Proposed wildlife corridors shall be consistent with the requirements of the Washington State Department of Fish and Wildlife. Documentation demonstrating such shall be submitted as part of the project application. New dedicated wildlife corridors shall be designated as open space for perpetuity in order to be awarded bonus density points.
Wetland and riparian areas, setbacks, wetland, riparian areas and habitat enhancement and creation beyond requirements of CAO.	10	5	Provides for replacement of historic loss of wetlands, habitat, riparian and aquifer recharge areas.

Element	Urban Points	Rural Points or Units	Comments and Requirements
Health and Safety			
Community septic system.	0	10	Minimizes individual drain fields and ensures maintenance of system.
Reclaimed water system.	N/A 50	50	Reduces use of domestic water supplies for irrigation and stream flows.
Recreation: For specific uses see <u>KCC 17.14</u>			
Development of passive recreational facilities: ie: bird watching, picnic areas.	5. N/A	5	Provides limited recreational use. Passive recreational facilities shall be available for public use (not limited to private landowners within the development) to be awarded points.
Development of active recreational facilities ie: trails, ball fields, tennis courts, outdoor riding arenas.	10 An additional 10 points shall be awarded for active recreational facilities that connect with adjacent facilities.	10 An additional 10 points shall be awarded for active recreational facilities that connect with adjacent facilities.	Provides for increased opportunity for recreation. Active recreational facilities shall be available for public use (not limited to private landowners within the development) to be eligible for points
Development of formal recreation facilities available for general public use, ie: pool, clubhouse, golf course, indoor riding arenas.	15	15	Provides for increased opportunity for recreation
Development of community gardens for residents within the development.	10	10	Provides for increased opportunity for recreation and a local food source. The ground area, excluding any area used for community garden buildings or structures, shall be a minimum of .25 acre or 10,000 square feet. The community garden shall be served by a water supply sufficient to support the cultivation practices used on the site.
Conservation of Farm and Forest Land			
Purchase of residential development rights pursuant to <u>KCC 17.13</u> .	0 N/A	Number of units is directly related to the number of residential development rights transferred pursuant to <u>KCC 17.13</u> .	Permanent conservation of rural farm and forest land through acquisition and extinguishment of the development rights on lands designated as "sending sites" pursuant to <u>KCC 17.13</u> .

AUTHORIZATION

14. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

X

Chris Cruise

Date:

8/15/2011

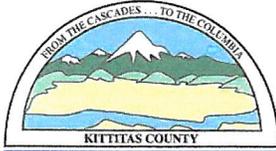
Signature of Land Owner of Record
(Required for application submittal):

X

Marcus

Date:

8/15/2011



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

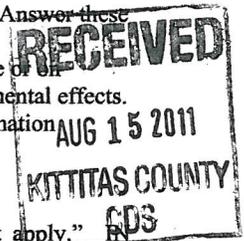
INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.



USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." **ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.**

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic area" respectively.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):	DATE:	RECEIPT #	PAID AUG 15 2011 KITTTITAS CO. CDS
_____	_____	_____	

DATE STAMP IN BOX

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

FORM LAST REVISED: 4-21-11

Page 1 of 11

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Allwest LLC Cluster Plat

2. Name of applicant:

Chris Cruse

3. Address and phone number of applicant and contact person:

PO Box 959 - Ellensburg
962-8242

4. Date checklist prepared:

Aug 15, 2011

5. Agency requesting checklist:

Kittitas Co.

6. Proposed timing or schedule (including phasing, if applicable):

ASAP

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

SEPA for Rezone of this property

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

Plat approval, Group B water
& septic approvals, SEPA

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

17 lot plat with
2 group B systems and individual
septic systems. See application map for
additional info.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
Manastash Rd. See Vicinity map on application.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?
± 20%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
sandy loam, gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity?
No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Typical of Residential Homes and driveway construction

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not likely, if appropriate an erosion plan will be filed with DOE

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
± 10%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None anticipated - See f. above

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. *Temp. emissions typical for construction than emissions typical of residential neighborhood*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *None known*

c. Proposed measures to reduce or control emissions or other impacts to air, if any: *None*

3. WATER

- a. Surface
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into. *Yes, open ditch & pond. Irrigation of field*

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *yes. Road crossing of ditch*

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material. *Unknown*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *Irrigation as approved and regulated by KRD*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

- b. Ground
 - 1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known. *Yes, 2 Group B systems will provide water for all Residential units.*

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic

sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Discharge of domestic sewage to tanks and drainfields

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters?

If so, describe. On Site retention will be constructed as required in accordance with applicable stormwater standards

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not likely

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

Existing Vegetation will be removed at building sites and driveways

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other: _____
- mammals: deer, bear, elk, beavers, other: _____
- fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.
None known
- c. Is the site part of a migration route? If so, explain.
None known
- d. Proposed measures to preserve or enhance wildlife, if any.
None

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
All as typical of a residential neighborhood
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
None

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None known
 - 1) Describe special emergency services that might be required.
None Expected
 - 2) Proposed measures to reduce or control environmental health hazards, if any. None
- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
None known
 - 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction during normal working hours
Typical residential noise post construction
 - 3) Proposed measures to reduce or control noise impacts, if any.
None,

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Pasture with Barn
- b. Has the site been used for agriculture? If so, describe.
Yes Pasture
- c. Describe any structures on the site. Barn
- d. Will any structures be demolished? If so, what?
Not planned
- e. What is the current zoning classification of the site? AG-3
- f. What is the current comprehensive plan designation of the site? Rural
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as an:
 environmentally sensitive area?
None known
- i. Approximately how many people would the completed project displace?
None
- j. Approximately how many people would reside or work in the completed project? Typical of 16 Residential Homes
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None
- 1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
None

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
16 middle income housing
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any.
None

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
All structures will conform to zoning
- b. What views in the immediate vicinity would be altered or obstructed?
None known

c. Proposed measures to reduce or control aesthetic impacts, if any.

none

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

from sunlight possible window reflections

b. Could light or glare from the finished project be a safety hazard or interfere with views?

unlikely

c. What existing off-site sources of light or glare may affect your proposal?

none known

d. Proposed measures to reduce or control light and glare impacts, if any.

none

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

none

b. Would the proposed project displace any existing recreational uses? If so, describe.

no

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

none

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

none known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

none known

c. Proposed measures to reduce or control impacts, if any.

none

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

see attached plat map.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

no

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

construct private road for access.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

no

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

approx. 64 ADT

g. Proposed measures to reduce or control transportation impacts, if any.

none

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

yes. services typical for 16 households

b. Proposed measures to reduce or control direct impacts on public services, if any.

none

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility

providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Power, gas, garbage, telephone, tv from local utilities individual septic systems, GP B water systems

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Chris Cruse

Date: 8/15/2011

Print Name: Chris Cruse

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

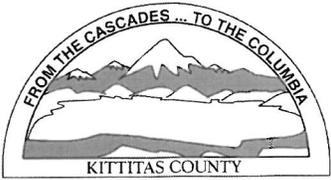
FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.



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

RECEIPT NO.: 00011925

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

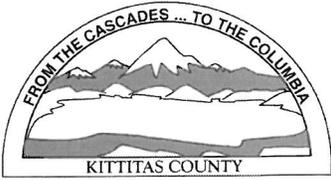
Account name: 024484

Date: 8/15/2011

Applicant: ALLWEST LLC

Type: check # 8598

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CL-11-00001	CDS FEE FOR PLAT	3,335.00
CL-11-00001	PW LONG PLAT FEE	602.00
CL-11-00001	EH LONG PLAT FEE	625.00
CL-11-00001	FIRE MARSHAL OTHER	524.00
	Total:	5,086.00



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

RECEIPT NO.: 00011924

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024484

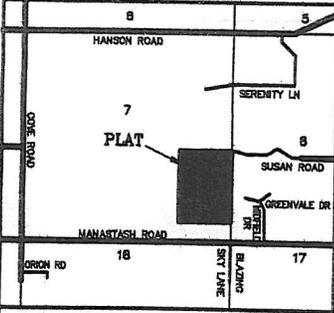
Date: 8/15/2011

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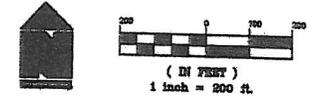
Type: check # 8599

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CL-11-00001	SEPA	560.00
	Total:	560.00

VICINITY MAP



ALLWEST LLC PLAT
PART OF SECTION 7, T. 17 N., R. 18 E., W.M.
KITTTAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -



LEGEND

- x — FENCE
- - - - EASEMENT
- ⊙ PROPOSED WELL

OWNER:

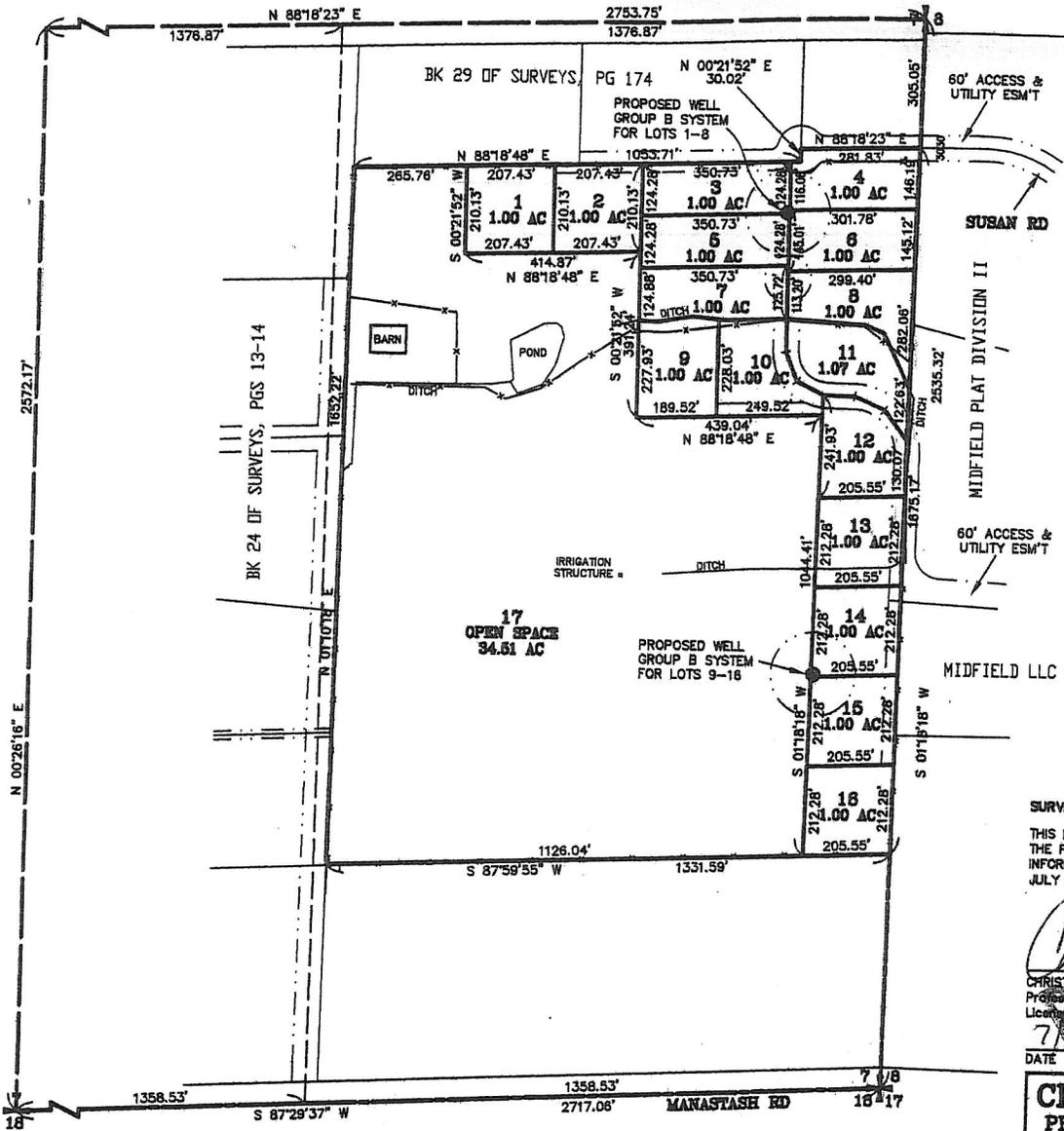
ALLWEST LLC
1000 E. HARVEST LOOP #300
ELLENSBURG, WA 98926

TOTAL ACREAGE: 50.58 ACRES
NO. OF LOTS: 16 + RESIDUAL (OPEN SPACE)
ZONE: AG 3
ASSESSOR'S NO. 19375

SOURCE OF WATER: GROUP B SYSTEMS (2)
SEWER SYSTEM: ON-SITE SEPTIC SYSTEMS
DRAINAGE: AS PER KITTTAS CO. STANDARDS
ACCESS: PRIVATE ACCESS EASEMENTS

LEGAL DESCRIPTION

LOT 20 OF THAT CERTAIN SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGE 174, UNDER AUDITOR'S FILE NO. 200312040048, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.



SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JULY OF 2011.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 58815

DATE

7/27/2011
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242

ALLWEST LLC PLAT

