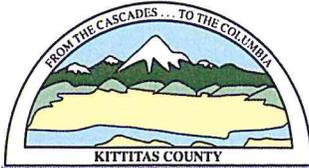


Mary Brain
906 ½ Vista Road
Ellensburg, WA 98926



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AFFIDAVIT OF MAILING

PROPOSAL NAME: Brian Short Plat, SP-13-00010

NAME OF DOCUMENT: Notice of Decision

NOTIFICATION MAIL DATE: Friday, April 25, 2014

I certify that the following documentation:

- Notice of Decision for the Brain Short Plat SP-13-00010

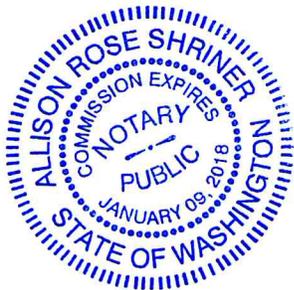
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of record for Kittitas County.

Kaycee K. Hathaway

Kaycee K. Hathaway
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me

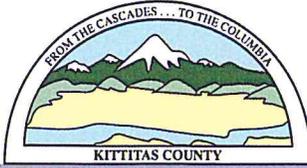
April 25, 2014
Date



Allison Rose Shriner
Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires January 9, 2018.

Allison Rose
Signature



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

April 25, 2014

Mary Brain
906 ½ Vista Road
Ellensburg, WA 98926

RE: Brain Short Plat (SP-13-00010)

Dear Ms. Brain,

The Kittitas County Community Development Services Department has determined that the Brain Short Plat (SP-13-00010) 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-13-00010 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - 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.
 - Prospective purchasers of lots are urged to make inquiries at the Kittitas County Department of Public Works regarding road and access development requirements and permits.
4. A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision shall be reflected on the final mylars.
5. This property is within the boundaries of the Cascade Irrigation District may contain irrigable ground. The applicant will need to comply with the requirements set forth in the CID General Guidelines prior to approval from CID and prior to final approval of the short plat.
6. Applicants shall submit the necessary information to the Kittitas County Public Health Department (KCPHD) to prove that a sufficient adequate potable water supply exist as outlined in the Board of County Commissioners Resolution 2012-027 and Kittitas County Code Title 13 prior to KCPHD being able to recommend final approval.
7. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible
8. The addresses shall be clearly visible from both directions at the County Road for all properties.
9. All future development must comply with the International Fire Code.
10. The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
11. Please review KCC 16.12 (at http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12) to insure that all plat drawing requirements are met.

12. Private Road roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
13. Road Variance (RV-13-14- Brain): This project received a road variance to allow reduced standards for the access road serving the project. The following conditions apply:
 - i) The road shall be a minimum of 20' wide and have an all-weather surface.
 - ii) A turnaround shall be constructed in a location approved by the Fire Marshal.
 - iii) The road shall not be used for any future subdivision.
14. Access: Vantage Highway- The landowner has secured a 60' easement from the Vantage highway into the site. The driveway will access the Vantage Highway from the existing commercial access at 1601 Vantage Highway. If this access is used for the new lot instead of the driveway from Vista Road, the improvements required by RV-13-14 will not be required. The driveway from Vantage Highway must be constructed to meet the driveway standards in KCC 12. 12 and KCC 20. 02. Additional improvements will be required is the driveway receives use outside of this short plat of serves future development.
15. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
16. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
17. 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.
18. 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.
19. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
20. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Approval of the Brain 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 May 9, 2014. 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.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by May 9, 2014 at 5:00p.m.

Sincerely,



Kaycee K Hathaway
Staff Planner

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 04/22/14 08:35 by dde18

Acct #: 84329

Ad #: 1083061

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 04/25/2014 Stop: 04/25/2014
Times Ord: 1 Times Run: ***
STD6 1.00 X 6.26 Words: 184
Total STD6 6.26
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 53.84
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descript: NOTICE OF DECISION
Given by: *
Created: dde18 04/22/14 08:33
Last Changed: dde18 04/22/14 08:35

COMMENTS:

COPIED from AD 1077474

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	04/25			
IN	A		97 S	04/25			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 04/22/14 08:35 by dde18

Acct #: 84329

Ad #: 1083061

Status: N

Notice of Decision

Brain Short Plat
(SP-13-00010)

Notice is hereby given that on Friday April 25, 2014 conditional preliminary approval was granted to Mary Brain, landowners, for a short subdivision of 3.23 acres into 2 lots consisting of one .17 acre lot and one 3.07 acre lot. The subject property is abutting the Ellensburg city limits to the east at 906 1/2 Vista Road, in a portion of Section 36, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-36077-0006.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

**Friday May 9, 2014
at 5:00 p.m.**

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2 Ellensburg, WA 98926 or on line at: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats).

Publish: April 25, 2014

Kaycee Hathaway

From: DAILY RECORD/KITTITAS PUB <classified2@kvnews.com>
Sent: Tuesday, April 22, 2014 8:53 AM
To: Kaycee Hathaway
Cc: classified2@kvnews.com
Subject: Order Confirmation - Ad # 1083061
Attachments: AD1083061_jnl.pdf

Hi Kaycee,
Attached is your legal proof for Friday, 4/25. Please let me know if this is OK to run.

Thank you

Danielle Renwick, Classified AdVisor
Daily Record Newspaper
Ph: 509-925-1414
Fx: 509-925-5696
classified2@kvnews.com
legals@kvnews.com

Notice of Decision

Brain Short Plat
(SP-13-00010)

Notice is hereby given that on Friday April 25, 2014 conditional preliminary approval was granted to Mary Brain, landowners, for a short subdivision of 3.23 acres into 2 lots consisting of one .17 acre lot and one 3.07 acre lot. The subject property is abutting the Ellensburg city limits to the east at 906 1/2 Vista Road, in a portion of Section 36, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-36077-0006.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

Friday May 9, 2014 at 5:00 p.m.

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2 Ellensburg, WA 98926 or on line at: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats).

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: PAM SHUART

Printed at 03/12/14 09:41 by psh18

Acct #: 302280

Ad #: 1061781

Status: N

KITTITAS COUNTY PUBLIC WORKS
STE 1
411 N RUBY ST
ELLENSBURG WA 98926

Start: 03/13/2014 Stop: 03/13/2014
Times Ord: 1 Times Run: ***
STD6 1.00 X 11.02 Words: 309
Total STD6 11.02
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 95.27
Affidavits: 1

Contact:

Phone: (509)962-7612

Fax#:

Email: jared.strait@co.kittitas.wa.us

Agency:

Ad Descrpt: NOTICE OF APPLICATION PR

Given by: *

Created: psh18 03/12/14 09:21

Last Changed: psh18 03/12/14 09:40

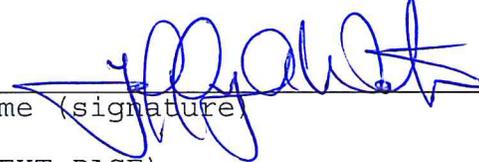
PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 W 03/13/14 1 03/13/14 MTWTFS
IN A 97 W ***** 0 ***** MTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson
Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: PAM SHUART

Printed at 03/12/14 09:41 by psh18

Acct #: 302280

Ad #: 1061781

Status: N

NOTICE OF APPLICATION

Project Name (File Number):
Brain (SP 13 00010)

Applicant:
Chris Cruse authorized agent
for Mary Brain, landowner

Location: 1 parcel, abutting the
Ellensburg city limits to the
east at 906 1/2 Vista Road, in
a portion of Section 36, T10N,
R18E, WM in Kittitas County,
bearing Assessor's map
number 18 18 36077 0006.

Proposal:
Chris Cruse authorized agent
for Mary Brain, landowner,
has submitted a preliminary
short plat application to subdi-
vide approximately 3.23 acres
into one .17 acre parcel and
one 3.07 acre parcel. The
subject property is zoned
Urban Residential.

Materials Available for

Review: The submitted appli-
cation and related filed docu-
ments may be examined by
the public at the Kittitas
County Community Develop-
ment Services (CDS) office at
411 N. Ruby, Suite 2,
Ellensburg, Washington,
98926, or on the CDS
website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>.
Phone: (509) 962 7506

Written Comments on this pro-
posal can be submitted to
CDS any time prior to 5:00
p.m. on Friday, March 28,
2014. Any person has the
right to comment on the appli-
cation and request a copy of
the decision once made.

**Under Title 15A.03.080, Short
Plat Projects** are processed in
an abbreviated administrative
format, which does not involve
a public hearing. All comments
will be considered in the deci-
sion making process, and any
person has the right to com-
ment on this application and
receive notification of the
Community Development Ser-
vices administrative decision,
once made. Appeals to an ad-
ministrative land use decision
may be filed within 10 working
days with the board of county
commissioners as outline in
Chapter 15A.07 of the Kittitas
County Code. The current ap-
peal fee is \$500.

**Designated Permit Coordi-
nator (staff contact):**
Jeff Watson, Staff Planner:
(509) 933 8274; email at
jeff.watson@co.kittitas.wa.us

Notice of Application:
Thursday, March 13, 2014
Application Received:
Wednesday, October 29, 2014
Application Complete:
Monday, March 10, 2014

Publication Date:
Thursday, March 13, 2014

????

Jeff Watson

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: Darren Habel (darren.habel@usace.army.mil)
Sent: Tuesday, March 11, 2014 11:18 AM
Subject: Relayed: Kittitas County Notice of Application SP-13-00010 Brain

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Darren Habel (darren.habel@usace.army.mil) <<mailto:darren.habel@usace.army.mil>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Riley, Craig (DOH) <Craig.Riley@DOH.WA.GOV>
Sent: Tuesday, March 11, 2014 11:18 AM
To: Jeff Watson
Subject: Out of Office AutoReply: Kittitas County Notice of Application SP-13-00010 Brain

I am out of the office.

If you need immediate assistance, please contact our front office at 509-329-2100.

If this is an after hours emergency please call our Drinking Water Hotline at 1-877-481-4901.

Jeff Watson

From: Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@DAHP.wa.gov>
Sent: Tuesday, March 11, 2014 11:18 AM
To: Jeff Watson
Subject: Automatic reply: Kittitas County Notice of Application SP-13-00010 Brain

Sorry to have missed you! I am out of the office on annual leave I will return to the office on 3/12 and will return your email then.

Jeff Watson

From: postmaster@ci.ellensburg.wa.us
To: RichElliott
Sent: Tuesday, March 11, 2014 11:18 AM
Subject: Delivered: Kittitas County Notice of Application SP-13-00010 Brain

Your message has been delivered to the following recipients:

RichElliott <<mailto:elliott@kvfr.org>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'Tom Justus (tom.justus@doh.wa.gov)'; 'Richard.Benson@doh.wa.gov';
'russell.mau@doh.wa.gov'; 'heather.cannon@doh.wa.gov'
Sent: Tuesday, March 11, 2014 11:18 AM
Subject: Relayed: Kittitas County Notice of Application SP-13-00010 Brain

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Tom Justus (tom.justus@doh.wa.gov) <<mailto:tom.justus@doh.wa.gov>>

Richard.Benson@doh.wa.gov' <<mailto:Richard.Benson@doh.wa.gov>>

'russell.mau@doh.wa.gov' <<mailto:russell.mau@doh.wa.gov>>

heather.cannon@doh.wa.gov' <<mailto:heather.cannon@doh.wa.gov>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'Gretchen.Kaehler@DAHP.wa.gov'
Sent: Tuesday, March 11, 2014 11:18 AM
Subject: Relayed: Kittitas County Notice of Application SP-13-00010 Brain

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'Gretchen.Kaehler@DAHP.wa.gov' <<mailto:Gretchen.Kaehler@DAHP.wa.gov>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'Teske, Mark S'; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'
Sent: Tuesday, March 11, 2014 11:18 AM
Subject: Relayed: Kittitas County Notice of Application SP-13-00010 Brain

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Teske, Mark S' <<mailto:Mark.Teske@dfw.wa.gov>>

Brent Renfrow (Brent.Renfrow@dfw.wa.gov) <<mailto:Brent.Renfrow@dfw.wa.gov>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'Clear, Gwen (ECY)'; 'CROSEPACORDINATOR@ECY.WA.GOV'
Sent: Tuesday, March 11, 2014 11:18 AM
Subject: Relayed: Kittitas County Notice of Application SP-13-00010 Brain

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'Clear, Gwen (ECY)' <<mailto:GCLE461@ECY.WA.GOV>>

'CROSEPACORDINATOR@ECY.WA.GOV' <<mailto:CROSEPACORDINATOR@ECY.WA.GOV>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: postmaster@Yakama.com
To: 'enviroreview@yakama.com'
Sent: Tuesday, March 11, 2014 11:18 AM
Subject: Delivered: Kittitas County Notice of Application SP-13-00010 Brain

Your message has been delivered to the following recipients:

'enviroreview@yakama.com' <<mailto:enviroreview@yakama.com>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: postmaster@Yakama.com
To: 'Jessica Lally (jessica@yakama.com)'
Sent: Tuesday, March 11, 2014 11:17 AM
Subject: Delivered: Kittitas County Notice of Application SP-13-00010 Brain

Your message has been delivered to the following recipients:

'Jessica Lally (jessica@yakama.com)' <<mailto:jessica@yakama.com>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'rivers@dnr.wa.gov'; 'Cindy Preston (cindy.preston@dnr.wa.gov)';
'linda.hazlett@dnr.wa.gov'
Sent: Tuesday, March 11, 2014 11:17 AM
Subject: Relayed: Kittitas County Notice of Application SP-13-00010 Brain

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'rivers@dnr.wa.gov' <<mailto:rivers@dnr.wa.gov>>

'Cindy Preston (cindy.preston@dnr.wa.gov)' <<mailto:cindy.preston@dnr.wa.gov>>

'linda.hazlett@dnr.wa.gov' <<mailto:linda.hazlett@dnr.wa.gov>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: postmaster@Yakama.com
To: 'Johnson Meninick (johnson@yakama.com)'
Sent: Tuesday, March 11, 2014 11:17 AM
Subject: Delivered: Kittitas County Notice of Application SP-13-00010 Brain

Your message has been delivered to the following recipients:

Johnson Meninick (johnson@yakama.com) <<mailto:johnson@yakama.com>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: postmaster@Yakama.com
To: 'jmarvin@yakama.com'
Sent: Tuesday, March 11, 2014 11:17 AM
Subject: Delivered: Kittitas County Notice of Application SP-13-00010 Brain

Your message has been delivered to the following recipients:

'jmarvin@yakama.com' <<mailto:jmarvin@yakama.com>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: MAILER-DAEMON@av-mx.com
To: cid@fairpoint.net
Sent: Tuesday, March 11, 2014 11:17 AM
Subject: Delivered: Kittitas County Notice of Application SP-13-00010 Brain

Your message has been delivered to the following recipients:

cid@fairpoint.net

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: Allison Kimball (brooksideconsulting@gmail.com)
Sent: Tuesday, March 11, 2014 11:17 AM
Subject: Relayed: Kittitas County Notice of Application SP-13-00010 Brain

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Allison Kimball (brooksideconsulting@gmail.com) <<mailto:brooksideconsulting@gmail.com>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Microsoft Outlook
To: Joe Gilbert; Patti Johnson; Jan Ollivier; Jeff Watson; Kaycee Hathaway; Doc Hansen; Lindsey Ozbolt; Lisa Lawrence; Candie M. Leader; Christina Wollman; Bill Steele; Brenda Larsen; Erin Moore; Kim Dawson; Lisa Iammarino; Holly Duncan; Julie Kjorsvik
Sent: Tuesday, March 11, 2014 11:17 AM
Subject: Delivered: Kittitas County Notice of Application SP-13-00010 Brain

Your message has been delivered to the following recipients:

Joe Gilbert (joe.gilbert@co.kittitas.wa.us) <<mailto:joe.gilbert@co.kittitas.wa.us>>

Patti Johnson (patti.johnson@co.kittitas.wa.us) <<mailto:patti.johnson@co.kittitas.wa.us>>

Jan Ollivier (jan.ollivier@co.kittitas.wa.us) <<mailto:jan.ollivier@co.kittitas.wa.us>>

Jeff Watson (jeff.watson@co.kittitas.wa.us) <<mailto:jeff.watson@co.kittitas.wa.us>>

Kaycee Hathaway (kaycee.hathaway@co.kittitas.wa.us) <<mailto:kaycee.hathaway@co.kittitas.wa.us>>

Doc Hansen (doc.hansen@co.kittitas.wa.us) <<mailto:doc.hansen@co.kittitas.wa.us>>

Lindsey Ozbolt (lindsey.ozbolt@co.kittitas.wa.us) <<mailto:lindsey.ozbolt@co.kittitas.wa.us>>

Lisa Lawrence (lisa.lawrence@co.kittitas.wa.us) <<mailto:lisa.lawrence@co.kittitas.wa.us>>

Candie M. Leader (candie.leader@co.kittitas.wa.us) <<mailto:candie.leader@co.kittitas.wa.us>>

Christina Wollman (christina.wollman@co.kittitas.wa.us) <<mailto:christina.wollman@co.kittitas.wa.us>>

Bill Steele (bill.steele@co.kittitas.wa.us) <<mailto:bill.steele@co.kittitas.wa.us>>

Brenda Larsen (brenda.larsen@co.kittitas.wa.us) <<mailto:brenda.larsen@co.kittitas.wa.us>>

Erin Moore (erin.moore@co.kittitas.wa.us) <<mailto:erin.moore@co.kittitas.wa.us>>

Kim Dawson (kim.dawson@co.kittitas.wa.us) <<mailto:kim.dawson@co.kittitas.wa.us>>

Lisa Iammarino (lisa.iammarino@co.kittitas.wa.us) <<mailto:lisa.iammarino@co.kittitas.wa.us>>

Holly Duncan (holly.duncan@co.kittitas.wa.us) <<mailto:holly.duncan@co.kittitas.wa.us>>

Julie Kjorsvik (julie.kjorsvik@co.kittitas.wa.us) <<mailto:julie.kjorsvik@co.kittitas.wa.us>>

Subject: Kittitas County Notice of Application SP-13-00010 Brain

Jeff Watson

From: Holly Duncan
Sent: Tuesday, March 11, 2014 11:17 AM
To: Jeff Watson
Subject: Automatic reply: Kittitas County Notice of Application SP-13-00010 Brain

I will be out of the office March 7th through March 22nd. I will be able to respond to you when I get back on the 24th of March. Thank you for your understanding.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Candie M. Leader
Sent: Tuesday, March 11, 2014 11:17 AM
To: Jeff Watson
Subject: Automatic reply: Kittitas County Notice of Application SP-13-00010 Brain

I am out of the office and will return on March 12th. Please call 509-962-7523 if you require assistance.

Thank you!

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Microsoft Outlook
To: tribune@nkctribune.com
Sent: Tuesday, March 11, 2014 11:17 AM
Subject: Undeliverable: Kittitas County Notice of Application SP-13-00010 Brain

Delivery has failed to these recipients or groups:

tribune@nkctribune.com <mailto:IMCEAEX-O%3DKITTITAS_OU%3DCOURTHSE_cn%3DRecipients_cn%3Dtribune%2B40nkctribune%2B2Ecom@co.kittitas.wa.us>

The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: EXCH2010-MAIL.co.kittitas.wa.us

IMCEAEX-O=KITTITAS_OU=COURTHSE_cn=Recipients_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

Original message headers:

Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80:f1f0:8133:f9bc:42df])
by exch2010-mail.co.kittitas.wa.us ([fe80:f1f0:8133:f9bc:42df%11]) with mapi
id 14.01.0438.000; Tue, 11 Mar 2014 11:16:31 -0700
Content-Type: application/ms-tnef; name="winmail.dat"
Content-Transfer-Encoding: binary
From: Jeff Watson <jeff.watson@co.kittitas.wa.us>
To: Bill Steele <bill.steele@co.kittitas.wa.us>, Brenda Larsen
<brenda.larsen@co.kittitas.wa.us>, Brent Renfrow
(Brent.Renfrow@dfw.wa.gov) <Brent.Renfrow@dfw.wa.gov>, Candie M. Leader"
<candie.leader@co.kittitas.wa.us>, Christina Wollman
<christina.wollman@co.kittitas.wa.us>, "Cindy Preston
(cindy.preston@dnr.wa.gov)" <cindy.preston@dnr.wa.gov>,
"CROSECOORDINATOR@ECY.WA.GOV" <CROSECOORDINATOR@ECY.WA.GOV>, "Clear,
Gwen (ECY)" <GCLE461@ECY.WA.GOV>, "enviroreview@yakama.com"
<enviroreview@yakama.com>, Erin Moore <erin.moore@co.kittitas.wa.us>,
"Gretchen.Kaehler@DAHP.wa.gov" <Gretchen.Kaehler@DAHP.wa.gov>, Holly Duncan
<holly.duncan@co.kittitas.wa.us>, "Jan Jorgenson (jorgenja@cwu.edu)"

<jorgenja@cwu.edu>, "Jessica Lally (jessica@yakama.com)"
<jessica@yakama.com>, "jmarvin@yakama.com" <jmarvin@yakama.com>, "Johnson
Meninick (johnson@yakama.com)" <johnson@yakama.com>, Julie Kjorsvik
<julie.kjorsvik@co.kittitas.wa.us>, Kim Dawson
<kim.dawson@co.kittitas.wa.us>, "linda.hazlett@dnr.wa.gov"
<linda.hazlett@dnr.wa.gov>, Lisa Iammarino
<lisa.iammarino@co.kittitas.wa.us>, Lisa Lawrence
<lisa.lawrence@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>,
"nelmsk@cwu.edu" <nelmsk@cwu.edu>, Patti Johnson
<patti.johnson@co.kittitas.wa.us>, "russell.mau@doh.wa.gov"
<russell.mau@doh.wa.gov>, "Teske, Mark S" <Mark.Teske@dfw.wa.gov>,
"rivers@dnr.wa.gov" <rivers@dnr.wa.gov>, "Thalia Sachtleben
(enviroreview@yakama.com)" <enviroreview@yakama.com>, "Tom Justus
(tom.justus@doh.wa.gov)" <tom.justus@doh.wa.gov>, "tribune@nkctribune.com"
<[IMCEAFX-
O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us](mailto:IMCEAFX-
O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us)>,
Joe Gilbert <joe.gilbert@co.kittitas.wa.us>, "Allison Kimball
(brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, Jan
Ollivier <jan.ollivier@co.kittitas.wa.us>, "Richard.Benson@doh.wa.gov"
<Richard.Benson@doh.wa.gov>, "heather.cannon@doh.wa.gov"
<heather.cannon@doh.wa.gov>, "Darren Habel (darren.habel@usace.army.mil)"
<darren.habel@usace.army.mil>

CC: Doc Hansen <doc.hansen@co.kittitas.wa.us>, Lindsey Ozbolt
<lindsey.ozbolt@co.kittitas.wa.us>, Jeff Watson
<jeff.watson@co.kittitas.wa.us>, "cid@fairpoint.net" <cid@fairpoint.net>,
RichElliott <elliott@kvfr.org>, "Dr. Paul Farris, Ellensburg School
District" <pfarris@eburg.wednet.edu>, "Chuck Cruse
(cruseandassoc@kvalley.com)" <cruseandassoc@kvalley.com>, Kaycee Hathaway
<kaycee.hathaway@co.kittitas.wa.us>

Subject: Kittitas County Notice of Application SP-13-00010 Brain
Thread-Topic: Kittitas County Notice of Application SP-13-00010 Brain
Thread-Index: Ac89Sm7ChTRoUboPTReGQSzgbfbEQw==
Return-Receipt-To: <jeff.watson@co.kittitas.wa.us>
Date: Tue, 11 Mar 2014 11:16:30 -0700
Message-ID: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>
Reply-To: Jeff Watson <jeff.watson@co.kittitas.wa.us>, Lindsey Ozbolt
<lindsey.ozbolt@co.kittitas.wa.us>

Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>
MIME-Version: 1.0
X-Originating-IP: [192.168.38.3]



Kittitas County
Notice of Appl...

Jeff Watson

From: Jeff Watson
Sent: Tuesday, March 11, 2014 8:43 AM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SP-13-00010 Brain Notice of Application Legal.docx

Please publish the attached on: Thursday March 13, 2014.

Thanks,

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

NOTICE OF APPLICATION

Project Name (File Number): Brain (SP-13-00010)

Applicant: Chris Cruse authorized agent for Mary Brain, landowner

Location: 1 parcel, abutting the Ellensburg city limits to the east at 906 1/2 Vista Road, in a portion of Section 36, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-36077-0006.

Proposal: Chris Cruse authorized agent for Mary Brain, landowner, has submitted a preliminary short plat application to subdivide approximately 3.23 acres into one .17 acre parcel and one 3.07 acre parcel . The subject property is zoned Urban Residential.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, March 28, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us

Notice of Application:	Thursday, March 13, 2014
Application Received:	Wednesday, October 29, 2014
Application Complete:	Monday, March 10, 2014
Publication Date:	Thursday, March 13, 2014



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

PROPOSAL NAME: Brain Short Plat SP-13-00010

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Thursday, 13 March, 2014

I certify that the following documentation:

- Notice of Application for the Brain Short Plat SP-13-00010

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Jeff Watson
Community Development Services Planner
County of Kittitas
State of Washington

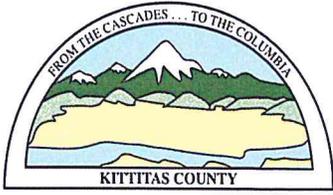
Subscribed and sworn to before me March 13, 2013
Date

Allison Rose Shriner
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: January 9, 2018



Signature



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: March 13, 2014
Application Received: October 29, 2014
Application Complete: March 10, 2014

Project Name (File Number): Brain (SP-13-00010)
Applicant: Chris Cruse authorized agent for Mary Brain, landowner

Location: 1 parcel, abutting the Ellensburg city limits to the east at 906 1/2 Vista Road, in a portion of Section 36, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-36077-0006.

Proposal: Chris Cruse authorized agent for Mary Brain, landowner, has submitted a preliminary short plat application to subdivide approximately 3 acres into one .17 acre parcel and one 3.07 acre parcel. The subject property is zoned Urban Residential.

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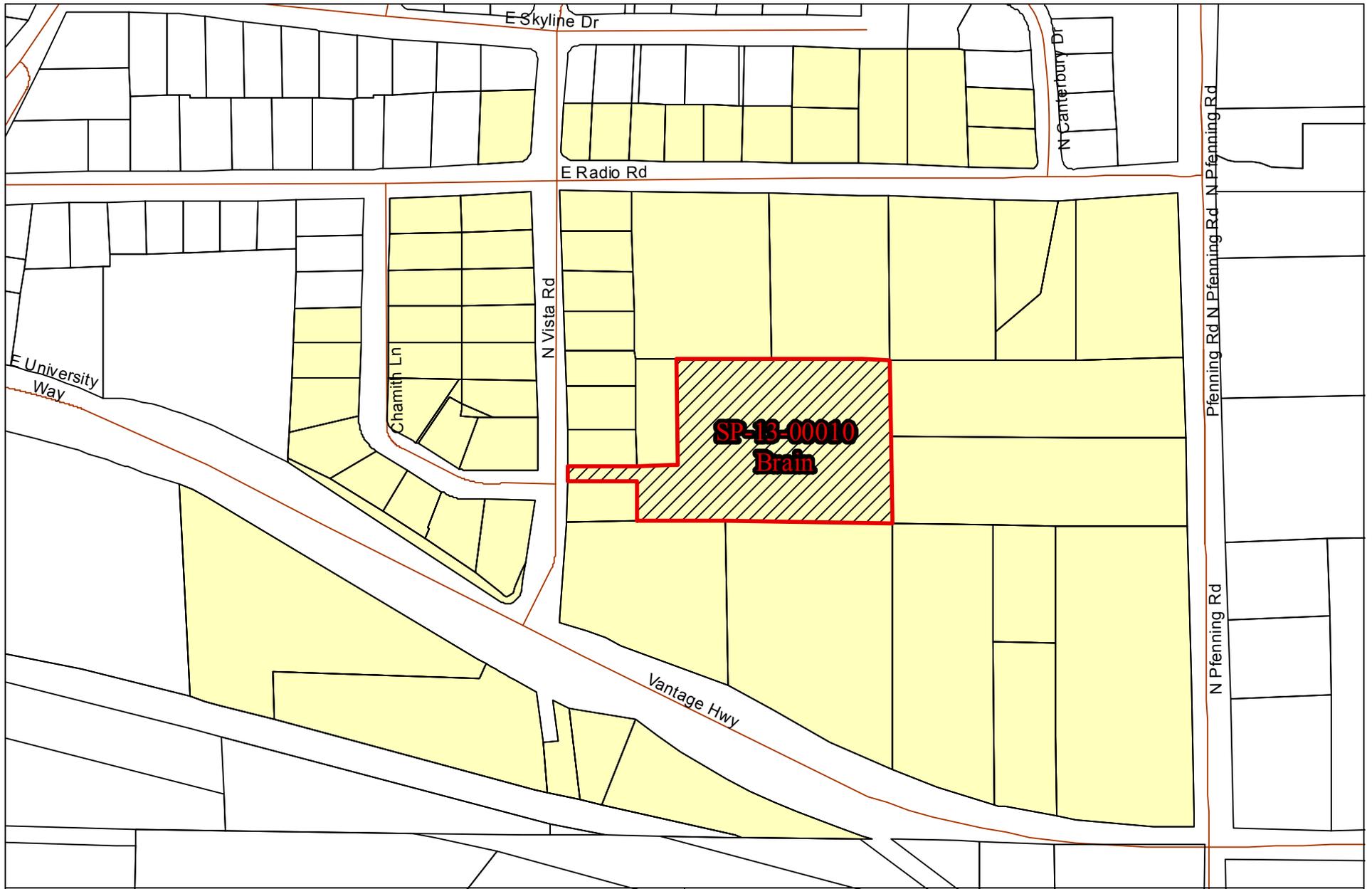
Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, 28 March, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us


Signature Planner of Record

3/13/2014
Date



SP-13-00010
Brain

Adjacent Properties
for Notification

**WALKER, CHARLES SCOTT &
ELIZABETH E
1615 E RADIO RD
ELLENSBURG WA 98926-9590**

**SINGER, GREGORY E & SARA A
2340 E 3RD AVE
ELLENSBURG WA 98926-8175**

**LIPSKY, WILLIAM D & AZELLA L
1100 N VISTA RD
ELLENSBURG WA 98926-9572**

**MERTELL, CODY M ETUX
1501 RADIO RD
ELLENSBURG WA 98926-**

**VALVERDE, INTI &
WHITSETT, LEAH C
503 E RADIO ROAD
ELLENSBURG WA 98926-**

**BUHR, MINERVA P
1505 E RADIO RD
ELLENSBURG WA 98926-9589**

**SIGLER, SCOTT N
1507 RADIO RD
ELLENSBURG WA 98926-**

**HARRIS, BRUCE L & JOANN
1518 SKYLINE DR
ELLENSBURG WA 98926-**

**DELGADO, SIMON R & SELMA
ANN
PO BOX 144
CLINTON WA 98236-**

**BERRY, THOMAS F
1007 VISTA RD
ELLENSBURG WA 98926-**

**WILLIS, SCOTT R & MARLO
1006 N CHAMITH LN
ELLENSBURG WA 98926-9574**

**LORENZ, WILLIAM G
1005 N VISTA RD
ELLENSBURG WA 98926-**

**STOREY, RICHARD K ETUX
1004 CHAMITH LN
ELLENSBURG WA 98926**

**RENFROW, ROSELLEN
PO BOX 453
ELLENSBURG WA 98926**

**LACKEY, THOMAS G & LYNN H
4780 TOK A LOU AVE NE
TACOMA WA 98422-1631**

**ADEN, DONALD L & VIRGINIA K
1001 N VISTA RD
ELLENSBURG WA 98926-9571**

**Z DENNY G LLC
PO BOX 101
RONALD WA 98940**

**ARELLANO, MICHELLE
909 VISTA RD
ELLENSBURG WA 98926**

**MARVIN, SUSAN J
920 CHAMITH LN
ELLENSBURG WA 98926-**

**BAUMGAERTNER, STEVE A ETUX
3124 LONGHORN CT
FORT COLLINS, CO 80526-**

**WRIGHT, DARREN C ETUX
918 CHAMITH LANE
ELLENSBURG WA 98926**

**BERKAS, ERIC J ETUX
914 N CHAMITH LN
ELLENSBURG WA 98926-**

**VAN HORN, LESTER P
14631 FISK ROAD
YAKIMA, WA 98908-**

**JOHNSTON, MILTON D ETUX
1211 VUECREST
ELLENSBURG WA 98926**

**ANDREOTTI, JOHN
923 N CHAMITH LN
ELLENSBURG WA 98926-9573**

**ALTICE, E H
921 N CHAMITH LN
ELLENSBURG WA 98926-9573**

**NIELSEN, ALAN B
919 CHAMITH LANE
ELLENSBURG WA 98926**

**GUNN, SUSAN B
381 FIELDS RD
ELLENSBURG WA 98926**

**KITTITAS CO PUD #1
1400 E VANTAGE HIGHWAY
ELLENSBURG WA 98926-**

**ELLENSBURG CONGREGATION
OF JEHOVAH'S WITNESSES
1010 E 11TH AVE
ELLENSBURG WA 98926-**

**FIRMAN, TERENCE L JR & MARLA
J
1004 N VISTA RD
ELLENSBURG WA 98926-9571**

**JANTZER, KYLE X
1002 N VISTA DR
ELLENSBURG WA 98926-**

**HEADMAN, PHILLIP A & REBECCA
L
1000 N VISTA RD
ELLENSBURG WA 98926-**

**ALLPHIN, EDNA J
908 N VISTA RD
ELLENSBURG WA 98926-**

**CLAYTON, CLIFFORD T III ETUX
906 VISTA RD
ELLENSBURG WA 98926**

**STREET, ELIZABETH RUTH M
STREET, WARREN ROBERT
904 N VISTA RD
ELLENSBURG WA 98926-9570**

**ALLPHIN, DALE L & MARJORIE D
1510 RADIO RD
ELLENSBURG WA 98926-**

**KIDDER, DEANNA R
904 1/2 VISTA RD
ELLENSBURG WA 98926**

**BRAIN, MARY A
906 1/2 VISTA RD
ELLENSBURG WA 98926**

**THOMPSON, JOHN & SHIRLEY
1501 VANTAGE HIGHWAY
ELLENSBURG WA 98926**

**KNUDSON LUMBER CO
1791 VANTAGE HWY
ELLENSBURG WA 98926**

**JOHNSTON, MARK V ETUX
1604 RADIO RD
ELLENSBURG WA 98926**

**HENTGES, ANTHONY K ETUX
1714 RADIO RD
ELLENSBURG WA 98926**

**JEWELL, ROBERT P ETUX
1706 RADIO RD
ELLENSBURG WA 98926**

**MCBRIDE, MARGIE E
1704 E RADIO RD
ELLENSBURG WA 98926-9591**

**CHANG, IAN H
1604 RADIO RD
ELLENSBURG WA 98926**

**TOLIN, PHILIP & BARBARA
1509 E RADIO RD
ELLENSBURG WA 98926-9589**

**DELAMARTER ELDER
% WA INC PRESTIGE CARE
7700 NE PARKWAY DR STE 300
VANCOUVER WA 98662-**

**KASTNING, KATHERINE A
1006 VISTA RD
ELLENSBURG WA 98926**

**MCDOWELL PROPERTIES LLC
1040 EMERSON RD
ELLENSBURG WA 98926-8438**

**BEECH FINACE INC
1145 PITCHER CANYON RD
WENATCHEE WA 98801-9446**

**CITY OF ELLENSBURG
CITY HALL
501 N ANDERSON
ELLENSBURG WA 98926-**

**DOWNS, JANET M
1009 PFENNING RD
ELLENSBURG WA 98926**

**DOWNS, JANET M ETVIR
913 N PFENNING RD
ELLENSBURG WA 98926-**

**MALLICK, JASON
1613 RADIO RD
ELLENSBURG WA 98926**

**REINSTATLER, LAURA M &
NABORS, STEVEN
915 CHAMITH LANE
ELLENSBURG WA 98926-**

**IRISH, TIMOTHY S ETUX
308 S PEARL
ELLENSBURG WA 98926-**

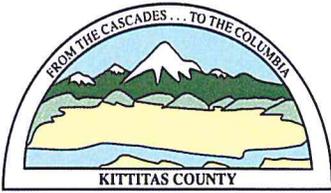
**RIGGS, JOHN V & KATHERINE S
17129 SE 100TH ST
RENTON WA 98059-**

**KNUDSON, DESMOND P ETUX
1665 VANTAGE HWY
ELLENSBURG WA 98926-**

**ARMSTRONG, GREGORY A ETUX
1631 VANTAGE HWY
ELLENSBURG WA 98926**

KNUDSON, DESMOND & EARLENE
1665 VANTAGE HWY
ELLENSBURG WA 98926-

G&G PARKER LLC
1621 VANTAGE HWY
ELLENSBURG WA 98926-



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

March 7, 2014

Mary Brain
906 1/2 Vista Road
Ellensburg WA 98926

Subject: Brain Short Plat, SP-13-00010

Dear Applicant,

Your application for a 1 lot short plat on approximately 3 acres of land that is zoned Urban Residential, located in a portion of section 36, township 18 N, range 18 E, WM in Kittitas County; Assessor's map number 18-18-36077-0006, was received on Wednesday, October 29, 2014. Your application has been determined complete as of Friday, March 7, 2014.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner

CC via email Cruse and Associates to cruseandassoc@kvalley.com

SP-13-00010 Brain Master File@T:CDS\Projects\Short Plats\SP 2013\SP-13-00010 Brain

Jeff Watson

From: Brenda Larsen
Sent: Tuesday, November 26, 2013 11:29 AM
To: Jeff Watson
Subject: Brain SP13-00010

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Staff Planner
Department of Community Development
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Brain Short Plat SP-13-00010

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- All future development must comply with the International Fire Code.

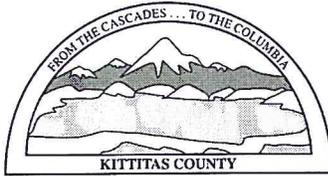
Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

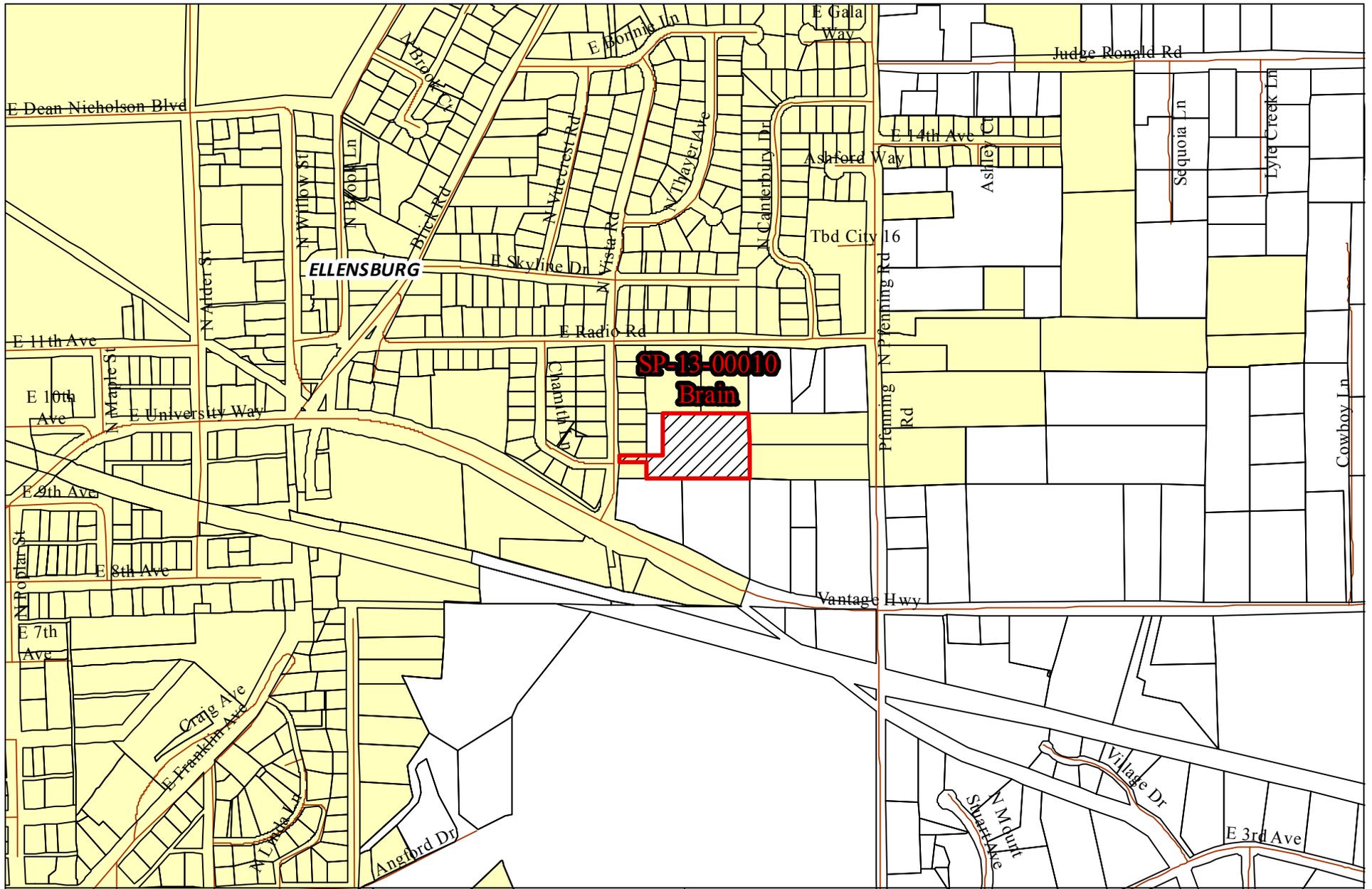
FROM: Christina Wollman, Planner II *CW*

DATE: December 30, 2013

SUBJECT: Brain Short Plat SP-13-00010

The following shall be conditions of preliminary approval:

1. Road Variance (RV-13-14 Brain): This project received a road variance to allow reduced standards for the access road serving the project. The following conditions apply:
 - a. The road shall be a minimum of 20' wide and have an all-weather surface.
 - b. A turnaround shall be constructed in a location approved by the Fire Marshal.
 - c. The road shall not be used for any future subdivision.
2. Vantage Highway Access: The landowner has secured a 60' easement from the Vantage Highway into the site. The driveway will access the Vantage Highway from the existing commercial access at 1601 Vantage Highway. If this access is used for the new lot instead of the driveway from Vista Road, the improvements required by RV-13-14 will not be required. The driveway from Vantage Highway must be constructed to meet the driveway standards in KCC 12.12 and KCC 20.02. Additional improvements will be required if the driveway receives use outside of this short plat or serves future development.
3. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. 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.
6. 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.
7. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.



SP-13-00010
Brain

Area
Map



Iron Horse Trail

E University Way



SP-13-00010
Brain

Vertical
Air Photo



SP-13-00010
Brain

Critical Areas
Map

Critical Areas Checklist

Friday, March 07, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

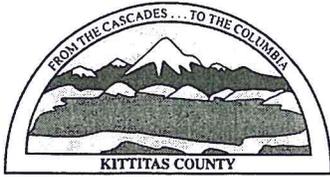
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

DETERMINATION OF CONCURRENCY FINDING

Project: TC-13-00012 Brain SP-13-00010

Description: A 2-lot short plat.

Proponent: Chris Cruse
PO Box 959
Ellensburg, WA 98926

Landowner: Mary Brain
906 ½ Vista Road
Ellensburg, WA 98926

Location: The project is located at 906 ½ Vista Road, Ellensburg, WA, in a portion of Section 36, T18N, R18E, WM in Kittitas County. Assessor's map number: 18-18-36077-0006.

Serving Roadway: Vista Road

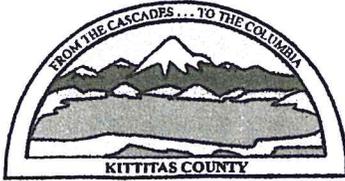
Capacity Allocation: 20 ADT

Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

Signed: *Chollman*

Date: 11-12-13



**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT
APPLICATION**

Required attachments:

Site map showing access locations

TC-13-00011

RECEIVED

NOV 12 2013

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

Chonman

DATE: 11/12/13

KITTITAS COUNTY
PUBLICWORKS
DATE STAMP HERE

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

Name: Mary Brain

Mailing Address: 906 1/2 Vista Road

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 962-2832

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: P.O. Box 959

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 962-8242

Email Address: cruseandassoc@kvalley.com

3. Contact person for application (select one): Owner of record Authorized agent

4. Street address of property: 906 1/2 Vista Road

5. Tax parcel number(s): 18-18-36077-0006

6. Roads serving project: Vista Road

7. Plat or project name: Brain Short Plat

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

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

Kittitas County Department of Public Works

8. Proposed Land Use: Residential Commercial Agricultural

9. Proposed Land Use Project: Short Plat Long Plat Building Permit Other: _____

10. Total number of lots/dwelling units: 2

11. Commercial/Agricultural building area in square feet: N/A

12. Narrative project description: 2 lot short plat creating a 3.07 and 0.17 acre parcels. See application map.

13. Describe present use of property: Residential

13. 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.

14. Are there any other pending applications or issues associated with this property?

Yes No If yes, describe: _____

Signature of Authorized Agent:
x Chris Chase

Date:
10/22/2013

Signature of Land Owner of Record
(Required for application submittal):
x Mary A. Bessie

Date:
10-28-2013

Jeff Watson

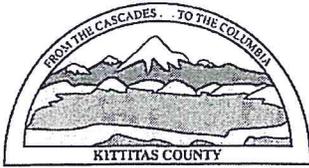
From: Cruse & Associates <cruseandassoc@kvalley.com>
Sent: Tuesday, December 10, 2013 9:43 AM
To: Christina Wollman
Cc: Jeff Watson
Subject: Brain SP-13-00010
Attachments: Brain SP-13-00010.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Christina

Attached is a revised layout for the access to the Brain Short Plat. I believe Pete Heger had a variance for the existing access from Vista Road but is having trouble meeting the conditions of the variance due to the neighbor and their garage. Knudson has agreed to give them a 60' easement for access from Vantage Hwy. Please review and contact me back with your concerns.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-13-14
Brain

)
)
)
)
)

**FINDINGS OF FACTS,
CONCLUSIONS AT LAW, AND
DECISION**

FINDINGS

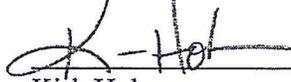
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Pete Heger, authorized agent for Mary Brain, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Pete Heger, authorized agent for Mary Brain, owner, submitted a road variance application on August 12, 2013.
2. The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.
3. The Committee finds that the property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.
4. The Committee finds that the City of Ellensburg wishes for the driveway to be constructed to County private road standards.
5. The Committee finds that the City of Ellensburg has no concerns if the road and easement widths are reduced to 18' and 30', respectively.
6. The Committee finds that Kittitas County Road Standards will require the driveway to be constructed as a private road, including a 40' easement and 22' private road.
7. The Committee finds that an open record hearing was held on August 21, 2013 and that testimony was taken from those persons present who wished to be heard.

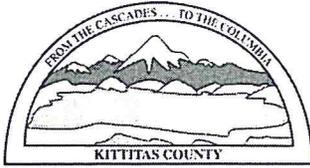
8. The Committee finds that the proposal is in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are fully met, as required by KCC 12.01.130.
9. The Committee finds that additional conditions are necessary to protect the public's interest.
 - a. The road shall be a minimum of 20' wide and have an all-weather surface.
 - b. A turnaround shall be constructed in a location approved by the Fire Marshal.
 - c. The road shall not be used for any future subdivision.

Dated this 21st day of August, 2013.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

STAFF REPORT

TO: Kittitas County Road Variance Committee
FROM: Christina Wollman, Planner II
DATE: August 15, 2013
SUBJECT: Brain RV-13-14

I. BACKGROUND INFORMATION

Proposal: A Road Variance Application from Pete Heger, authorized agent for Mary Brain, owner, to allow for a reduction in the minimum road width and easement width for a private road.

History: This property has historically been used for agriculture and residential. Access is from a 30' strip of land connecting to North Vista Road. The property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.

Location: The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.

II. POLICY AND REGULATORY REQUIREMENTS IN RELATION TO REQUEST

The driveway portion of this property is within the City of Ellensburg, but the City has stated the road should be constructed to County standards. The City has also stated that they have no concerns over a reduction in the required road and easement widths.

The applicant is planning to subdivide and create one additional parcel. The strip of land on which the driveway is located is only 30' wide. The applicant states that due to utility poles within the 30' strip of land, the maximum road width can be only 18'.

The additional parcel will increase the number of lots using the driveway to three, enacting private road standards including a 40' easement, 22' wide gravel road and emergency turnaround. The applicant is requesting a variance from the requirement to construct the road to private road standards.

III. SUGGESTED FINDING OF FACTS

This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Pete Heger, authorized agent for Mary Brain, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

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

1. The Road Variance Committee finds that Pete Heger, authorized agent for Mary Brain, owner, submitted a road variance application on August 12, 2013.
2. The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.
3. The Committee finds that the property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.
4. The Committee finds that the City of Ellensburg wishes for the driveway to be constructed to County private road standards.
5. The Committee finds that the City of Ellensburg has no concerns if the road and easement widths are reduced to 18' and 30', respectively.
6. The Committee finds that Kittitas County Road Standards will require the driveway to be constructed as a private road, including a 40' easement and 22' private road.
7. The Committee finds that an open record hearing was held on August 21, 2013 and that testimony was taken from those persons present who wished to be heard.
8. The Committee finds that the proposal is/is not in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are/are not fully met, as required by KCC 12.01.130.
9. The Committee finds that additional conditions are/are not necessary to protect the public's interest.

Disclaimer: K48668 County makes every effort to produce and publish the most current and accurate information possible. No warranty, expressed or implied, is provided for the data provided, its use, or its interpretation. K48668 County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or misrepresentation by others regarding the information or its derivatives.

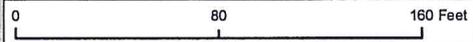
RV-13-14 Brain

ELLENSBURG

30' Width

N Vista Rd

Chamith Ln



From: [Christina Wollman](#)
To: "Craig Jones"
Subject: RE: short plat
Date: Tuesday, August 20, 2013 7:35:00 AM

Hi Craig,

I really need an answer to this question by the end of the day because the variance meeting is tomorrow morning.

Can you confirm that the city wants the county to enforce county road standards on this driveway?

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Christina Wollman
Sent: Friday, August 16, 2013 1:47 PM
To: 'Craig Jones'
Subject: RE: short plat

He's in the UGA so yes, minimum is 7,200.

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Craig Jones [mailto:jonesc@ci.ellensburg.wa.us]
Sent: Thursday, August 15, 2013 3:36 PM
To: Christina Wollman
Subject: RE: short plat

I will do some checking on this. Can he short plat a 7000sf lot in the county?

Thanks,

Craig

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Thursday, August 15, 2013 3:26 PM
To: Craig Jones
Subject: RE: short plat

Can you confirm that the city wants the county to enforce county road standards on this driveway?

Would there be any frontage requirements on Vista Road? (paved apron, curb, etc).

Thank you,

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Craig Jones [<mailto:jonesc@ci.ellensburg.wa.us>]
Sent: Thursday, August 15, 2013 12:03 PM
To: Christina Wollman
Subject: RE: short plat

Someone else in our office talked with him. I would be okay with those widths. The issues I have are for water and sewer, the lot he wants to create may have difficulties getting utilities. I'm working on doing some more research on his property.

Thanks,

Craig

From: Christina Wollman [<mailto:christina.wollman@co.kittitas.wa.us>]
Sent: Thursday, August 15, 2013 11:43 AM
To: Craig Jones
Subject: short plat

Hi Craig,

These people want to short plat and the driveway part of the property is within city limits. Pete Heger said he talked to someone in the city about the road and they said it was up to the county. Did you talk with him?

He wants to short plat but only has 30' in that strip and he would need 40'. He's applying for a variance to allow it to be a 30' easement and only an 18' wide road instead of 22' wide.

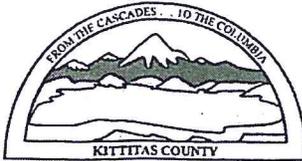
Does that seem ok to you, that they build the driveway to county standards?

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
Kittitas County Department of Public Works
411 N Ruby St, Suite 1 Ellensburg WA 98926
[p] 509.962.7051 | [f] 509.962.7663

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



**KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

ROAD STANDARDS VARIANCE APPLICATION

Application must be received by the last day of the month to be included on the next month's agenda.

NON REFUNDABLE FEE - \$280.00

RV-13-14

REQUIRED ATTACHMENTS:

- SUPPORTING DOCUMENTS
- AREA MAP

✓ #6656 Rec #6122

RECEIVED

AUG 12 2013

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

CA

DATE:

08.12.13

KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS
DATE STAMP HERE

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

Name: Mary Brain
 Mailing Address: 906 1/2 Vista Rd.
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 509 962 2832
 Email Address: _____

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

Agent Name: Pete Heger
 Mailing Address: 190 Winter Ck Ln.
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 509 929 0023
 Email Address: seaheg2@elltel.net

3. Contact person for application (select one): Owner of record Authorized agent

4. Street address of property: 906 1/2 Vista rd.

6. Tax parcel number(s): 18-18-3677-0006-00

7. Nearest County road: Phenning Rd

411 North Ruby Street, Suite 1 TEL
Ellensburg, WA 98926 FAX

(509) 962-7523
(509) 962-7663

8. Property served by a County road? Yes No If no, which road(s): Vista Rd.

9. Plat or project name: _____

10. Narrative project description: There is only a 30' easement and the maximum width of the driveway can only be 18' due to utility poles in easement

11. Provision of road standards for which this variance is requested and the way in which you wish to vary from the standards:

12.12 Table 12-1 High Density 3-14 lots
40' easement 22' wide road

12. Reason for the variance request: We would like to add one more residence to the property that would use the driveway.

13. 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.

14. Are there any other pending applications or issues associated with this property?
 Yes No If yes, describe: _____

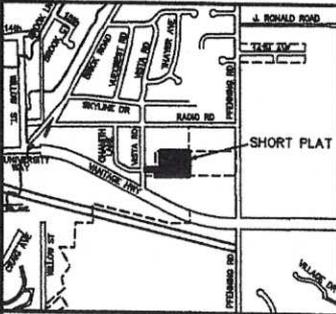
Signature of Authorized Agent:
x [Signature]

Date:
8/11/13

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

Date:
8-12-2013

VICINITY MAP



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-18-36077-0008

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: MARY A. BRAIN
ADDRESS: 908-1/2 VISTA ROAD
ELLENSBURG, WA 98926
PHONE: (509) 982-2832

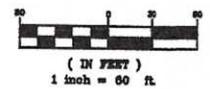
EXISTING ZONE: URBAN RESIDENTIAL
SOURCE OF WATER: CITY UTILITY
SEWER SYSTEM: CITY UTILITY
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 60'

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

**BRAIN SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON**

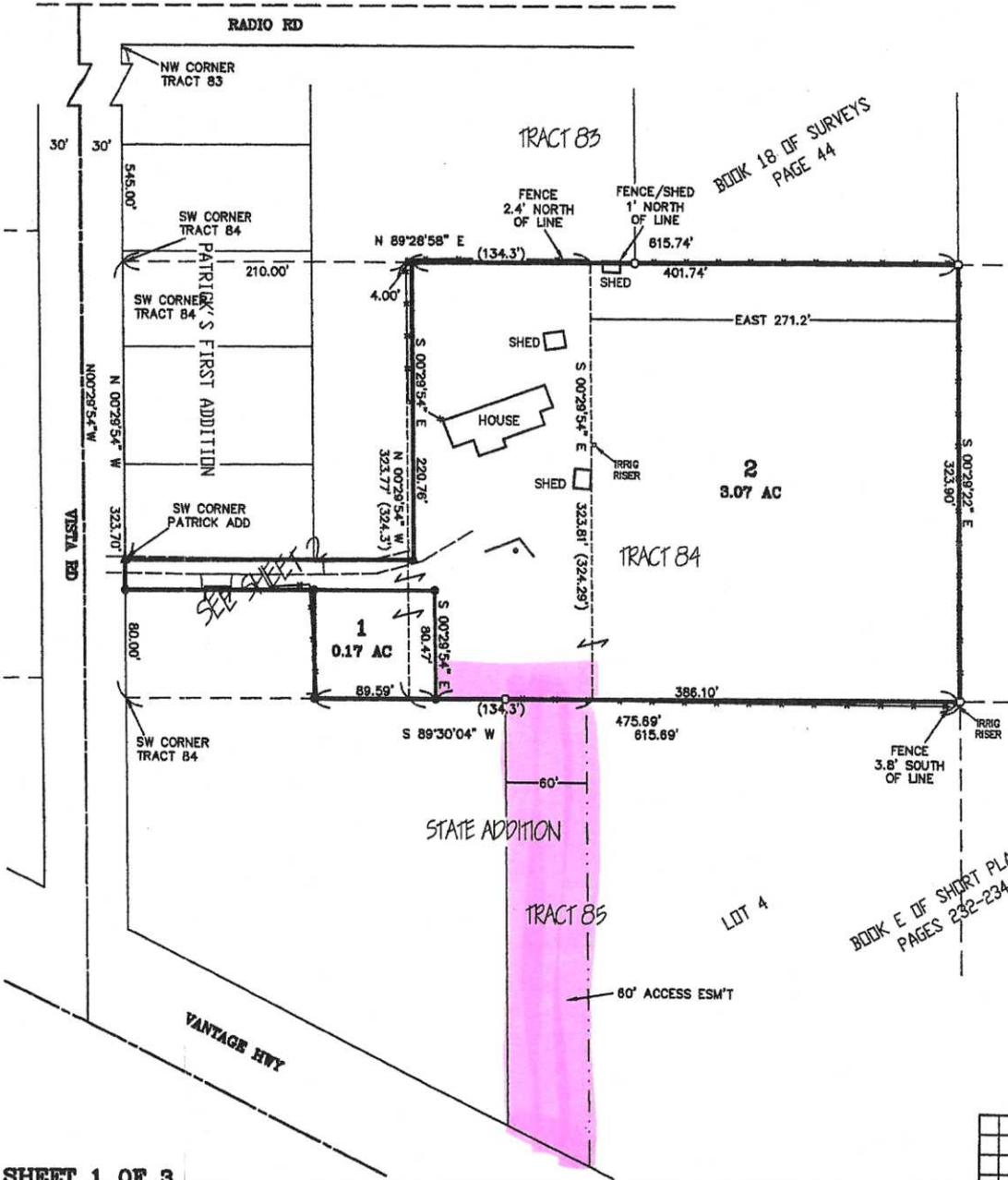


SP-13--



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- ▲— SET NAIL & WASHER - "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE
- () RECORD INFORMATION



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2013, at _____ M., in Book L of Short Plats at page(s) _____ at the request of Cruse & Associates. RECEIVING NO. _____

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 at the request of MARY BRAIN in OCTOBER of 2013.

PRELIMINARY

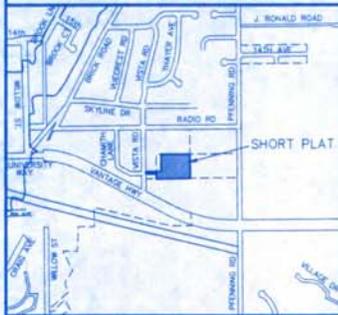
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

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

BRAIN SHORT PLAT



VICINITY MAP



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-18-36077-0006

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: MARY A. BRAIN
 ADDRESS: 906-1/2 VISTA ROAD
 ELLENSBURG, WA 98926
 PHONE: (509) 962-2832

EXISTING ZONE: URBAN RESIDENTIAL
 SOURCE OF WATER: CITY UTILITY
 SEWER SYSTEM: CITY UTILITY
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 80'

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

BRAIN SHORT PLAT
 PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON



SP-13-06010



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- ▲ SET NAIL & WASHER - "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE
- () RECORD INFORMATION

RECEIVED

OCT 29 2013

KITTITAS COUNTY
 CDS

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2013, at _____ M., in Book L of Short Plats at page(s) _____ at the request of Cruse & Associates. RECEIVING NO. _____

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 at the request of MARY BRAIN in OCTOBER of 2013.

10/29/2013

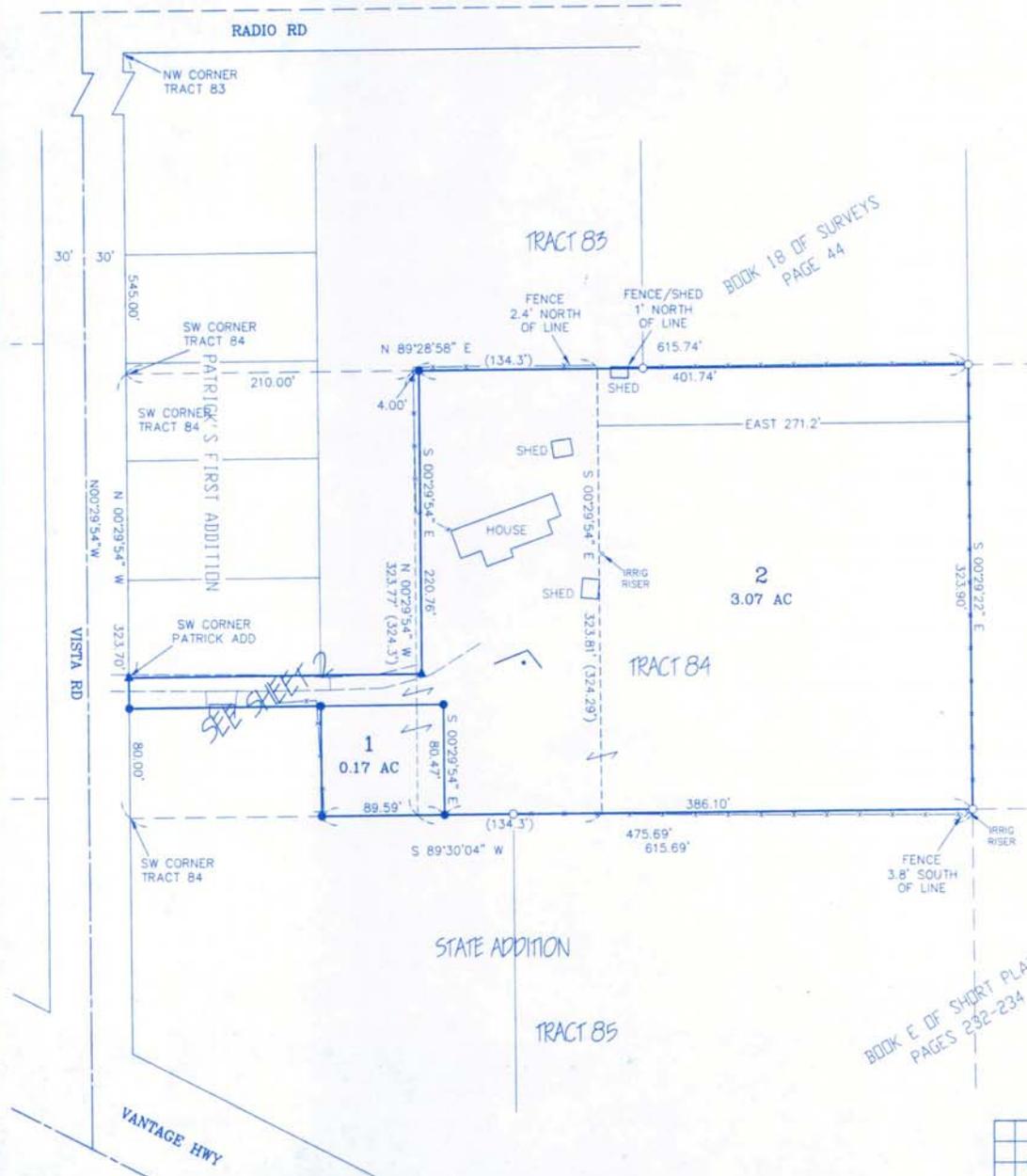
DATE

PRELIMINARY ONLY

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815

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

BRAIN SHORT PLAT



BOOK E OF SHORT PLATS
 PAGES 232-234



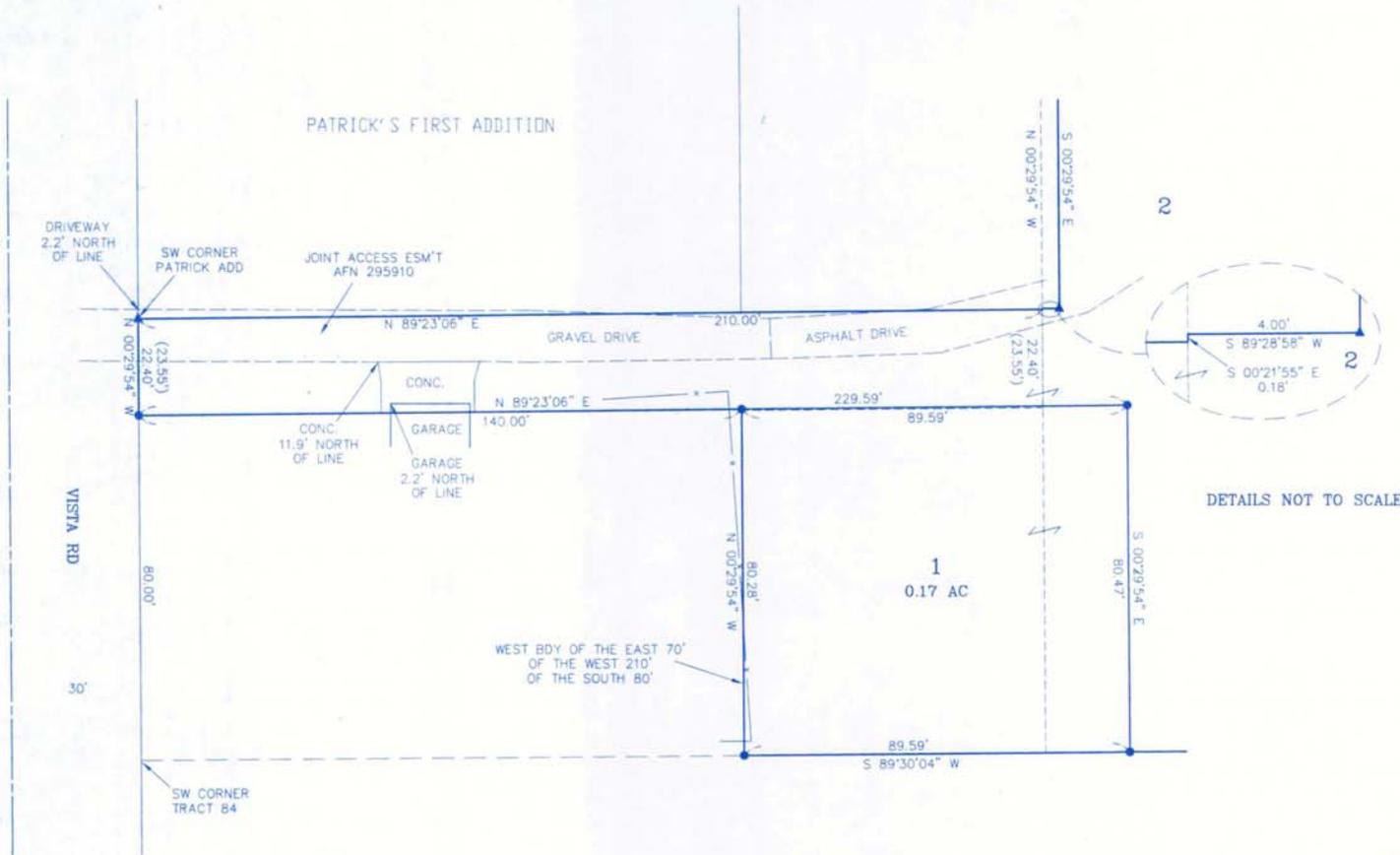
BRAIN SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-13-



LEGEND

- SET 5/8" REBAR W/ CAP
— "CRUSE 36815"
- ▲— SET NAIL & WASHER
— "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE
- () RECORD INFORMATION



AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2013, at _____ M., in Book L of Short Plats
 at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____

JERALD V. PETTIT by _____
 KITTITAS COUNTY AUDITOR



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

BRAIN SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

THE EAST 271.2 FEET OF TRACT 84; AND THE EAST 70 FEET OF THE WEST 210 FEET OF THE SOUTH 80 FEET OF TRACT 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 48, RECORDS OF SAID COUNTY, AND THAT PORTION OF SAID TRACT 84 WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF SAID TRACT, 80 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ON THE WEST LINE OF SAID TRACT, 23.55 FEET TO THE SOUTHWEST CORNER OF PATRICK ADDITION TO THE CITY OF ELLENSBURG, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 41, RECORDS OF SAID COUNTY; THENCE EAST, ALONG THE SOUTH LINE OF SAID ADDITION, AND BEYOND, A DISTANCE OF 210.0 FEET; THENCE SOUTH 23.55 FEET; THENCE WEST 210.0 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF TRACT 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 48, RECORDS OF SAID COUNTY, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT, 210.0 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 84, AND RUNNING EAST ON SAID NORTH BOUNDARY LINE 134.3 FEET; THENCE SOUTH, PARALLEL WITH THE WEST BOUNDARY LINE OF SAID TRACT, 324.29 FEET, TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT; THENCE WEST ON SAID SOUTH BOUNDARY LINE 134.3 FEET; AND THENCE NORTH 324.3 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID TRACT 84 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT 84, WHICH IS 210.0 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE RUNNING EAST 4.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID TRACT, 220.76 FEET; THENCE WEST 4.0 FEET; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID TRACT, 220.76 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MARY A. BRAIN, AS HER SEPARATE PROPERTY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2013.

MARY A. BRAIN

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARY A. BRAIN, 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: _____

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 KNUDSON SHORT PLAT SP-98-05 AND THE SURVEYS REFERENCED THEREON.
5. PER KITITAS COUNTY CODE 16.18.060, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
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. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.

AUDITOR'S CERTIFICATE

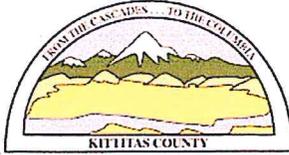
Filed for record this _____ day of _____
2013, at _____ M., in Book L of Short Plats
of page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR



10/29/2013

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

"Building Partnerships – Building Communities"

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

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

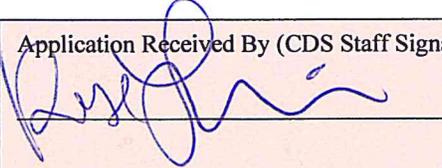
RECEIVED
OCT 29 2013
KITTITAS COUNTY
CDS

APPLICATION FEES:

\$720.00 Kittitas County Community Development Services (KCCDS)
 \$220.00 Kittitas County Department of Public Works
 \$130.00 Kittitas County Fire Marshal
 \$470.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

\$1,540.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>10/29/13</u>	RECEIPT # <u>19538</u>	<div style="text-align: center;"> <p>PAID</p> <p>OCT 29 2013</p> <p>KITTITAS CO.</p> <p>DATE STAMP IN BOX</p> </div>

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

FORM LAST REVISED: 01-02-13

Page 1 of 3

GENERAL APPLICATION INFORMATION

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

Name: Mary Brain
Mailing Address: 906 1/2 Vista Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-2832
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chair Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: Cruseandaroo@kvalley.com

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

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

4. **Street address of property:**

Address: 906 1/2 Vista Rd
City/State/ZIP: Ellensburg, WA 98926

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

ptn of Tract 84, State Addition to the City
of Ellensburg

6. **Tax parcel number(s):** 18-18-36077 - 0006

7. **Property size:** 3.23 Ac. (acres)

8. **Land Use Information:**

Zoning: Urban Residential §
R-L (city) Comp Plan Land Use Designation: Urban

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. *2 lot short plat w/ city utilities; access easement to city street right of way*
10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.
No
11. **What County maintained road(s) will the development be accessing from?**
None

AUTHORIZATION

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

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

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

Chris Cruise

Date:

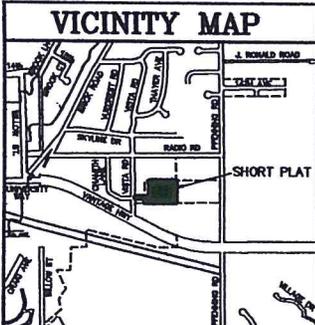
10/22/2013

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

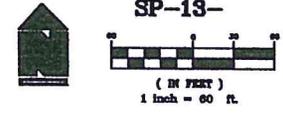
x Mow a. Brain

Date:

10-28-2013



BRAIN SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 18 E., W.M.
KITTTAS COUNTY, WASHINGTON



- LEGEND**
- SET 5/8" REBAR W/ CAP - CRUSE 36815
 - FOUND PIN & CAP
 - x— FENCE
 - () RECORD INFORMATION

APPROVALS

KITTTAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

KITTTAS COUNTY ENGINEER _____

KITTTAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.
 DATED THIS _____ DAY OF _____ A.D., 201__

KITTTAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BRAIN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTTAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 201__

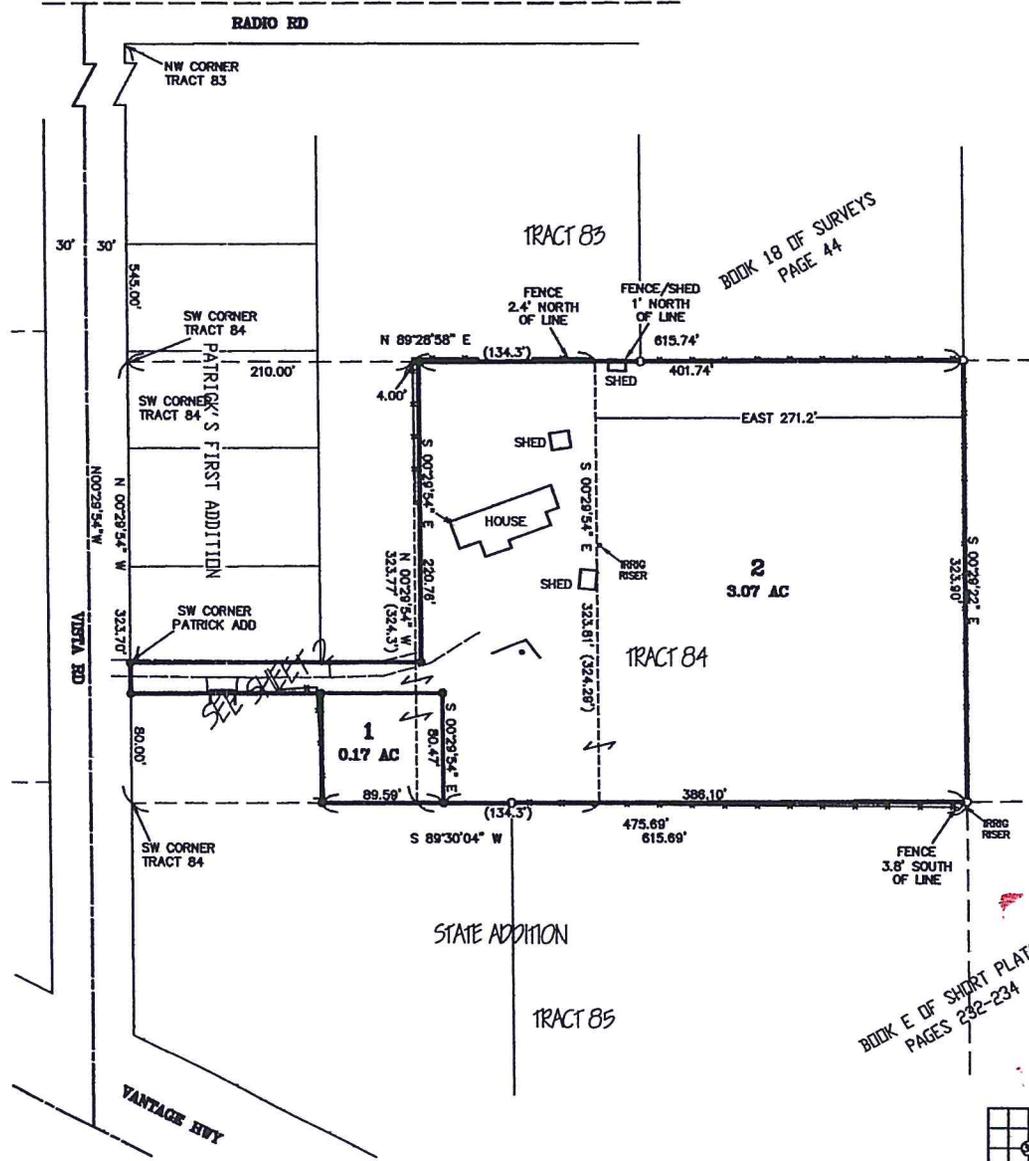
KITTTAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITTTAS 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. 18-18-36077-0008
 DATED THIS _____ DAY OF _____ A.D., 201__

KITTTAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: MARY A. BRAIN
 ADDRESS: 908-1/2 WSTA ROAD
 ELLENSBURG, WA 98928
 PHONE: (509) 962-2632
 EXISTING ZONE: URBAN RESIDENTIAL
 SOURCE OF WATER: CITY UTILITY
 SEWER SYSTEM: CITY UTILITY
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 60'

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



AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2013, at _____ M., in Book L of Short Plats
 at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____

GERALD V. PETIT by _____
 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 at the request of MARY BRAIN in OCTOBER of 2013.

PRELIMINARY

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 DATE: 10/22/2013

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98928 (509) 962-8242

BRAIN SHORT PLAT

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0119037-2013.72030-89853807

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: 09/16/2013

CHICAGO TITLE INSURANCE COMPANY

By Maureen 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.

WA2011 0119037
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: [Signature] President
ATTEST [Signature] Secretary



SUBDIVISION GUARANTEE

Office File Number : 0119037
Guarantee Number : WA2011-46-0119037-2013.72030-89853807
Dated : September 16, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : MARY BRAIN – 906-1/2 VISTA RD., ELLENSBURG, WA 98926

Name of Assured: CRUSE AND 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:

The East 271.2 feet of Tract 84; and the East 70 feet of the West 210 feet of the South 80 feet of Tract 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 2 of Plats, Page 48, records of said County, and that portion of said Tract 84 which is described as follows:

Beginning at a point on the West boundary line of said Tract, 80 feet North of the Southwest corner thereof; thence North on the West line of said Tract, 23.55 feet to the Southwest corner of PATRICK ADDITION TO THE CITY OF ELLENSBURG, as per plat thereof recorded in Book 3 of Plats, Page 41, records of said County, thence East, along the South line of said addition, and beyond, a distance of 210.0 feet; thence South 23.55 feet; thence West 210.0 feet to the point of beginning;

AND

That part of Tract 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 2 of Plats, Page 48, records of said County, which is described as follows:

A tract of land bounded by a line beginning at a point on the North boundary line of said Tract, 210.0 feet East of the Northwest corner of said Tract 84, and running East on said North boundary line 134.3 feet; thence South, parallel with the West boundary line of said Tract, 324.29 feet, to a point on the South boundary line of said Tract; thence West on said South boundary line 134.3 feet; and thence North 324.3 feet to the point of beginning;

EXCEPT that portion of said Tract 84 described as follows:

Beginning at a point on the North line of Tract 84, which is 210.0 feet East of the Northwest corner thereof; thence running East 4.00 feet; thence South parallel with the West boundary of said tract, 220.76 feet; thence West 4.0 feet; thence North parallel with the West boundary of said tract, 220.76 feet to the point of beginning.

Title to said real property is vested in:

MARY A. BRAIN, AS HER SEPARATE PROPERTY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0119037

Guarantee Number: WA2011-46-0119037-2013.72030-89853807

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. Notice of possible (present and future) tap or connection charges levied, or to be levied, by the City of Ellensburg, notice of which is given by instrument recorded February 3, 1978, under Kittitas County Auditor's File No. 420037.
5. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002, revised and amended in Resolution Number 04-2008 recorded March 12, 2008 under Auditor's File No. 200803120028.
6. Exceptions and reservations contained in Deed whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
From : The State of Washington
Recorded : August 15, 1949, in Volume 82 of Deeds, page 516
Recording No. : 209978
7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on March 29, 1962, in Volume 109, page 709, under Kittitas County Auditor's File No. 295910.
In favor of : Warren O. Kidder and Bernice B. Kidder, husband and wife
For : Joint use of a road
Affects : A portion of said premises
8. 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. 0119037

Guarantee Number: WA2011-46-0119037-2013.72030-89853807

7. Overlap as to a strip of land 4.0 feet in width and 220.76 feet in length created by erroneous legal description contained in deed from Lewis W. Brain, a married man, Grantor, to Mary A. Brain, his wife, Grantee, dated May 24, 1996, recorded May 28, 1996 under Auditor's File No. 199605280018, which may create a cloud on title of Deanna R. Kidder, fee owner of Tax Parcel 774034, as described in Statutory Warranty Deed recorded June 29, 2000 under Kittitas County Auditor's File No. 200006290023. Said 4 foot strip had been previously conveyed by Lewis W. Brain and Barbara A. Brain, Grantor, by deed dated March 18, 1960, recorded March 22, 1960, in Book 106, Page 8, under Auditor's File No. 231549.
8. Pre-Annexation Agreement/Outside Utility Agreement/Annexation Covenant, and the terms and conditions thereof, entered into by and between the City of Ellensburg and Mary Brain, Owner, and binding upon their respective heirs, successors and assigns, dated October 29, 1999, recorded November 12, 1999 under Auditor's File No. 199911120045.

END OF EXCEPTIONS

Notes:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording): Ptn Tract 84, STATE ADDITION TO THE CITY OF ELLENSBURG NO. 1, BOOK 2 / PG 48.
2. General taxes and assessments for the year 2013 have been paid.
Amount : \$2,365.24
Tax Parcel No. : 18-18-36077-0006 (784034)
3. Cascade Irrigation District assessments for the year 2013 have been paid.
Amount : \$145.35
Parcel No. : 784034-100-1
4. 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/hh

1 cc: Marsha / Cruse & Associates

Brain Short Plat

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE		①					
*****	START				608408.37675	1994583.01081	1135
1135	INV	N 89 23 06	E	89.59	608409.38898	1994672.59792	E 707
1148	INV	S 0 29 54	E	80.47	608408.87568	1994673.29784	CALC
1149	INV	S 89 30 04	W	89.58	608408.09572	1994583.01081	CALC
1134	INV	N 0 29 54	W	80.28	608408.87675	1994583.01081	E 707
=====							
					608408.87675	1994583.01081	1135

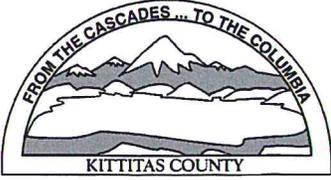
NO CLOSURE ERROR

Area = 7201.00 sq ft 0.16531 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE		②					
*****	START				608652.49914	1994654.88954	1141
1141	INV	N 89 28 58	E	401.74	608656.12647	1994656.61793	CALC
603	INV	S 0 29 22	E	823.90	608632.23692	1994659.48484	SE 17 83
667	INV	S 89 30 04	W	386.10	608628.87568	1994673.29784	NW 11 76
1149	INV	N 0 29 54	W	80.47	608409.38848	1994672.59792	CALC
1148	INV	S 89 23 06	W	229.59	608408.87391	1994443.01809	CALC
1144	INV	N 0 29 54	W	22.40	608429.27767	1994442.82328	CALC
1122	INV	N 89 23 06	E	210.00	608431.53192	1994652.81111	PAT 206
1140	INV	N 0 21 55	W	0.18	608431.71137	1994652.80946	CALC
1143	INV	N 89 28 58	E	4.00	608431.74749	1994656.80986	CALC
1142	INV	N 0 29 54	W	220.76	608652.49914	1994654.88954	CALC
=====							
					608652.49914	1994654.88954	1141

NO CLOSURE ERROR

Area = 133632.25 sq ft 3.06777 ac



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

RECEIPT NO.: 00019538

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

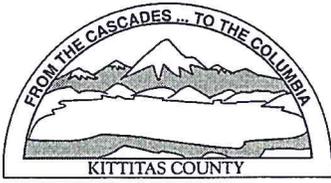
Account name: 027796

Date: 10/29/2013

Applicant: BRAIN, MARY A

Type: check # 6690

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00010	CDS FEE FOR SHORT PLAT	720.00
SP-13-00010	EH SHORT PLAT FEE	470.00
SP-13-00010	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00010	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,540.00



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

RECEIPT NO.: 00019565

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027796

Date: 10/30/2013

Applicant: BRAIN, MARY A

Type: check # 6690

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
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SP-13-00010	EH SHORT PLAT FEE	470.00
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