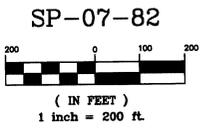


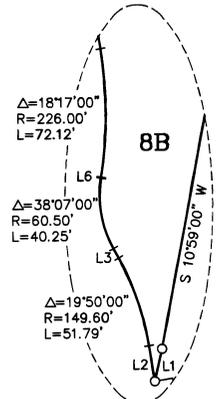
J-146

RECEIVING NO. 200804230025



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE



DETAIL NOT TO SCALE

AUDITOR'S CERTIFICATE

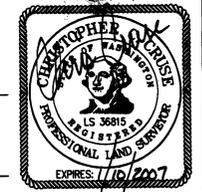
Filed for record this 23rd day of April 2008, at 12:50 P.M., in Book J of Short Plat at page(s) 146 at the request of Cruse & Associates.

JERALD V. PETTIT by: *S. Newkirk*
KITTTAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of PAUL BEITER in MAY of 2007.

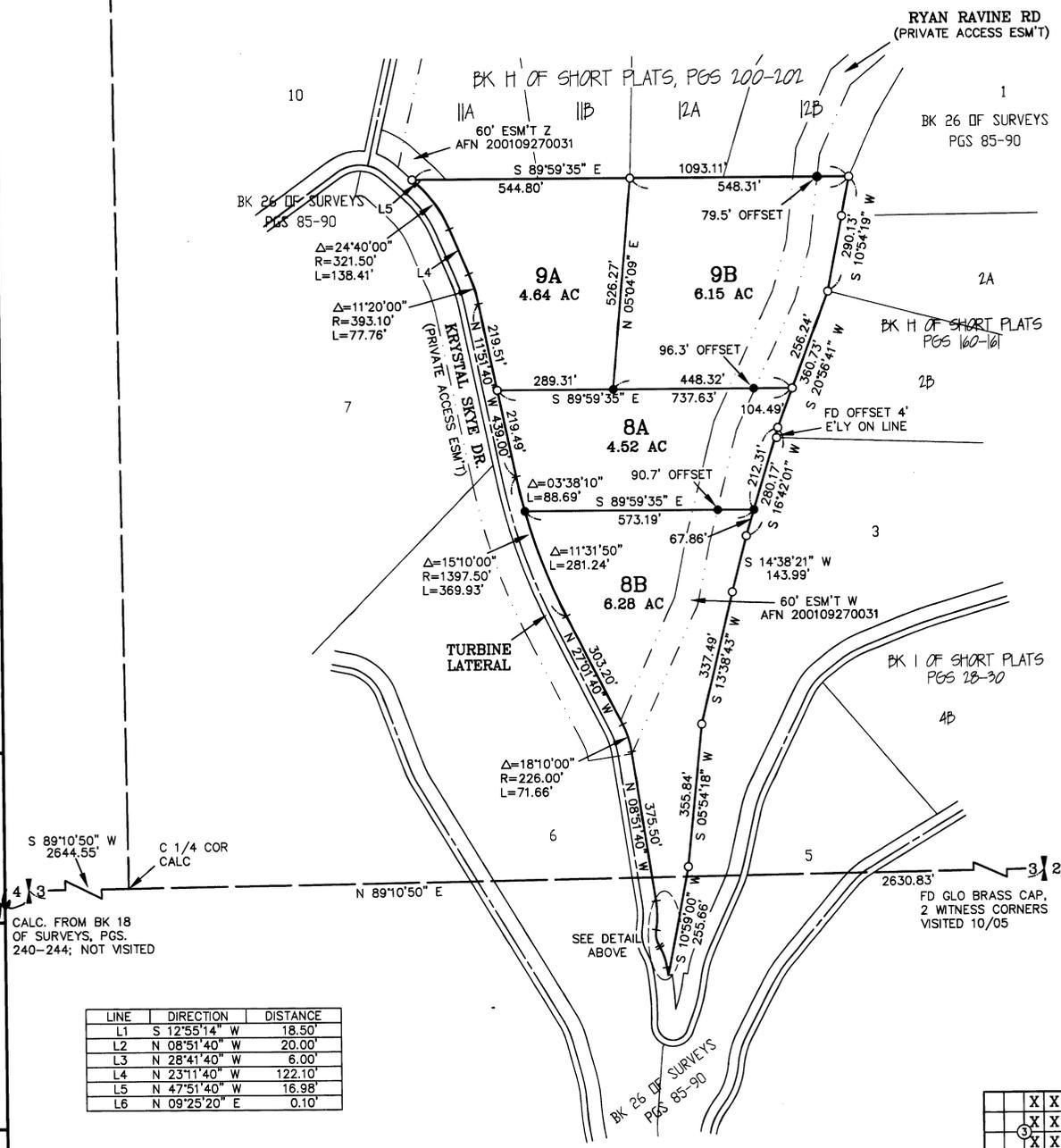
Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
DATE 1/09/2008



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

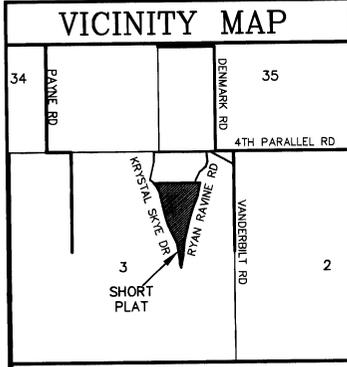
		X	X
		X	X
		X	X

FIREWEED SHORT PLAT
PART OF SECTION 3, T. 16 N., R. 19 E., W.M.
KITTTAS COUNTY, WASHINGTON



LINE	DIRECTION	DISTANCE
L1	S 12°55'14" W	18.50'
L2	N 08°51'40" W	20.00'
L3	N 28°41'40" W	6.00'
L4	N 23°11'40" W	122.10'
L5	N 47°51'40" W	16.98'
L6	N 09°25'20" E	0.10'

CALC. FROM BK 18 OF SURVEYS, PGS. 240-244; NOT VISITED
C 1/4 COR CALC
N 89°10'50" E
S 89°10'50" W 2644.55'



APPROVALS

KITTTAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 21 DAY OF January A.D., 2008
[Signature]
KITTTAS COUNTY ENGINEER

KITTTAS 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 14 DAY OF Feb A.D., 2008
[Signature]
KITTTAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE FIREWEED SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTTAS COUNTY PLANNING COMMISSION.
DATED THIS 15 DAY OF February A.D., 2008
[Signature]
KITTTAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTTAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND FEES DUE ARE PAID FOR THE PRECEDING YEAR AND THIS YEAR IN WHICH THE PLAT IS PARCEL NO. 16-19-03000-0000-0034
DATED THIS 18 DAY OF February A.D., 2008
[Signature]
KITTTAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: PAUL R. BEITER
ADDRESS: PO BOX 1322 ELLENSBURG, WA 98926
PHONE: (509) 899-3795
EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM'T'S
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'

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

J-147

FIREWEED SHORT PLAT PART OF SECTION 3, T. 16 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVING NO. 200804230025

SP-07-82

LEGAL DESCRIPTIONS

TRACT A

PARCELS 8 AND 9 OF THAT CERTAIN SURVEY AS RECORDED JUNE 11, 2001, IN BOOK 26 OF SURVEYS, PAGE 85 THROUGH 90, UNDER AUDITOR'S FILE NO. 200106110055, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TRACT B

EASEMENT "Q" AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED JUNE 11, 2001, IN BOOK 26 OF SURVEYS, PAGE 85 THROUGH 90, UNDER AUDITOR'S FILE NO. 200106110055, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

AND AS FURTHER GRANTED BY DECLARATION OF EASEMENT RECORDED AUGUST 8, 2001 AND SEPTEMBER 21, 2001 UNDER AUDITOR'S FILE NOS. 200108080038, 200109210044 AND 200109210045.

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, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 26 OF SURVEYS, PAGES 85-90 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 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.
9. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 8, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 8A HAS 5 IRRIGABLE ACRES; LOT 8B HAS 5 IRRIGABLE ACRES; LOT 9A HAS 5 IRRIGABLE ACRES; LOT 9B HAS 6 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. 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.
16. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT PAUL R. BEITER, A MARRIED MAN, AS HIS SEPARATE ESTATE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 16 DAY OF April, A.D., 2008.

Paul R. Beiter
PAUL R. BEITER

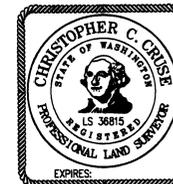
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITAS) S.S.

THIS IS TO CERTIFY THAT ON THIS 16 DAY OF April, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL R. BEITER, TO ME KNOWN TO BE THE PERSONS THAT 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.

Kathy Osborne
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 10/23/11

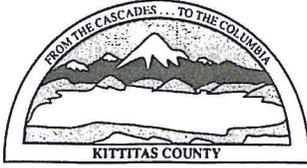


AUDITOR'S CERTIFICATE

Filed for record this 23rd day of April, 2008, at 12:50 P.M., in book 2008 at page(s) 142 at the request of J. Pettit
JERALD V. PETTIT by: J. Pettit
KITITAS COUNTY AUDITOR

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

FIREWEED SHORT PLAT



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

FINDINGS OF FACT Fireweed Short Plat (SP-07-82)

Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The Fireweed Short Plat (SP-07-82) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. This short plat has exhausted its use of the one time split provision allowed per Kittitas County Code 17.29.040. No further one time splits are allowed for the subject parcel and subsequent parcels created via this short plat.
3. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
4. The property lies within the boundaries of the Kittitas Reclamation District. All KRD General Guidelines for Subdivisions have been met for this project.
5. The applicant has demonstrated that 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.
6. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
7. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record on August 14, 2007.
8. Kittitas County Community Development Services Department completed a Critical Areas Review. There are no regulated critical areas on the subject property per Kittitas County Code 17A.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved this
1st day of February, 2008


Darryl Piercy, CDS Director

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FROM		ANGLE		DIST		NORTH		EAST		TO
*****	PT/PT INVERSE									
*****	START					574922.46875		2016819.04146		1783
										SKYLINE CORNER
1783	INV	S	89 59 35	E	1093.11	574922.33450		2017917.14906		1766
										BOTTOM OF DRAW
1766	INV	S	10 54 19	W	290.13	574637.44665		2017857.26151		1765
										BOTTOM OF DRAW
1755	INV	S	20 56 41	W	360.73	574300.54987		2017728.31230		1764
										BOTTOM OF DRAW
1764	INV	S	16 42 01	W	280.17	574032.19327		2017647.79950		1763
										BOTTOM OF DRAW
1763	INV	S	14 38 21	W	143.99	573892.87666		2017611.40859		1762
										BOTTOM OF DRAW
1762	INV	S	13 38 43	W	337.49	573564.90765		2017531.78996		1761
										BOTTOM OF DRAW
1761	INV	S	5 54 18	W	355.84	573210.95687		2017495.18176		1760
										BOTTOM OF DRAW
1760	INV	S	10 59 00	W	255.66	572959.97543		2017446.47218		1759
										BOTTOM OF DRAW
1759	INV	S	12 55 14	W	18.50	572941.94254		2017442.33526		2383
2383	INV	N	8 51 40	W	20.00	572961.70383		2017439.25444		2381
	RADIAL	N	81 08 20	E						
	DELTA		19 50 00	LT						
	RADIUS				149.60					
	TAN				26.15					
	L-ARC				51.79					
	RADIAL	N	61 18 20	E						
	RP					572938.65931		2017291.44000		2130
2381	CHORD	N	18 46 40	W	51.53	573010.48817		2017422.66795		2379
	TAN@PT	N	28 41 40	W						
2379	INV	N	28 41 40	W	6.00	573015.75133		2017419.78711		2377
	RADIAL	S	61 18 20	W						
	DELTA		38 07 00	RT						
	RADIUS				50.50					
	TAN				20.90					
	L-ARC				40.25					
	RADIAL	N	80 34 40	W						
	RP					573044.79976		2017472.85724		2127
2377	CHORD	N	9 38 10	W	39.51	573054.70406		2017413.17345		2375
	TAN@PT	N	9 25 20	E						
2375	INV	N	9 25 20	E	0.10	573054.80271		2017413.18982		2373
	RADIAL	S	80 34 40	E						
	DELTA		18 17 00	LT						
	RADIUS				226.00					
	TAN				36.37					
	L-ARC				72.12					
	RADIAL	N	81 08 20	E						
	RP					573091.80060		2017190.23880		2124
2373	CHORD	N	0 16 50	E	71.81	573126.61385		2017413.54137		2371
	TAN@PT	N	8 51 40	W						
2371	INV	N	8 51 40	W	375.50	573497.63206		2017355.69901		2369
	RADIAL	N	81 08 20	E						

RECEIVED

JUN 01 2007

KITTITAS COUNTY

GPS

2

Total Cont.

2371	INV	N	8	51	40	W	375.50	573497.63206	2017355.69901	2369
	RADIAL	N	81	08	00	E				
	DELTA		18	10	00	LT				
	RADIUS						226.00			
	TAN						36.13			
	L-ARC						71.65			
	RADIAL	N	62	58	20	E				
	RP							573462.81881	2017132.39644	2121
2369	CHORD	N	17	56	40	W	71.36	573565.51851	2017333.71403	2367
	TAN@PT	N	27	01	40	W				
2367	INV	N	27	01	40	W	303.20	573835.60476	2017195.93284	2365
	RADIAL	S	62	58	20	W				
	DELTA		15	10	00	RT				
	RADIUS						1397.50			
	TAN						186.05			
	L-ARC						369.93			
	RADIAL	S	78	08	20	W				
	RP							574470.66151	2018440.80600	2118
2365	CHORD	N	19	26	40	W	368.85	574183.41782	2017073.14474	2363
	TAN@PT	N	11	51	40	W				
2363	INV	N	11	51	40	W	439.00	574613.04451	2016982.91220	2361
	RADIAL	N	78	08	20	E				
	DELTA		11	20	00	LT				
	RADIUS						393.10			
	TAN						39.01			
	L-ARC						77.76			
	RADIAL	N	66	48	20	E				
	RP							574532.24630	2016598.20548	2115
2361	CHORD	N	17	31	40	W	77.63	574687.07024	2016959.53242	2359
	TAN@PT	N	23	11	40	W				
2359	INV	N	23	11	40	W	122.10	574799.30127	2016911.44287	2357
	RADIAL	N	66	48	20	E				
	DELTA		24	40	00	LT				
	RADIUS						321.50			
	TAN						70.29			
	L-ARC						138.41			
	RADIAL	N	42	08	20	E				
	RP							574672.67727	2016615.92872	2112
2357	CHORD	N	35	31	40	W	137.34	574911.07639	2016831.63247	2355
	TAN@PT	N	47	51	40	W				
2355	INV	N	47	51	40	W	16.98	574922.46875	2016819.04146	1783

SKYLINE CORNER

=====
NO CLOSURE ERROR Area = 940257.38 sq ft 21.58534 ac 574922.46875 2016819.04146 1783

NO CLOSURE ERROR	Area = 267705.11 sq Ft	6.14566 ac							
FROM	ANGLE	DIST	NORTH	EAST	TO				
*****	PT/PT INVERSE								
*****	START	8A							
			574398.22588	2017028.02958	1784				
									SKYLINE CORNER
1784	INV	S 89 59 35 E	737.63	574398.13529	2017765.66369	1785			SKYLINE CORNER
1785	INV	S 20 56 41 W	104.49	574300.54987	2017728.31230	1764			BOTTOM OF DRAW
1764	INV	S 16 42 01 W	212.31	574097.19087	2017667.30019	201			BETTER PROP COR
201	INV	E 89 59 35 W	573.19	574097.26127	2017094.11431	202			BETTER PROP COR
	RADIAL	S 74 30 16 W							
	DELTA	3 38 10 RT							
	RADIUS	1397.50							
	TAN	44.36							
	L-ARC	38.69							
	RADIAL	S 78 08 20 W							
	RP			574470.66151	2018440.80600	2118			
202	CHORD	N 13 40 45 W	88.67	574183.41782	2017073.14474	2363			
	TAN@PT	N 11 51 40 W							
2363	INV	N 11 51 40 W	219.49	574398.22588	2017028.02958	1784			SKYLINE CORNER

NO CLOSURE ERROR	Area = 196779.29 sq ft	4.51743 ac							
FROM	ANGLE	DIST	NORTH	EAST	TO				
*****	PT/PT INVERSE								
*****	START	8B							
			574097.26127	2017094.11431	202				
									BETTER PROP COR
202	INV	S 89 59 35 E	573.19	574097.19087	2017667.30019	201			BETTER PROP COR
201	INV	S 16 42 01 W	57.86	574032.19327	2017647.79950	1763			BOTTOM OF DRAW
1753	INV	S 14 38 21 W	143.99	573392.87666	2017611.40859	1762			BOTTOM OF DRAW
1762	INV	S 13 38 43 W	337.49	573564.90765	2017531.78996	1761			BOTTOM OF DRAW
1761	INV	S 5 54 18 W	355.84	573210.95687	2017495.18176	1760			BOTTOM OF DRAW
1760	INV	S 10 59 00 W	255.66	572959.97543	2017446.47218	1759			BOTTOM OF DRAW
1759	INV	S 12 55 14 W	18.50	572941.94254	2017442.33526	2383			
2383	INV	N 8 51 40 W	20.00	572961.70383	2017439.25444	2381			
	RADIAL	N 81 08 20 E							
	DELTA	19 50 00 LT							
	RADIUS	149.60							
	TAN	26.15							
	L-ARC	51.79							
	RADIAL	N 61 18 20 E							
	RP			572938.65931	2017291.44000	2130			
2381	CHORD	N 18 46 40 W	51.53	573010.48817	2017422.66795	2379			
	TAN@PT	N 28 41 40 W							
2379	INV	N 28 41 40 W	61.00	573015.75133	2017419.78711	2377			

	RADIAL	N	61	18	20	E						
	RP							572971.65931	2017291.44000		2130	
2381	CHORD	N	18	46	40	W	51.53	573010.48817	2017422.66795		2375	
	TAN@PT	N	28	41	40	W						
2379	INV	N	28	41	40	W	6.00	573015.75133	2017419.78711		2377	
	RADIAL	S	61	18	20	W						
	DELTA		38	07	00	RT						
	RADIUS						60.50					
	TAN						20.90					
	L-ARC						40.25					
	RADIAL	N	80	34	40	W						
	RP							573044.79976	2017472.85724		2127	
2377	CHORD	N	9	38	10	W	39.51	573054.70406	2017413.17345		2375	
	TAN@PT	N	9	25	20	E						
2375	INV	N	9	25	20	E	0.10	573054.80271	2017413.18982		2373	
	RADIAL	S	80	34	40	E						
	DELTA		18	17	00	LT						
	RADIUS						226.00					
	TAN						36.37					
	L-ARC						72.12					
	RADIAL	N	81	08	20	E						
	RP							573091.80060	2017190.23880		2124	
2373	CHORD	N	0	16	50	E	71.81	573126.61385	2017413.54137		2371	
	TAN@PT	N	8	51	40	W						
2371	INV	N	8	51	40	W	375.50	573497.63206	2017355.69901		2369	
	RADIAL	N	81	08	20	E						
	DELTA		18	10	00	LT						
	RADIUS						226.00					
	TAN						36.13					
	L-ARC						71.66					
	RADIAL	N	62	58	20	E						
	RP							573462.81881	2017132.39644		2121	
2369	CHORD	N	17	56	40	W	71.36	573565.51851	2017333.71403		2367	
	TAN@PT	N	27	01	40	W						
2367	INV	N	27	01	40	W	303.20	573835.60476	2017195.93284		2365	
	RADIAL	S	62	58	20	W						
	DELTA		11	31	50	RT						
	RADIUS						1397.50					
	TAN						141.10					
	L-ARC						281.24					
	RADIAL	S	74	30	10	W						
	RP							574470.66151	2018440.80600		2118	
2365	CHORD	N	21	15	45	W	280.77	574097.26127	2017094.11431		202	
	TAN@PT	N	15	29	50	W						

NO CLOSURE ERROR Area = 273467.33 sq ft 6.27795 ac

574097.26127 2017094.11431 202

BEITER PROP COR

FROM	ANGLE	DIST	NORTH	EAST	TO
***** PT/PT INVERSE 9A *****					
START			574922.46875	2016819.04146	1783
					SKYLINE CORNER
1783	INV S 89 59 35 E	544.80	574922.40184	2017363.84171	1782
					SKYLINE CORNER
1782	INV S 5 04 09 W	526.27	574398.19035	2017317.34156	200
					BEITER PROP COR
200	INV N 89 59 35 W	289.31	574398.22588	2017028.02958	1784
					SKYLINE CORNER
1784	INV N 11 51 40 W	219.51	574613.04451	2016982.91220	2361
	RADIAL N 78 08 20 E				
	DELTA 11 20 00 LT				
	RADIUS 393.30				
	TAN 39.01				
	L-ARC 77.76				
	RADIAL N 66 48 20 E				
	RP		574532.24630	2016598.20548	2115
2361	CHORD N 17 31 40 W	77.63	574687.07024	2016959.53242	2359
	TAN@PT N 23 11 40 W				
2359	INV N 23 11 40 W	172.10	574799.30127	2016911.44287	2357
	RADIAL N 66 48 20 E				
	DELTA 24 40 00 LT				
	RADIUS 321.50				
	TAN 70.29				
	L-ARC 138.41				
	RADIAL N 42 08 20 E				
	RP		574672.67727	2016615.92872	2112
2357	CHORD N 35 31 40 W	127.34	574911.07639	2016831.63247	2355
	TAN@PT N 47 51 40 W				
2355	INV N 47 51 40 W	16.98	574922.46875	2016819.04146	1783
					SKYLINE CORNER

NO CLOSURE ERROR Area = 202305.55 sq ft 4.64430 ac
 FROM ANGLE DIST NORTH EAST TO

FROM	ANGLE	DIST	NORTH	EAST	TO
***** PT/PT INVERSE 9B *****					
START			574922.40184	2017363.84171	1782
					SKYLINE CORNER
1782	INV S 89 59 35 E	548.31	574922.33450	2017912.14906	1766
					BOTTOM OF DRAW
1766	INV S 10 54 19 W	290.13	574637.44665	2017857.26151	1765
					BOTTOM OF DRAW
1765	INV S 20 56 41 W	256.24	574398.13529	2017765.66369	1785
					SKYLINE CORNER
1785	INV N 89 59 35 W	448.32	574398.19035	2017317.34156	200
					BEITER PROP COR
200	INV N 5 04 09 E	526.27	574922.40184	2017363.84171	1782
					SKYLINE CORNER

NO CLOSURE ERROR Area = 267705.11 sq ft 6.14566 ac
 FROM ANGLE DIST NORTH EAST TO

FROM	ANGLE	DIST	NORTH	EAST	TO
***** PT/PT INVERSE 9A *****					
START			574398.22588	2017028.02958	1784

NO. 0104618

LIABILITY \$1,000.00

FEE \$ 215.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6735

CRUSE & ASSOCIATES

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

LIABILITY EXCLUSIONS AND LIMITATIONS

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

Dated: May 24, 2007 @ 8:00 a.m.

CHICAGO TITLE INSURANCE COMPANY

By

Marlene Wyatt

Authorized Signature

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



SUBDIVISION GUARANTEE

Office File Number : 0104618
Guarantee Number : 48 0035 72030 6735
Dated : May 24, 2007, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : BEITER

Name of Assured: CRUSE & ASSOCIATES

The assurances referred to on the face page are:

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

TRACT A:

Parcels 8 and 9 of that certain Survey as recorded June 11, 2001, in Book 26 of Surveys, page 85 through 90, under Auditor's File No. 200106110055, records of Kittitas County, Washington; being a portion of the Northeast Quarter and of the Southeast Quarter of Section 3, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

Easement "Q" as delineated on that certain Survey as recorded June 11, 2001, in Book 26 of Surveys, page 85 through 90, under Auditor's File No. 200106110055, records of Kittitas County, Washington; being a portion of the Northeast Quarter and of the Southeast Quarter of Section 3, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

And as further granted by Declaration of Easement recorded August 8, 2001 and September 21, 2001 under Auditor's File Nos. 200108080038, 200109210044 and 200109210045.

Title to said real property is vested in:

PAUL R. BEITER, A MARRIED MAN, AS HIS SEPARATE ESTATE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0104618

Guarantee Number: 48 0035 72030 6735

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

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.
5. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

6. Amendatory Contract, governing reclamation and irrigation matters:
 - Parties : The United States of America and the Kittitas Reclamation District
 - Dated : January 20, 1949
 - Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
 - Auditor's File No. : 208267
 - Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
7. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

(SCHEDULE B)

File No. 0104618

Guarantee Number: 48 0035 72030 6735

8. Matters disclosed and/or delineated on that certain survey recorded June 11, 2001 in Book 26 of Surveys, Pages 85 through 90, under Auditor's File No. 200106110055, including (but not limited to) the following:
- a) Notes No.'s 3, 4, 5, 6, 7, and 8:
 - Note No. 3: According to Kittitas Reclamation District (KRD) records, Parcel 1 has 11 irrigable acres; Parcel 2 has 11 irrigable acres; Parcel 3 has 11 irrigable acres; Parcel 4 has 7 irrigable acres, Parcel 5 has 8 irrigable acres; Parcel 6 has 10 irrigable acres; Parcel 7 has 12 irrigable acres; Parcel 8 has 10 irrigable acres; Parcel 9 has 11 irrigable acres; Parcel 10 has 6 irrigable acres; Parcel 11 has 11 irrigable acres; Parcel 12 has 11 irrigable acres. KRD water may only be applied to irrigable acreage.
 - Note No. 4: Full payment of annual KRD Assessment is required regardless of the use or non-use of water by the owner.
 - Note No. 5: 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.
 - Note No. 6: KRD operations and maintenance roads are for District Use only. Residential and recreational use is prohibited.
 - Note No. 7: 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.
 - Note No. 8: An irrigation easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
9. Sixty foot (60') Easement "W" as disclosed on that certain survey recorded August 14, 2001, in Book 26 of Surveys, pages 167 and 168, under Auditor's File No. 200108140010.
10. Declaration of Nonexclusive Ingress, Egress, and Utility Easements, and the terms and conditions thereof, executed by and between the parties herein named;
- | | | |
|--------------------|---|--|
| Between | : | Paul Russell Beiter and Cynthia Lou Beiter, husband and wife |
| Dated | : | September 27, 2001 |
| Recorded | : | September 27, 2001 |
| Auditor's File No. | : | 200109270031 |
11. Provisions for use and maintenance of appurtenant easement as contained in easement agreement entered into by and between James R. Mapes and Linda R. Mapes, husband and wife; Paul R. Beiter and Cynthia L. Beiter, husband and wife; Suzanne R. Webster, a widow; and Skyline Ranch Partnership, a Washington Partnership, dated July 1, 2001, recorded November 6, 2001, under Auditor's File No. 200111060024.
12. DEED OF TRUST, and the terms and conditions thereof:
- | | | |
|--------------------|---|--|
| Grantor | : | Paul R. Beiter, married and sole owner |
| Trustee | : | Stewart Title |
| Beneficiary | : | Chase Manhattan Mortgage Corporation |
| Amount | : | \$453,000.00, plus interest |
| Dated | : | August 19, 2003 |
| Recorded | : | August 25, 2003 |
| Auditor's File No. | : | 200308250067 |
| Affects | : | Said premises and other land |

(SCHEDULE B)

File No. 0104618

Guarantee Number: 48 0035 72030 6735

13. DEED OF TRUST, and the terms and conditions thereof:
- | | |
|--------------------|---|
| Grantor | : Paul R. Beiter and Cynthia L. Beiter, married |
| Trustee | : First American Title Insurance Company |
| Beneficiary | : JPMorgan Chase Bank, N.A. |
| Amount | : \$155,000.00, plus interest |
| Dated | : February 17, 2005 |
| Recorded | : March 2, 2005 |
| Auditor's File No. | : 200503020034 |
| Affects | : Said premises and other land |

END OF EXCEPTIONS

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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

END OF GUARANTEE

MW/kdbw



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

August 14, 2007

Cruse & Associates
Attn: Chris Cruse
PO Box 959
Ellensburg, WA 98926

RE: Fireweed Short Plat (SP-07-82)

Dear Chris,

Kittitas County Community Development Services has determined that the Fireweed Short Plat (SP-07-82) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

- 1) Both sheets of the final mylars shall reflect short plat number SP-07-82 and an accurate legal description shall be shown on the face of the final plat.
- 2) Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
- 3) **One time split provision** – This Short Plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcel and subsequent parcels created via this short plat.
- 4) This property is within the boundaries of the Kittitas Reclamation District and General Guidelines of the KRD must be met prior to final approval.
- 5) All future development must comply with International Fire Code (IFC) and will need to comply with Appendix D, including an access road with a turn around capable of supporting 75,000 lbs. Addresses need to be clearly visible from both directions at the County road for all properties.
- 6) Per Kittitas County Environmental Health, water availability is required and soil logs need to be done.
- 7) **Please see the attached comments from Kittitas County Department of Public Works** for further issues that must be addressed prior to final approval.

Approval of the Fireweed Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Tuesday, August 28, 2007.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

This determination may be appealed pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by August 28, 2007 at 5:00p.m.

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

Sincerely,

Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Mackenzie Moynihan

From: Keli Bender [krd.keli@elltel.net]
Sent: Thursday, July 26, 2007 3:05 PM
To: Mackenzie Moynihan
Subject: Fireweed

This is in regards to the Fireweed Short Plat SP-07-82. Mr. Beiter has met all conditions set forth in the KRD General Guidelines for Subdivisions, therefore, this short plat has been approved. If you need additional information, please let me know.

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

Mackenzie Moynihan

From: Keli Bender [krd.keli@elltel.net]
Sent: Wednesday, June 20, 2007 7:39 AM
To: Mackenzie Moynihan
Subject: Short Plat Applications

Good morning Mackenzie;

This is in regards to several plat applications that I have received in the last few days. Listed below are the applicants that will need to comply with the KRD General Guidelines prior to approval.

1. **Robinson Canyon Short Plat SP-07-84**
2. **YHB Short Plat SP-07-97**
3. **Mountain Springs Estates SP-07-105**
4. **D & H Ranch Short Plat SP-07-103**
5. **Fireweed Short Plat SP-07-82**

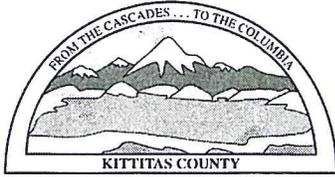
If you need additional information, please let me know.

Keli

Keli R. Bender

KRD Lands Clerk/RRA

(509) 925-6158



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS



MEMORANDUM

TO: Mackenzie Moynihan, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II

DATE: July 30, 2007

SUBJECT: Fireweed Short Plat 07-82

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.

1. Lot 9A Access: An access easement is not shown for lot 9A. Lot 9A shall have a minimum 20' access easement shown on the final plat.
2. Access: It appears that lots 9B, 8A and 8B are proposed to be accessed by Ryan Ravine Road, an existing private road, shown as easement "W" on the face of the plat. This access shall be certified that it meets all applicable current Kittitas County Road Standards, prior to issuance of a building permit for lots 9B, 8A and 8B.
3. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this Road Certification to be completed, prior to the issuance of a Building Permit for any of the residences within the proposed short plat.

Any further subdivision or lots to be served by proposed access may result in further access requirements.

4. Private Road Improvements Easement "W": The proposed access easement "W", aka Ryan Ravine Road, shall meet or exceed the low density road requirements as shown

Page 1 of 4

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

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

//

below. Any further subdivision or lots to be served by proposed access may result in further access requirements.

- a. Access easement shall be a minimum of 60'. The roadway width shall be a minimum of 20', with 1' shoulders = 22' total width.
 - b. All easements shall provide for AASHTO radius at the intersection with a county road.
 - c. Minimum centerline radius will be 60'.
 - d. Surface requirement is 6" gravel surface.
 - e. Maximum grade is 8% flat, 12% for rolling or mountainous.
 - f. Stopping site distance, reference AASHTO.
 - g. Entering site distance, reference AASHTO.
 - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - j. A paved apron shall be constructed at the intersection of the existing private road and the intersection of the County road right of way.
5. Turbine Lateral Crossing: It appears that access easement "W", aka Ryan Ravine Road crosses the Kittitas Reclamation District's turbine lateral. An approved KRDC crossing permit shall be required prior to the issuance of a Kittitas County access permit. The applicant shall contact the KRDC regarding any additional requirements they may have.
6. Krystal Skye Drive: According to the Department of Public Works records the lots served by this private road were created thru exempt segregations and Krystal Skye Drive has not been certified that it meets current Kittitas County Road Standards. If lot 9A is to be served by this road then Krystal Skye Drive shall be certified that it meets current Kittitas County Road Standards prior to the issuance of a building permit for any of the lots within this short plat. In addition, it appears that the private access easement, aka Krystal Skye Drive, runs parallel to the Kittitas Reclamation District's turbine lateral. The applicant shall contact the KRDC regarding any additional requirements they may have.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.

10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
11. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.

The following requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

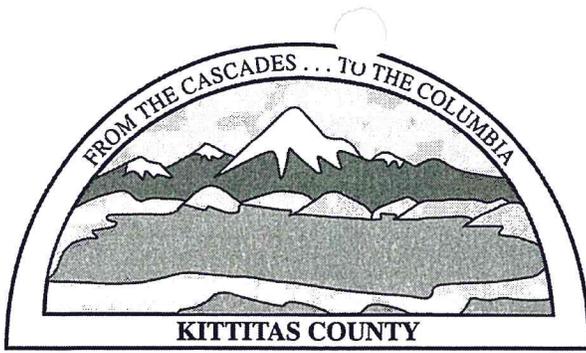
12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas 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."

Please let me know if you have any questions or need further information.



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

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

July 2, 2007

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: Fireweed Short Plat (SP-07-82)

Dear Ms. Moynihan,

Thank you for the opportunity to comment on the above referenced project. Water availability is needed and the soil logs need to be done. Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist



KITTITAS COUNTY FIRE DISTRICT 2
2020 Vantage Hwy
Ellensburg WA 98926
933-7232 (office) ☎ 933-7240 (fax)
elliotttr@kvfr.org

RECEIVED

JUL 02 2007
KITTITAS COUNTY
CDS

June 28, 2007

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Mackenzie:

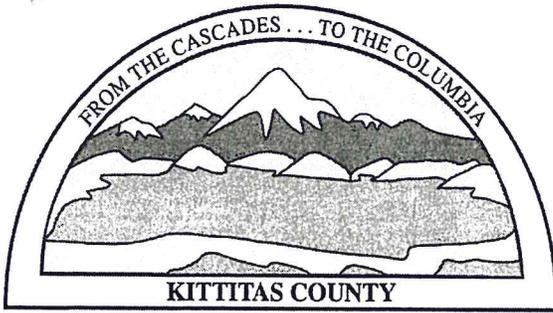
I have reviewed the application for the Mildon Short Plat SP-07-81, Joanne Short Plat SP-07-95, D&H Ranch Short Plat SP-07-103, Faubion Ramer Short Plat SP-07-98, Robinson Canyon Short Plat SP-07-84, and Fireweed Short Plat SP-07-82. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is, for the most part, informational only. The following are items/issues that may warrant your attention:

1. Access will need to comply with Appendix D of the 2006 International Fire Code including an access road with turn around capable of supporting 75,000lbs.
2. The addresses need to be clearly visible from both directions at the county road for all properties.

Thank you for your time and consideration in these matters.

Respectfully,

Rich Elliott – Deputy Chief
Kittitas Valley Fire and Rescue

PUBLIC HEALTH DEPARTMENTwww.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

June 1, 2007

Cruse & Associates
 217 East 4th Street
 Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Fireweed Short Plat, located in Section 3, Township 16N, Range 19E, off of 4th Parallel Road. We have also received the \$376.88 plat submission fee (receipt #051408).

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 to 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

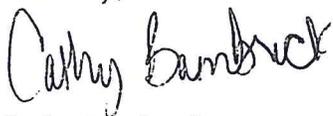
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

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."

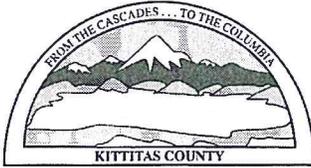
Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
Paul Beiter



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

June 14, 2007

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

RE: File #SP-07-82, Fireweed Short Plat

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, please find copies of the Notice of Application, the application itself and 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.

If you have any questions, please feel free to contact our office at (509) 962-7506.

Sincerely,

Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

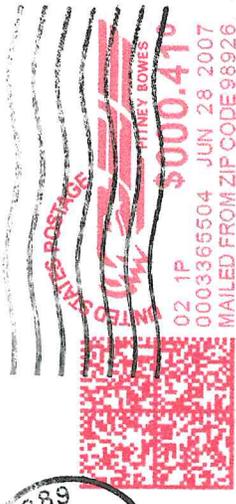
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

KITTITAS VALLEY FIRE & RESCUE

PO Box 218

Ellensburg, WA 98926



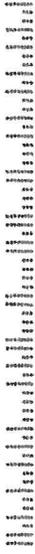
Mackenzie Moynihan, Staff Planner
Kittitas Co. Community Development **RECEIVED**

411 N. Ruby
Ellensburg, WA 98926

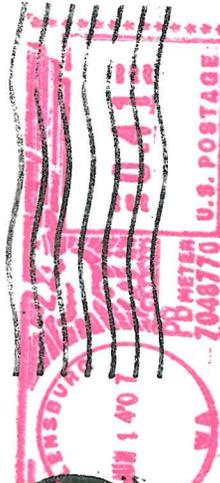
JUL 02 2007

KITTITAS COUNTY
CDS

5432636300 0004



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET, SUITE 2
ELLENSBURG, WA 98926



RECEIVED

JUL 03 2007

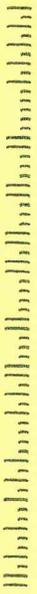
KITTITAS COUNTY
CDS

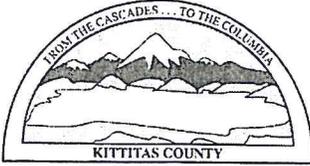
LACKEY JACK ETUX
4000 GRANITE/CD

NIXIE 992 SE 1 72 07/01/07
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 98926630002 *1589-06561-14-40

5432636300 0004





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 # 2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Kittitas Reclamation District
Ellensburg School District 401
Adjacent Property Owners
Applicant

*Mailed
6.14.07*

From: Mackenzie Moynihan, Staff Planner
Kittitas County Community Development

Date: June 14, 2007

Subject: Fireweed Short Plat, SP-07-82

Chris Cruse of Cruse & Associates, authorized agent for Paul Beiter, landowner, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 21.59 acres of land that is zoned Ag-20, located southeast of the City of Ellensburg and southwest of the intersection of Vanderbilt Road and 4th Parallel Road, Ellensburg, WA 98926 and located in Section 3, T. 16 N. R. 19 E., W.M., in Kittitas County. Tax Parcel numbers 16-19-03000-0033 and 0034.

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 any comments regarding potential adverse environmental impacts and the application by June 29, 2007 @ 5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA, 98926, attention Mackenzie Moynihan, Staff Planner.

Conditional preliminary approval may be granted based on timely comments received prior to June 29, 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

10

MAPES, JAMES R
SKYVIEW FARMS
6881 DENMARK RD
ELLENSBURG, WA 98926

MC IRVIN, ANDREW D ETUX
101 4TH PARALLEL ROAD
ELLENSBURG, WA 98926

LACKEY, JACK ETUX
1060 SKYVIEW DR
ELLENSBURG, WA 98926

KNUDSON, TIMOTHY M &
MOFFET, KRISTI M
200 VANDERBILT RD
ELLENSBURG, WA 98926

BEITER, PAUL R
PO BOX 1322
ELLENSBURG, WA 98926

NOUWENS, DANNY L ETUX
1830 PAYNE RD
ELLENSBURG, WA 98926

RIMLAND COMPANY
PO BOX 597
ELLENSBURG, WA 98926

KERN, BENTLEY III ETUX
2020 ORCHARD RD
ELLENSBURG, WA 98926

WILSON, KENNETH M. ETUX
2601 HANNAH RD
ELLENSBURG, WA 98926

PALO, REBECCA
780 WILSON CREEK RD
ELLENSBURG, WA 98926

HANSON, WILLIAM C. ETUX
580 VANDERBILT RD
ELLENSBURG, WA 98926

FENZ, BIRAN C &
WALLACE, JACQUELINE R
391 VANDERBILT RD
ELLENSBURG, WA 98926

GROLL, JESS W ETUX
2156 PAYNE RD
ELLENSBURG, WA 98926

INGERSOLL, RODNEY M ETUX
PO BOX 2492
REMOND, WA 98073

DIEFENBACH, GARY M
820 PAYNE RD.
ELLENSBURG, WA 98926

CHRIS CRUSE
PO BOX 959
ELLENSBURG, WA 98926

Irrigation District (send early Notice, labels next to color printer)

Fire District # (Paste from List)

School District (Paste from List)

Kittitas County Public Works

City
(If in or near Urban Growth Area)

Bonneville Power Administration
(If applicable paste from list)

Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

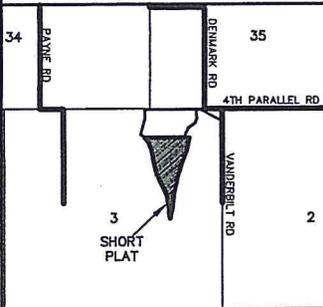
Kittitas County Sheriff's Department

(if applicable)
Washington State DOT
Rick Holmstrom
PO Box 12560
Yakima, WA 98909

Fairpoint Communications
Tom Stevens
208 W. Third
Ellensburg, WA 98926

5

VICINITY MAP



APPROVALS

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

KITTITAS COUNTY ENGINEER _____

KITTITAS 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__

KITTITAS COUNTY HEALTH OFFICER _____

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

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

KITTITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 16-19-03000-0033 & 16-19-03000-0034

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

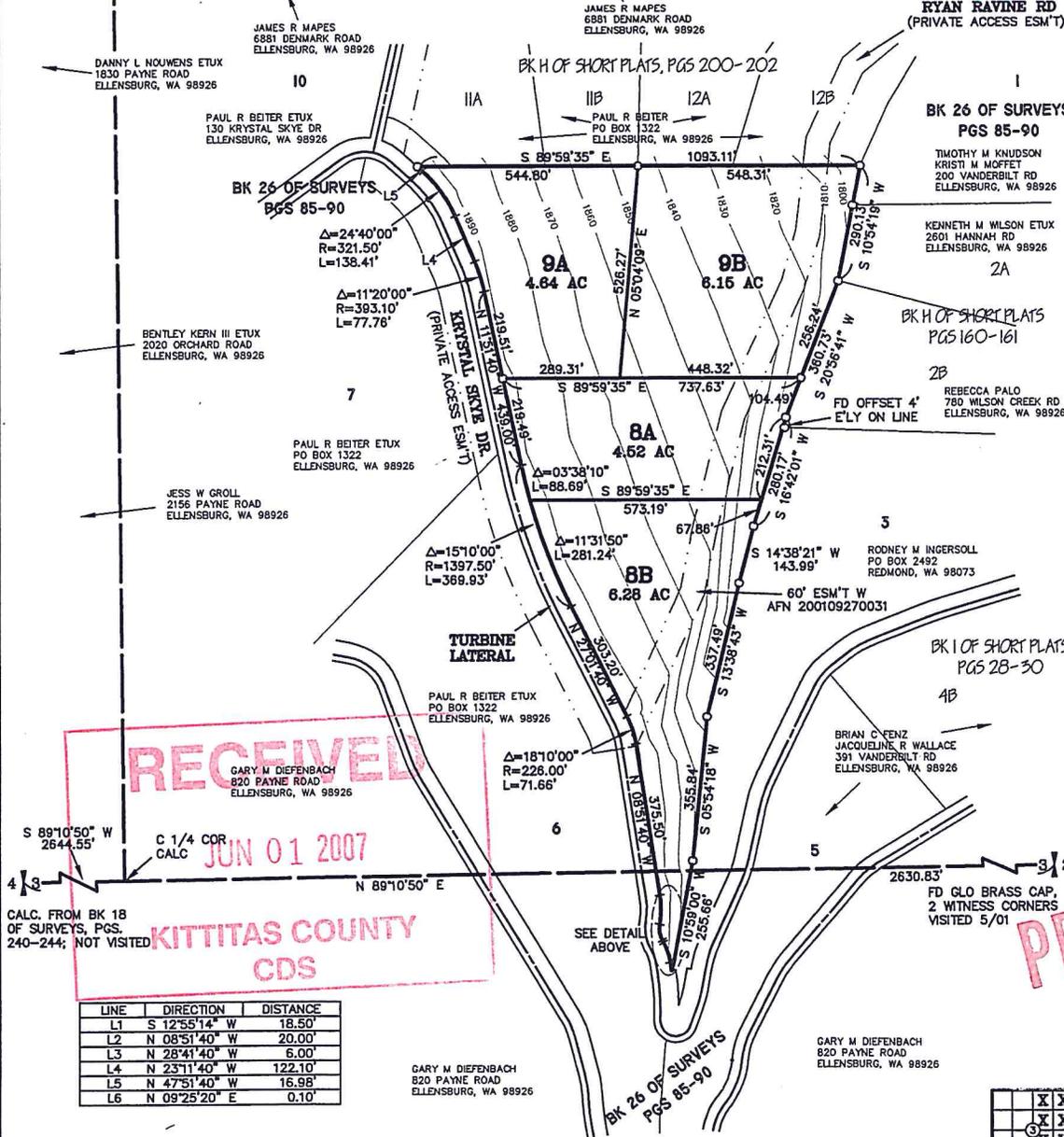
KITTITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: PAUL R. BEITER
 ADDRESS: PO BOX 1322 ELLENSBURG, WA 98926
 PHONE: (509) 899-3795

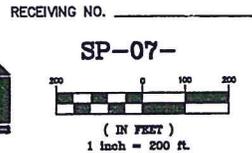
EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM'TS
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

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

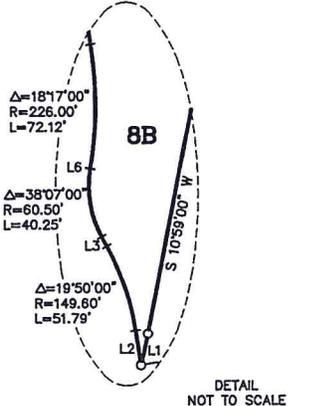
**FIREWEED SHORT PLAT
 PART OF SECTION 3, T. 16 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON**



LINE	DIRECTION	DISTANCE
L1	S 12°55'14" W	18.50'
L2	N 08°51'40" W	20.00'
L3	N 28°41'40" W	6.00'
L4	N 23°11'40" W	122.10'
L5	N 47°51'40" W	16.88'
L6	N 09°25'20" E	0.10'



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
 - FOUND PIN & CAP
 - x- FENCE



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 _____
 KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of PAUL BEITER, in MAY of 2007.

PRELIMINARY

Chris Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 35815
 6/1/2007

DATE _____

EXPRESS 1/10/09



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 882-8242

F-R-WEED

Preliminary Submittal Requirements:

Review Date:

Tax Parcel: 16-19-03000-0033,0034

Date Received: 6/01/07

File Number: SP-07-82

Date Project Completed

Planner

- 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

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 # 2
- Located within Irrigation District: KRD
- School District: Ellensburg 401
- UGA NA
- UGN NA
- Rezone CA to A20 in 2006
- Adjacent Subdivisions 16-19-03000-0027 SP-06-54 2 Lt.

Letter sent to Irrigation District Date: 6/14/07

16-19-02020-0009 SP-06-116 2 Lt

NOA mailed 6/14/07

Critical Areas Check

Date Planner Signature:

Zoning: A20

Lot Size:

Required Setbacks: F 25 S 5 R 25

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? Letter Sent to BPA Date:
- Additional Approvals Required? Type

rezoned prior to SEPA regulations

- one time split condition

CRITICAL AREA NOTES:

Existing structures

Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

- Submitted on 18"x24" sheet
- 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 who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater) , sheet one
- North Arrow, sheet one
- Date, sheet one
- 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, sheet one.
- A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- All access easements.
- All irrigation ditch easements or historical ditch locations. (Ord. 2005-31, 2005)
- 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 existing ditches apparent or of record, marshes, areas subject to flooding, and the direction of flow of all water courses, as required by KCC 17A.05.015.
- 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.

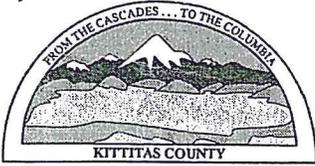
Other

- 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:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)



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

SP-07-82

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

\$1056.88

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

Amber Green

6.1.07

051408



NOTES:

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: Paul Beiter
Mailing Address: PO Box 1322
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 899-3795
Email Address: _____

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

Agent Name: Chris Cruse
Mailing Address: PO 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: Vanderbilt Rd.
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property: Parcels 8 and 9 in Book 26 of Surveys at pages 85-90

6. Tax parcel number(s): 16-19-0300-0033 and 0034

7. Property size: 21.59 (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 with Individual Wells and Septic Tanks as per application map

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

Yes (Circle) No If yes, explain: _____

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

4th Parallel and Denmark

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  _____

Lombard SP-06116^{2 lot}
 +0028
 16-19-02020-0009
 16-19-03000-0027
 Moffet-Knudson
 SP-0654 2lot

KPD letter ready
 NOA letter ready

Rezoned -
 Check on SEPA
 requirements
 for rezoning

05 15

16-19-03000-00

No Need
 for SEPA
 because rezoning
 was prior to
 SEPA
 Co

CRB 111-3

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

CASH RECEIPT Date 6-1-01 051408

Received From CRUS & ASSOC

Address 27 E 4th Ave
Elleensburg WA 98926

For SP App (FRANCE) + lots
(4230) FRN (\$316.00) CH, (\$750) CDS

Dollars \$ 1056.00

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>1056.00</u>	CHECK	<u>1056.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Amber Green