

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

APR 03 2007

KITTITAS COUNTY
CDS

MEMORANDUM

TO: Mike Elkins, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II *rc*

DATE: April 2, 2007

SUBJECT: River Wood Short Plat

Our department has reviewed the Short Plat application and has the following comments:

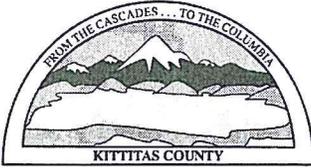
- "Preliminary Approval" has been granted, based on the information provided.
 - "Conditional Preliminary Approval" has been granted, based on the information provided. See below for conditions of preliminary approval:
 - "Additional Information Requested"**. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
-

The access to this development is via a Washington State Department of Transportation (WSDOT) frontage road that does not currently meet the Kittitas County Road Standards minimum requirements. As indicated in the correspondence from the WSDOT, dated 3/28/07: *As a condition of development approval, the proponent is required to reconstruct this road to County standards from the (Exit 78) interchange (east) to its' terminus.*

In addition to this requirement, the WSDOT is recommending that Kittitas County assume maintenance of this section of road.

Kittitas County Public Works would not accept this road on-system for maintenance unless the road was first brought up to current Kittitas County Road Standards for public roads, and approved by the Board of County Commissioners for maintenance. At this time, it is unclear as to whether Kittitas County would assume maintenance of this section of road even if the road were brought up to current standards because the road is not expected to generate the traffic volumes that would facilitate the need for a county maintained road.

Kittitas County Public Works is currently discussing this issue with the state and requests that more time be allowed to resolve this issue, prior to granting conditional approval of this short plat application.



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

April 6, 2007

Georgia Chepoda Johnson & Darryl Chepoda
310 Mountain Shadow Pl.
Yakima, WA 98908

RE: River Wood Short Plat, File Number SP-07-22

Dear Mr. and Mrs. Johnson,

Community Development Services' review of the referenced application has been postponed pending further information from Kittitas County Public Works and the Washington State Department of Transportation. Community Development Services is currently awaiting comments from Public Works and WSDOT regarding future plans for Golf Course Road, the frontage road which is situated on WSDOT right-of-way by which the referenced property is accessed.

Please find attached two letters of correspondence from Washington State Department of Transportation and Kittitas County Public Works regarding the River Wood Short Plat.

If you have any questions or need assistance, please contact our office at (509) 962-7506.

Sincerely,

Mike Elkins
Staff Planner

Cc: Cruse & Associates

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

RECEIVED

APR 02 2007

KITTITAS COUNTY
CDS

John Sacia
4311 E. Lake. Sammamish Pkwy SE
Issaquah, WA 98029

3/29/2007

Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Re: River Wood Short Plat File # SP-07-22

You have asked for our input as neighbor, owing lot 4a and 4b of River Wood and a home on 4B.

I am disappointed and concerned that the plan is to subdivide this into four 3acre lots. The original plan was to have two lots on the 12 plus acres. My concern has to do with the fact that this 12 acres has and continues to be a well known elk calving location. In fact, when this property has been marketed with its "own elk herd". This is true and only so because every year, anywhere from two to five cows have their calves on or adjacent to these 12 acres, thus they consider this property and Rivers Wood as their home territory.

Only last week, 14 cows and a huge bull were hanging around the property.

Secondly, the road surface servicing this property is already starting to fail, and can not withstand the additional traffic, without major upgrading.

While we respect the right of the owners to develop and sell the property, we think they should stick to their early plan to limit the development to two lots, not four.

Sincerely,


John Sacia

Cell # 206-979-3898



Washington State
Department of Transportation
Douglas B. MacDonald
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

509-577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 28, 2007

Community Development Services
Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Mike Elkins, Staff Planner

Subject: SP-07-22, River Wood Short Plat (4 Lots); Parcel #20-14-36022-0002
Georgia Chepoda Johnson & Darryl Chepoda
I-90, MP 78.56 – 78.70 Left; Access Via Exit 78 (Golf Course Road)

RECEIVED

MAR 29 2007

KITTITAS COUNTY
CDS

We have reviewed the proposed plat and have the following comments.

1. The plat site is adjacent to Interstate 90. I-90 is a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. No direct access will be allowed to I-90.

Access to the plat area is via the east frontage road connecting to the Exit 78 Interchange (Golf Course Road). The frontage road is on WSDOT right-of-way but is maintained on a low priority level. In response to the Elk Woods plat in 2004, we recommended that the developer and the County work with WSDOT to turn this frontage road over to the County. No action was taken.

In 1958, the frontage roads running east and west of the interchange were initially built as haul roads to facilitate the construction of I-90. These frontage roads were not transferred to the County at the conclusion of the I-90 construction, as is normally the case. The frontage road west of Exit 78 (now Hundley Road) was later reconstructed and turned over to Kittitas County as a county road in the mid 1990's. Similarly, the frontage road to the east (the road in question) was not constructed to serve as a public road. Now that the adjacent properties are developing for residences (Elk Woods in 2004 and now this proposal), usage is changing to that of a public road. As a condition of development approval, the proponent is required to reconstruct this road to County standards from the interchange to its terminus. We again recommend that the County assume ownership of this road.

Mike Elkins, Kittitas County Community Development Services – River Wood Plat
March 28, 2007
Page 2

2. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards and not be allowed to flow onto WSDOT rights-of-way.
3. I-90 is an existing facility and the proponent will be generating more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-90 will need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
4. Any proposed lighting should be directed down towards the site and away from I-90.
5. Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Rick Gifford of the WSDOT South Central Regional Office at (509) 577-1985 for specifics.
6. WSDOT has long-range plans to widen I-90 to six lanes from Easton (milepost 71.56) to Cle Elum (milepost 84.2). The plans are only preliminary. No decisions have been made, and no funding has been procured.

Thank you for the opportunity to review and comment on this plat. If you have any questions concerning our comments, please contact me at (509) 577-1630.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer



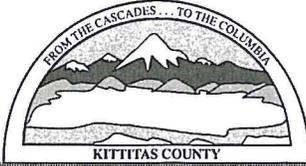
by: Tamara J. Wellner, P.E., Assistant Regional Planning Engineer

BP: rh/jjg

cc: File #9, SR 90 (Adjacent to I-90 #7, 2004)

Rick Gifford, Traffic Engineer

Terry Kukes, South Central Area 1 Maintenance Supervisor



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"

March 25, 2009

Planner's Note RE: SP-07-00022 River Wood

This application was reviewed 3/25/2009 and found to be out of compliance with code and process. Some determination should be made as to the status; Conditional Preliminary Approval or a Request for Additional Information should be issued. Consultation with the Applicant's Agent (Cruse and Associates), rendered the determination that such formal notification would not be necessary in this case, and that the file should be placed in a "hold" status, pending a renewed interest on the part of the Applicant. Cruse and Associates indicated that they would notify Community Development Services should the status of the Applicants disposition change.

Jeff Watson
Planner of Record
SP-07-00022 River Wood

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682

Community Planning • Building Inspection • Plan Review • Administration • Permit Services • Code Enforcement • Fire Investigation

MARCH 25, 2009

Jeff Watson - KCCDS	Phone: 509-933-8274
411 N. Ruby Street, Suite 2	Fax: 509-962-7682
Ellensburg, WA 98926	E-Mail: jeff.watson@co.kittitas.wa.us

Page 1 of 1

Mike Elkins

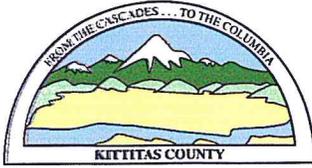
From: Keli Bender [krd.keli@elltel.net]
Sent: Tuesday, March 20, 2007 9:12 AM
To: Mike Elkins
Subject: River Wood Short Plat SP-07-22

Mike;

This is in regards to the River Wood Short Plat application. This property is within the KRD boundaries but all parcels are classified as wooded/non irrigable. Our requirements will not need to be met prior to approval of this short plat. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
(509) 925-6158



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

March 19, 2007

Mike Elkins
Kittitas County CDS
411 N. Ruby St.
Ellensburg, WA 98926

Re: River Wood Short Plat

Dear Mr. Elkins:

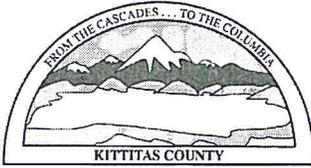
After reviewing the above mentioned application, I have the following comments/conditions:

- The cul-de-sac as depicted on the short-plat drawing may not meet IFC turn-around requirements. To ensure that it does, there must be a minimum turning radius of at least 96 feet.
- All development must comply with International Fire Code (IFC) and Appendices.

If you have any questions or comments, please do not hesitate to contact me at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal
Kittitas County CDS
411 N. Ruby
Ellensburg, WA 98926



KIT TITAS 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

March 12, 2007

Kittitas Reclamation District
PO Box 276
Ellensburg, WA 98926

RE: River Wood, SP 07-22

Dear Ms. Bender,

The County has received the referenced application for short plat. As you are aware, final short plat approval is contingent upon provisions for an irrigation water right-of-way for each parcel. In addition, completed irrigation water distribution facilities may be required if the subject property is classified as irrigable by said Irrigation District per RCW 58.17.310.

Enclosed, find a copy of the original preliminary short plat drawing. Please notify our office in writing of any requirements, so administrative actions may be completed in a timely manner. **Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.**

Sincerely,

Mike Elkins
Staff Planner

cc: Chuck Cruse, Cruse & Associates

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Kittitas Reclamation District
P.O. Box 276
Ellensburg, WA 98926

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943

Cle Elum- Roslyn School District 404
Administrative Office
2690 SR 903
Cle Elum, WA 98922

Kittitas County Public Works

JOHNSON, GEORGIA CHEPODA & CHEPODA,
DARRYL S
805 S MAPLE
ELLENSBURG, WA 98926

CALDWELL, SHEILA M ETVIR
1961 25TH AVE E
SEATTLE WA 98112

Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

HUNDLEY FAMILY LTD PARTNERSHIP
851 PRAIRIE LANE
CLE ELUM WA 98922

Washington State DOT
Rick Holmstrom
PO Box 12560
Yakima, WA 98909

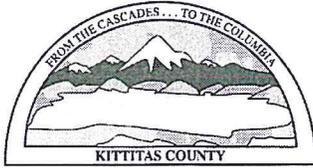
Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

SACIA FAMILY LLC
4311 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

FRANKS, LESLIE R ETUX
3655 ALBION PL N #6
SEATTLE WA 98103

GRIFFITH, HORACE E ETUX
12208 MC CORMICK DR NW
GIG HARBOR WA 98332

ANDERSON, PAUL ETUX
3228 211TH ST SE
BOTHHELL WA 98021



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

NOTICE OF APPLICATION

To: Kittitas County Sheriff's Department
Kittitas County Fire District # 7
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Kittitas Reclamation District
Washington State Department of Transportation
Adjacent Property Owners
Applicant

From: Mike Elkins, Staff Planner
Kittitas County Community Development Services

Date: March 12, 2007

Subject: **River Wood Short Plat, File #SP-07-22**

Chuck Cruse, Cruse and Associates, authorized agent for Georgia Chepoda Johnson and Darryl Chepoda, landowners, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 12.0 acres of land that is zoned Rural 3. The property is located North of I-90 West, directly off of Exit 78 on Chepoda Rd. (which is a private access road), in Cle Elum, WA, 98922. The property is located in a portion of Section 36, T.20 N. R.14 E., W.M., in Kittitas County, Tax Parcel number 20-14-36022-0002.

Please find enclosed the Short Plat application for the above referenced project and a vicinity map. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby, Suite 2, Ellensburg, WA., 98926. Phone (509)962-7506.

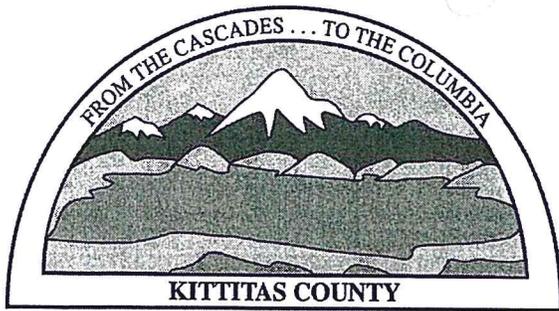
Please send comments regarding potential adverse environmental impacts and the application by March 27, 2007 @5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA., 98926, attention Mike Elkins, Staff Planner.

Conditional preliminary approval may be granted based on timely comments received prior to March 27, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

March 1, 2007

Cruse & Associates
217 E Fourth St
Ellensburg, WA 98926

RECEIVED

APR 02 2007

**KITITAS COUNTY
CDS**

Dear Chris,

We have received the proposed River Wood Short Plat, located in Section 36, Township 20N, Range 14E, off of Hundley Road. We have also received the \$376.88 plat submission fee (receipt #49925).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

Ecology (Central Region Office) located in Yakima, Washington. begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

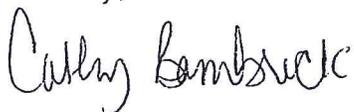
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
Georgia Johnson

Preliminary Submittal Requirements:

Review Date: 3/12/07

Date Received: 3/01/07

Tax Parcel: 20-14-36022-0002

Date Project Completed

File Number: RIVER WOOD
SP-07-22

Planner
MIKE ELKINS

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures

n/a Parcel History (required for CA & Ag 20) Date Requested: Date Completed:

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # FIRE DISTRICT 7, CLE ELUM
- Located within Irrigation District: KRD Memo sent to Irrigation District
- School District: CLE ELUM / ROSLYN

Critical Areas Check

Date 3/12/07 Planner Signature: 

Zoning: RURAL 3

Lot Size: 12 ACRES

Required Setbacks: (F) 25 FT (S) 15 FT (R) 15 FT

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone:
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement:

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 Hazardous Materials containment required if checked

- Airport Zone? Zone:
- Forest Service Roads? Road:
- BPA Easement Located on Property? Memo Sent to BPA
- Additional Approvals Required? Type

CRITICAL AREA NOTES:

- Existing structures NONE

Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

- Submitted on 18"x24" sheet
- Names of proposed subdivision
- Location of subdivision by section, township, range, county, and state
- 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 who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater)
- North Arrow
- Date
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage.
- A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, *Assessor's only applies to Long Plats.*

Existing Conditions (KCC 16.12.030)

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all marshes, areas subject to flooding, and the direction of flow of all water courses.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

Other

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:
This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.
- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
- For Short Plats and Plats containing BPA easements, start requiring this plat note:**
Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the

"note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES:

Subdivision Guarantee

Dated: 1/26/2007

Attention: Chuck Cruse
Cruse & Associates
PO Box 959
Ellensburg, WA 98926

Charge: \$150.00
Sales Tax: \$11.55
Total: \$161.55

Reference No.: Johnson

Order No. 22342

OWNERS: Darryl S. Chepoda, as his sole and separate property, as to an undivided one-half interest, and Georgia Chepoda Johnson, as her sole and separate property, as to an undivided one-half interest

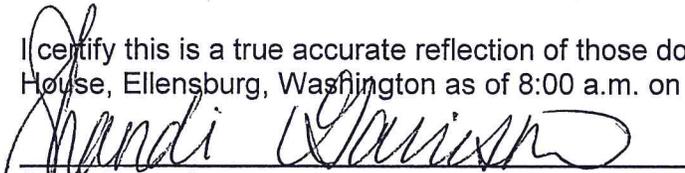
LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.


Shandi Garrison

RECEIVED

MAR 01 2007

**KITTITAS COUNTY
CDS**

EXHIBIT "A"

Parcel 1 of that certain survey recorded January 15, 2003, in Book 28 of Surveys, Page 158-159, under Auditor's File No. 200301150011, records of Kittitas County, State of Washington; being a portion of Section 36, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

AND

That portion of Parcel 2 of that certain survey as recorded January 15, 2003 in Book 28 of Surveys at pages 158°159 under Auditor's File No. 200301150011, records of Kittitas County, State of Washington which is bounded by a line described as follows:

Beginning at the Northerlymost corner of said Parcel 2;
Thence South 53°00'10" West, along the Northerly line of said parcel, 302.70 feet to the true point of beginning for said described line;
Thence South 41°18'40" East, 103.51 feet;
Thence South 53°00'10" West, 285.64 feet, more or less to the Westerly line of said parcel ;
Thence North 25°02'56" West, along said Westerly line, 105.50 feet, more or less to the Westerlymost corner of said parcel;
Thence North 53°00'10" East along the Northerly line of said parcel 256.01 feet, more or less, to the true point of beginning for said described line.

Being a portion of the Northwest quarter of Section 36, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

Abbreviated Legal: being a portion of Section 36, Township 20 North, Range 14 East, W.M

Exhibit "B"

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

Kittitas Reclamation District: (509) 925-6158

2. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

3. LIABILITY, IF ANY, TO ASSESSMENTS levied by Unnamed Homeowner's Association as disclosed by Auditor's File No. 200311240051.

4. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Unnamed Homeowner's Association as disclosed by Auditor's File No. 200311240051.

5. GENERAL TAXES, which amount cannot be paid until **February 15, 2007**.

Year: 2007
Amount: \$1,088.47
Levy code: 43
Map number: 20-14-36022-0002
Parcel number: 769234
Assessed value of land: \$142,500.00
Assessed value of improvement: \$0.00

6. EASEMENT, including terms and provisions contained therein:

Recorded: June 20, 1929
Recording no.: 95878
In favor of: The Pacific Telephone and Telegraph Company
For: To erect and maintain poles and anchors with the necessary wires and fixtures
Affects: The right is also hereby granted the Telephone Company to place and maintain grates in fence at the point or points where the right-of-way intersects said fences.

The legal description contained in said easement is not sufficient to determine its exact location within said premises

Refer to the record of said instrument for full particulars.

7. EASEMENT, including terms and provisions contained therein:

Recorded: August 25, 1947
Recording no.: 196503
In favor of: Puget Sound Power & Light Company, a Massachusetts corp.
For: Electric transmission and distribution lines
Affects: Refer to said instrument for the exact location.

Exhibit "B"

8. COVENANT AGAINST BLASTING AND/OR DISCHARGE OF EXPLOSIVES as contained in instrument granting easement on adjacent property:
Recorded: August 25, 1947
Recording no.: 196503
9. WAIVER AND RELINQUISHMENT OF ALL CLAIMS OF DAMAGE caused or arising by reason of the laying out, establishment and maintenance of a public road as provided by instrument recorded under recording no. 279316.
10. WAIVER AND RELINQUISHMENT OF ALL CLAIMS OF DAMAGE caused or arising by reason of the laying out, establishment and maintenance of a public road as provided by instrument recorded under recording no. 299704.
11. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS, including a covenant to bear equal shares of the cost of construction, maintenance and/or repair contained in an easement serving said premises:
Recorded: October 29, 1959
Recording no.: 279316
12. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):
Recorded: November 24, 2003
Recording number(s): 200311240051
13. ANY QUESTION THAT MAY ARISE due to the shifting and/or changing in the course of Yakima River
14. RIGHT OF THE STATE OF WASHINGTON in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Yakima River.
15. RIGHTS OF THE GENERAL PUBLIC to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes; including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (affects all of the premises subject to such submergence.)
16. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:
Reserving: Minerals
Reserved by: State of Washington
Recorded: March 26, 1918
Recording no.: 48322

Exhibit "B"

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

17. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserving: Minerals
Reserved by: State of Washington
Recorded: July 23, 1947
Recording no.: 196013

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

18. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recording no.: 200301150011
Book: 28
Page: 158 and 159

19. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: April 23, 2003
Recording no.: 200304230036
Book: 28
Page: 229-230

20. TERMS AND CONDITIONS OF AMENDATORY CONTRACT:

Between: United States of America
And: Kittitas Reclamation District
Dated: January 20, 1949
Recording no.: 208267

RECEIVED

MAR 01 2007

KITTITAS COUNTY
CDS

FROM	TOTAL	ANGLE	DIST	NORTH	EAST	TO
PT/PT INVERSE						
*****	START			100073.90035	96744.89050	94
94	INV	S 53 00 10	W 1052.70	99440.41110	95904.13502	89
89	INV	S 41 18 40	E 103.51	99362.66435	95972.46363	143
143	INV	S 53 00 10	W 285.64	99190.77408	95744.33396	144
144	INV	N 25 02 56	W 654.10	99783.34954	95467.39567	20
20	INV	N 64 57 04	E 300.00	99910.36697	95739.17972	21
21	INV	N 25 02 56	W 207.92	100098.73144	95651.14818	23
23	INV	S 88 41 58	E 1094.02	100073.90035	96744.89050	94
				100073.90035	96744.89050	94

NO CLOSURE ERROR Area = 522719.98 sq ft 12.00000 ac

FROM	IA	ANGLE	DIST	NORTH	EAST	TO
PT/PT INVERSE						
*****	START			100094.93216	95818.49639	95
95	INV	S 19 19 20	E 385.41	99731.23275	95946.02114	187
187	INV	S 64 57 03	W 411.54	99556.98654	95573.18571	188
188	INV	N 25 02 56	W 249.86	99783.34954	95467.39567	20
20	INV	N 64 57 04	E 300.00	99910.36697	95739.17972	21
21	INV	N 25 02 56	W 207.92	100098.73144	95651.14818	23
23	INV	S 88 41 58	E 167.39	100094.93216	95818.49639	95
				100094.93216	95818.49639	95

NO CLOSURE ERROR Area = 130680.00 sq ft 3.00000 ac

FROM	IB	ANGLE	DIST	NORTH	EAST	TO
PT/PT INVERSE						
*****	START			99731.23275	95946.02114	187
187	INV	S 19 19 20	E 217.32	99526.15217	96017.92901	186
186	INV	S 53 00 10	W 142.48	99440.41110	95904.13502	89
89	INV	S 41 18 40	E 103.51	99362.66435	95972.46363	143
143	INV	S 53 00 10	W 285.64	99190.77408	95744.33396	144
144	INV	N 25 02 56	W 404.23	99556.98654	95573.18571	188
188	INV	N 64 57 03	E 411.54	99731.23275	95946.02114	187
				99731.23275	95946.02114	187

NO CLOSURE ERROR Area = 130679.98 sq ft 3.00000 ac

FROM	IC	ANGLE	DIST	NORTH	EAST	TO
PT/PT INVERSE						
*****	START			100090.53837	96012.03078	184
184	INV	S 36 59 50	E 454.31	99727.70129	96285.42137	185
185	INV	S 53 00 10	W 334.92	99526.15217	96017.92901	186
186	INV	N 19 19 20	W 602.73	100094.93216	95818.49639	95
95	INV	S 88 41 58	E 193.58	100090.53837	96012.03078	184
				100090.53837	96012.03078	184

NO CLOSURE ERROR Area = 130680.00 sq ft 3.00000 ac

FROM	ID	ANGLE	DIST	NORTH	EAST	TO
PT/PT INVERSE						
*****	START			100073.90035	96744.89050	94
94	INV	S 53 00 10	W 575.30	99727.70129	96285.42137	185
185	INV	N 36 59 50	W 454.31	100090.53837	96012.03078	184
184	INV	S 88 41 58	E 733.05	100073.90035	96744.89050	94
				100073.90035	96744.89050	94

RECEIVING NO. _____

SP-07-

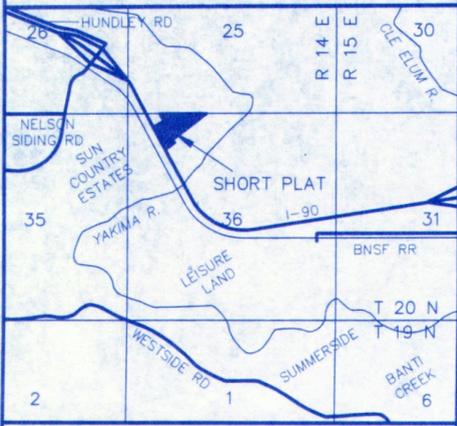


(IN FEET)
1 inch = 200 ft.

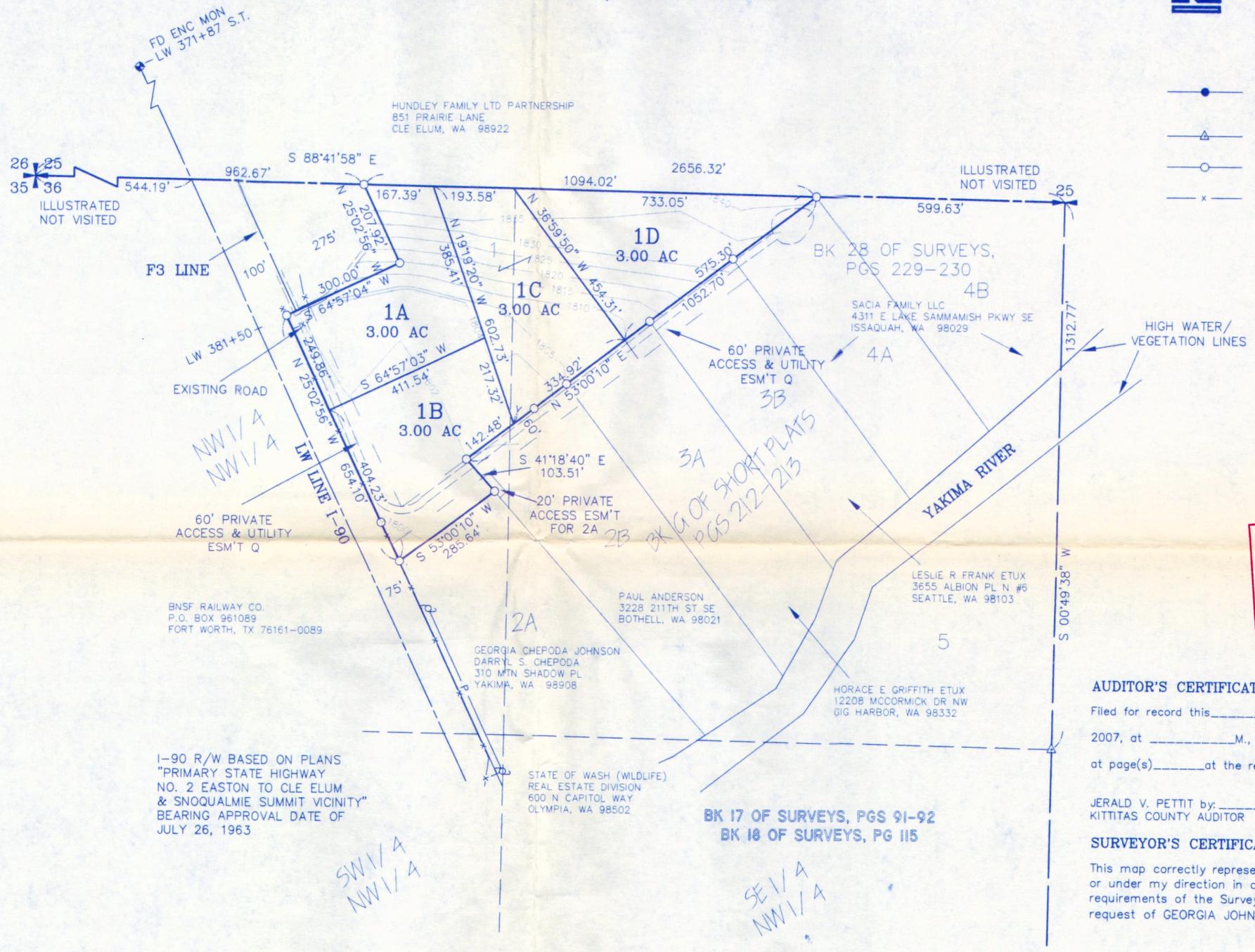
LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- △ FOUND DNR MONUMENT
- FOUND PIN & CAP
- x — FENCE

VICINITY MAP



RIVER WOOD SHORT PLAT
PART OF SECTION 36, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON



RECEIVED
MAR 01 2007
KITITAS COUNTY
CDS

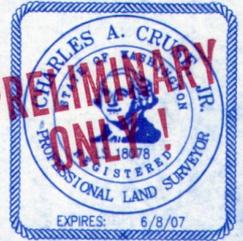
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2007, at _____ M., in Book I of Short Plats
at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me
or under my direction in conformance with the
requirements of the Survey Recording Act at the
request of GEORGIA JOHNSON in JANUARY of 2007.



Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078

DATE: 3-1-07

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



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____
A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS
MAY ALLOW USE OF SEPTIC TANKS 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 SEPTIC TANK
PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 20-14-36022-0002

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: GEORGIA CHEPODA JOHNSON
DARRYL S. CHEPODA
ADDRESS: 310 MTN. SHADOW PL.
YAKIMA, WA 98908
PHONE: (509) 972-3110

EXISTING ZONE: R-3
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: 60' PRIVATE EASEMENT

NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'

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

RIVER WOOD SHORT PLAT
PART OF SECTION 36, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-07-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DARRYL S. CHEPODA, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND GEORGIA CHEPODA JOHNSON, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2007.

DARRYL S. CHEPODA
BY AND THROUGH GEORGIA CHEPODA JOHNSON,
HIS ATTORNEY IN FACT

GEORGIA CHEPODA JOHNSON

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DARRYL S. CHEPODA, BY AND THROUGH GEORGIA CHEPODA JOHNSON, HIS ATTORNEY IN FACT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS 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: _____

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGIA CHEPODA JOHNSON, 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: _____

ORIGINAL PARCEL DESCRIPTION

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED JANUARY 15, 2003, IN BOOK 28 OF SURVEYS, PAGES 158-159, UNDER AUDITOR'S FILE NO. 200301150011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

AND

THAT PORTION OF PARCEL 2 OF THAT CERTAIN SURVEY RECORDED JANUARY 15, 2003, IN BOOK 28 OF SURVEYS, PAGES 158-159, UNDER AUDITOR'S FILE NO. 200301150011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLYMOST CORNER OF SAID PARCEL 2; THENCE SOUTH 53°00'10" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL, 302.70 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE SOUTH 41°18'40" EAST, 103.51 FEET; THENCE SOUTH 53°00'10" WEST, 285.64 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PARCEL; THENCE NORTH 25°02'56" WEST, ALONG SAID WESTERLY LINE, 105.50 FEET, MORE OR LESS, TO THE WESTERLYMOST CORNER OF SAID PARCEL; THENCE NORTH 53°00'10" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 256.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE.

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE 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 BOOK 28 OF SURVEYS, PAGES 158-159 AND THE SURVEYS REFERENCED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
8. 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.
9. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

RECEIVED
MAR 01 2007
KITITAS COUNTY
CDS

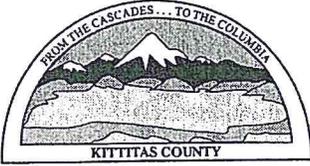
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2007, at _____, M., in Book 1 of Short Plats
at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR



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



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

30-07-20

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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.
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

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

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

FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$376.88 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$450 for Community Development Services Department
 (One check made payable to KCCDS)

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

X Kristina Oland 3.1.07 49925

NOTES:

RECEIVED

MAR 01 2007

**KITITITAS COUNTY
CDS**

DATE STAMP
HERE

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: Georgia Chrepoda Johnson & Darryl Chrepoda
Mailing Address: 310 Mtn. Shadow Pl.
City/State/ZIP: Yakima, WA 98908
Day Time Phone: (509) 972-3110
Email Address:

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

Agent Name: Chuck Cruise / Cruise & Assoc.
Mailing Address: P. O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address:

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Hundley Road
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property: Parcel 1 & Ptn. of Parcel 2,
Bk 28 of Surveys, pgs 158-159

6. Tax parcel number(s): 20-14-36022-0002

7. Property size: 12.00 Ac. (acres)

8. Narrative project description: Please include 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 (be specific, attach additional sheets as necessary):

4 lot short plat w/ individual
wells & septic systems

9. Are Forest Service roads/easements involved with accessing your development?

Yes No (Circle) If yes, explain:

10. What County maintained road(s) will the development be accessing from?

Hundley Road

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.

Signature of Authorized Agent:

Date:

X _____

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

Date:

X Georgia Chepote Johnson

2-15-07

MONDAY 4/2/07

→ DOT NEEDS ADDITIONAL TIME TO COMPOSE RESPONSE.

2. DIRECTION OF FLOW
→ 16.12.030 C
INDICATES REQUIRED BY
KCC 17A.05.015

SITE VISIT 3/13/07 AM
1. ~~CONFIRMED~~ CONFIRMED THAT WETLANDS WERE NOT PRESENT ON PROPERTY
2. ISSUES w/ STANDING WATER & POOR DRAINAGE
3. SLOPE IS < 20%

WSDOT NOTES IN REVIEW BY PUBLIC WORKS 4/2/07

NOA SENT 3/12/07

AWAITING PW COMMENTS 3/27/07

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 3-1-07 049925

Received From CRUSE + ASSOC LLC

Address 217 E 4th Ave

Ellensburg WA 98924 Dollars \$ 10576.88

For SP App - RIVER WIND SP PW#2300 Est \$ 376.88 CDS \$ 450.00

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	10576.88	CHECK	10576.88
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By H. Grand