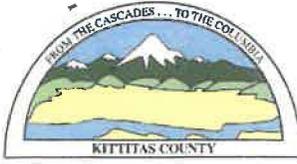


VA-19-00002



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**ZONING VARIANCE APPLICATION**

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

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

**REQUIRED ATTACHMENTS**

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

**APPLICATION FEES:**

\$1,800.00 Kittitas County Community Development Services (KCCDS)  
 \$415.00 Kittitas County Environmental Health  
 \$65.00 Kittitas County Fire Marshal  
**\$2,280.00 Total fees due for this application** (One check made payable to KCCDS)

**For Staff Use Only**

Application Received By (CDS Staff Signature)	DATE	RECEIPT #	
<i>[Signature]</i>	3.22.19	CD-19-00579	

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

**GENERAL APPLICATION INFORMATION**

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

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

Name: Shree Holdings LLC DBA Shree Travel Plaza  
Mailing Address: PB #5160  
City/State/ZIP: Moses Lake (WA) 98837  
Day Time Phone: 509 690 7248  
Email Address: ekta@shreemovestmentsinc.com

**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: Same as above  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: Same as above  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:** DBA Shree Travel Plaza

Address: 410, Gladmar Road  
City/State/ZIP: Thorp (WA) 98946

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

It is a gas station, I have attached building and lot's Master plan.

**6. Tax parcel number:** 953186

**7. Property size:** 2.39 (acres)

**8. Land Use Information:**

Zoning: \_\_\_\_\_ Comp Plan Land Use Designation: \_\_\_\_\_

DOR code #55  
Trade-Auto

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

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

**AUTHORIZATION**

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

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

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

X Ekta Saini

Date:

3/20/19

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

X [Signature]

Date:

3/20/19

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



March 19, 2019

The applicant is submitting for a sign variance to allow for a larger and taller sign than the provisions provide. This request is made to eliminate an undue hardship on the business caused by the sign provisions.

- 1. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography;**

This site is located near the off ramp and overpass of the Thorp exit from I-90. Our business is heavily reliant on travelling motorists and requires visibility. Due to the overpass motorists travelling eastbound on I-90 are unable to see the sign until after they have passed the off ramp. These circumstances do not generally apply to other properties in the vicinity. Highway fueling facilities rely on visibility and easy access for motorists. Increased visibility provides for an increase in sales, more jobs and better wages for the community.

- 2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district;**

The variance request and approval are necessary for the preservation of a substantial property right. Approval of the variance will allow the property owners the opportunity to expand their business, providing both jobs and additional opportunities for other commercial properties and business that rely on the out of area travelers.

- 3. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located;**

Authorizing the variance will not be detrimental to the public welfare or injurious to other properties in the vicinity. Approval of this request should result in additional visitors to the area, improving the sales and incomes of adjacent businesses.

- 4. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern. A variance so authorized shall become void after the expiration of one year if no substantial construction has taken place;**

Granting of this variance request will not adversely affect the comprehensive development pattern and may assist other property owners with a reason to further develop existing properties or expand their business. This is a request for the sign on our own property that does not interfere with at all. All of this would be consistent with the comprehensive development pattern for the County and Thorp in particular. The applicants have assisted their communities over the past years and would like to add the following information and rationale for your consideration.

The applicant respectfully requests the County's approval of their variance request.

Kindly consider our request for a larger sign Permit based on these insights.

If allowed to have a high-rise sign that is 120 feet high with ample visibility from both sides of highway, we can positively impact our Thorp/ Ellensburg community, this sign will be helpful to all new customers who would be able to see our business early enough to make the decision to take the exit. As of now because of a small sign, the customers do not get adequate time to make a decision to take the exit and they miss our business.

We are a small husband wife owned business that is based on the principles of providing great value to our community members, our highway customers, giving back to our schools, providing exceptional wages to our team members, paying much higher taxes with higher revenue growth.

We have been in the gas station business since 2005, this Thorp business is our second business location. When we took over our business in the George Quincy area, we had monthly 50,000 gallons in gas diesel sales. After installing this high rise sign and other store improvements, the visibility to our location was increased and we now average 500,000 gallons in monthly sales.

We have shared our growth and given back to our community. When we purchased the George business there were only 8 people employees. Now we have a staff of 25 people here. We increased job opportunities.

By keeping our margins low we provide value to our community members and our highway customers by being the lowest prices for gas and diesel in our region. We want to do the same here in the Thorp and Ellensburg area. We want to be a good steward of other people's money.

We share our prosperity with our community and start our employees at \$14 in George business, many of our Thorp team members are making over \$17 to \$19 an hour now, after we took over this business, we gave ample pay raises to our team members.

Each year I get printed 10,000 free ice-cream, free chocolate milk coupons, free slushy or freeze coupons and I give them away to local schools and the teachers distribute these coupons to all students who are trying to do better in behavior choices or academic choices. I believe that all students do not come from a very supportive and academically oriented household, so I do not want only the privileged

students being rewarded for excelling in schools, I want each child to feel that he/she matters, their effort is acknowledged and not ignored.

We also have a life/company mission to Never Say No. Any student or nonprofit organization that seeks our help, we always provide whatever we can in form of scholarships and/or funds. By God's grace, we have over 500 Thank you cards, acknowledgments letters, letters of appreciation from my community for all of the humble contributions we have been able to make so far.

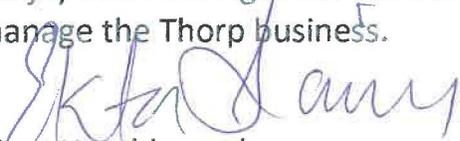
As husband and wife, we are also filled with great sense of pride when we say that last year, we got the Highest Civic Honor in Washington State for our charitable and volunteer work. We were invited to Olympia to receive the Medallion given to us by the Secretary of State. Prior to this we have received 4 different awards from Washington State for our volunteer and philanthropic work since 2005.

If we are allowed to have this high-rise sign on our property, we will be able to bring more employment opportunities by hiring more people, increased wages, more taxes, more visibility to Thorp, more contributions to our local Thorp community members, and more value for money to our customers and our community.

I cordially invite you all to come see our existing high-rise sign at our George business. It is a visually appealing sign, it does not obstruct or cause any problems to anyone. In fact, the city of George is very happy with increased businesses in city, after we made many improvements to our business, several new restaurants, food trucks, coffee shops, vendors, kiosks have opened up in our city to provide to the new arrival of customers. The city of George has great admiration for our family.

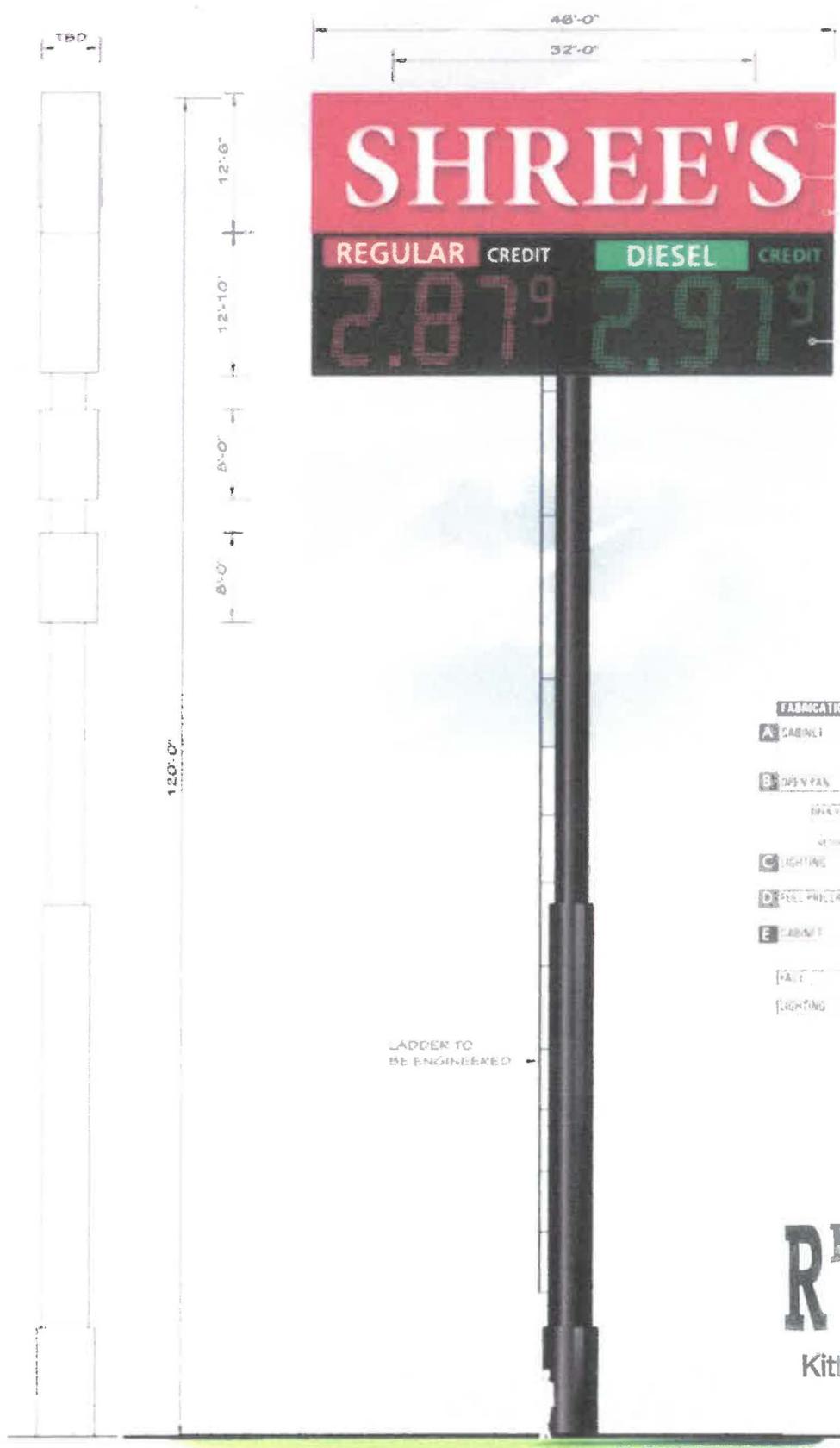
I hope you will allow us to place the high-rise sign on our property. The same way City of George had given us the permission in past. I have requested honorable Mayor of George to write you a letter about the positive affect of our work in George.

Sanjay and I live right here in our small community of George and drive to Thorp to manage the Thorp business.



Most Humbly as always,

Ekta Saini



- A
- B
- C
- D

**FABRICATION SPECIFICATIONS**

<b>A</b> CABINET	TYPE	NON-ILLUMINATED
	PAIN COLOR	RED T60
	TEXTURE	SEM-GLOSS
<b>B</b> OPEN PAN	LIGHT TYPE	CONTROL LED
	LIGHT COLOR	WHITE
	MAXIMUM PAIN COLOR	PRE-PAINTED WHITE
	VINYL	NA
	MINIMUM PAIN COLOR	PRE-PAINTED WHITE
<b>C</b> LIGHTING	TYPE	CONTROL LED
	COLOR	RED
<b>D</b> PANEL PRICER	SUPPLIER	UNASING
	DIGIT HEIGHT	1.54
<b>E</b> CABINET	TYPE	ILLUMINATED
	PAIN COLOR	BLACK
	TEXTURE	SEM-GLOSS
PAIN	TYPE	FILED
	VINYL	ONGATALLY PRINTED
LIGHTING	TYPE	LED
	COLOR	WHITE

LADDER TO BE ENGINEERED

**RECEIVED**  
MAR 22 2019

Kittitas County CDS

[Quoted text hidden]

9-1-18 WSDOT Approval

McCain, Trevor <McCainT@wsdot.wa.gov>  
To: Mona Guinn <mguinn@yesco.com>

Fri, Aug 31, 2018 at 10:35 AM

Mona,

The revised location meets the requirements for an on-premise sign of this size under WAC 468-66-050(3). The sign is approved per WSDOT and does not require a permit.

Let me know if you have any questions.

Thanks,

To Dan  
9/1/18

## Trevor McCain

Outdoor Advertising and Motorist Information Sign Specialist

Phone: (360) 705-7282

Cell: (360) 624-5162

<http://www.wsdot.wa.gov/Operations/Traffic/Signs/>

**From:** Mona Guinn <mguinn@yesco.com>

**Sent:** Friday, August 31, 2018 10:30 AM

**To:** McCain, Trevor <McCainT@wsdot.wa.gov>

**Cc:** Dan Risk <drisk@yesco.com>

**Subject:** Fwd: INFORMATION NEEDED - Proposed Hi-Rise Sign near I-90 / Thorpe WA

[Quoted text hidden]

RECEIVED  
MAR 22 2019

Kittitas County CDS

our map.



8-30-18

Revised Proposed  
Hi Rise Sign Location

- Parcel # 466-53  
(Thorne Fruit & Antique Mall, etc)
- 410 Gladmar Rd
- 50 feet from fuel island (on private property)



6321 W. Brinkley Rd Ste # 150  
Kennewick, WA 99338

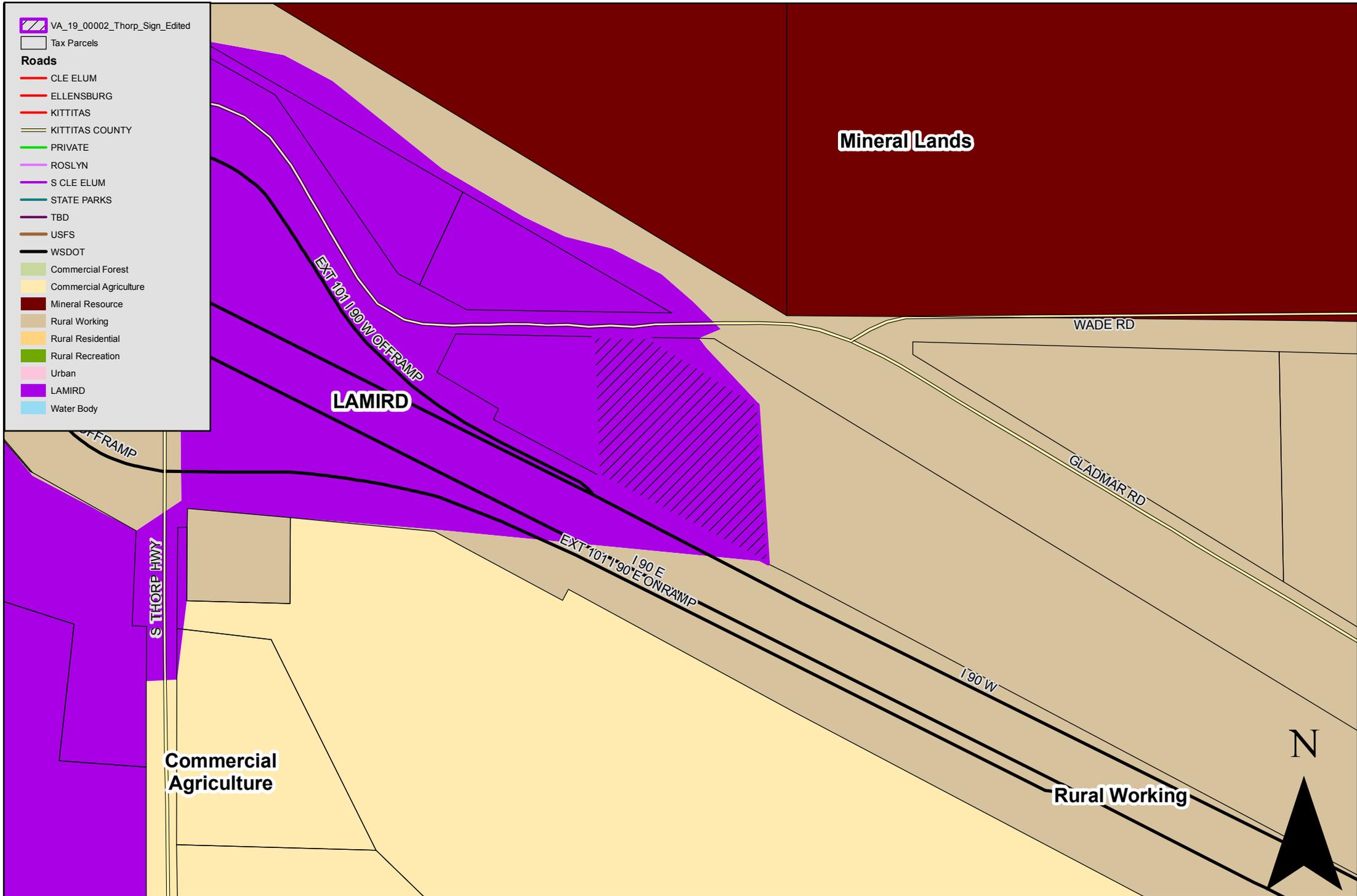
# VA-19-00002 Thorp Sign



1:3,000

Aerial View

# VA-19-00002 Thorp Sign



1:3,000

Comprehensive Plan Land Use

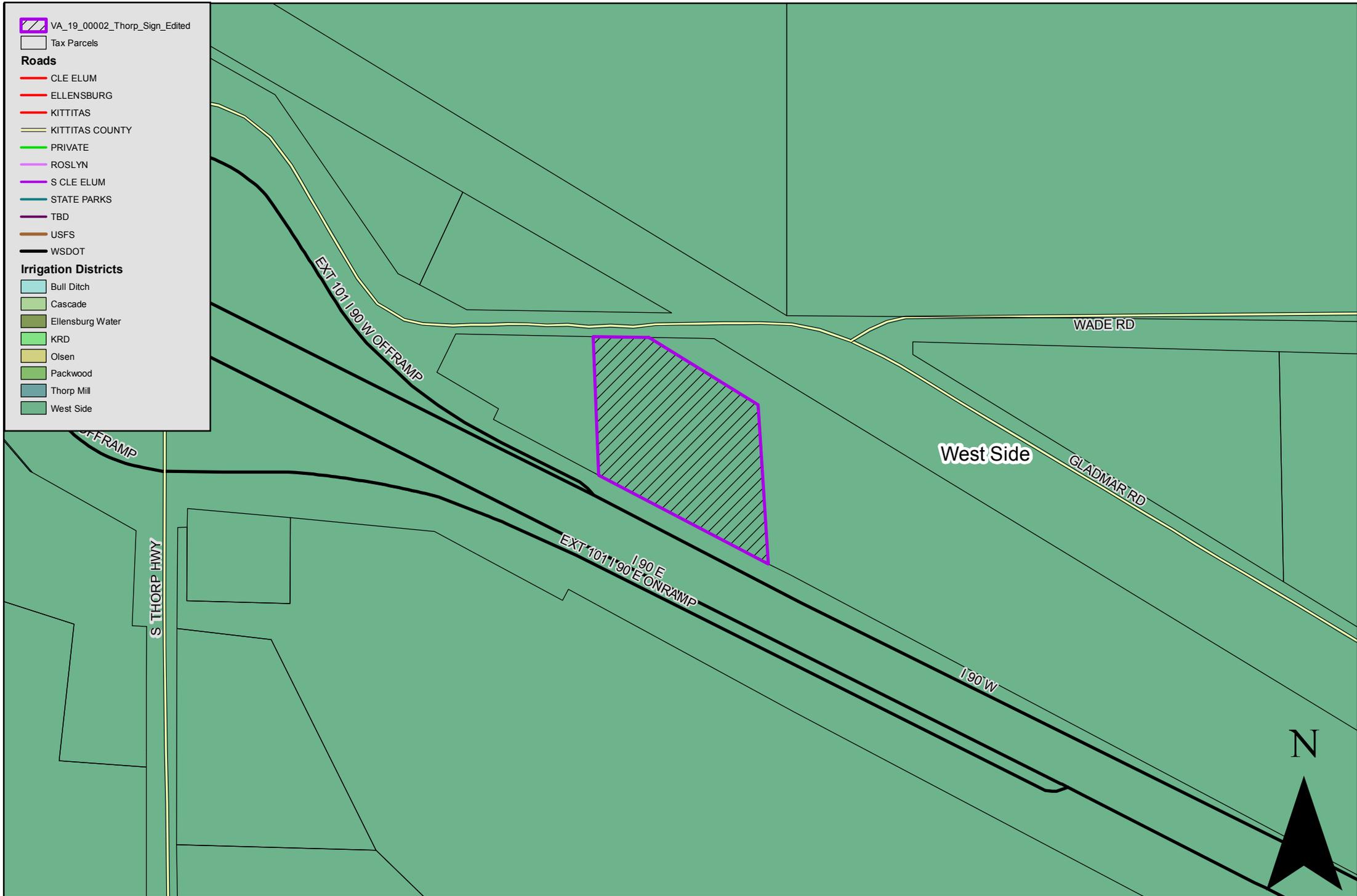
# VA-19-00002 Thorp Sign



1:3,000

Hazardous Slopes

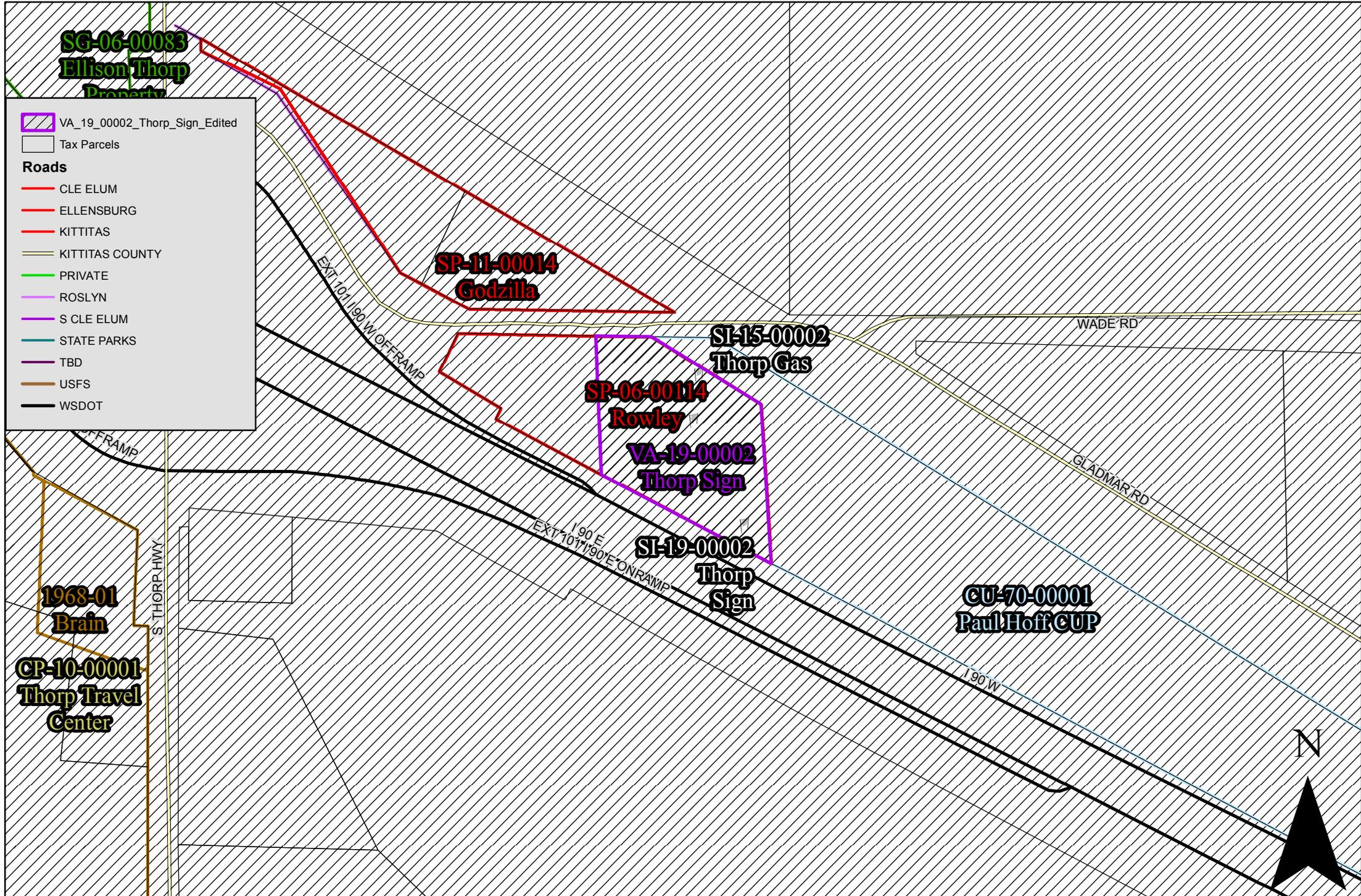
# VA-19-00002 Thorp Sign



1:3,000

Irrigation Districts

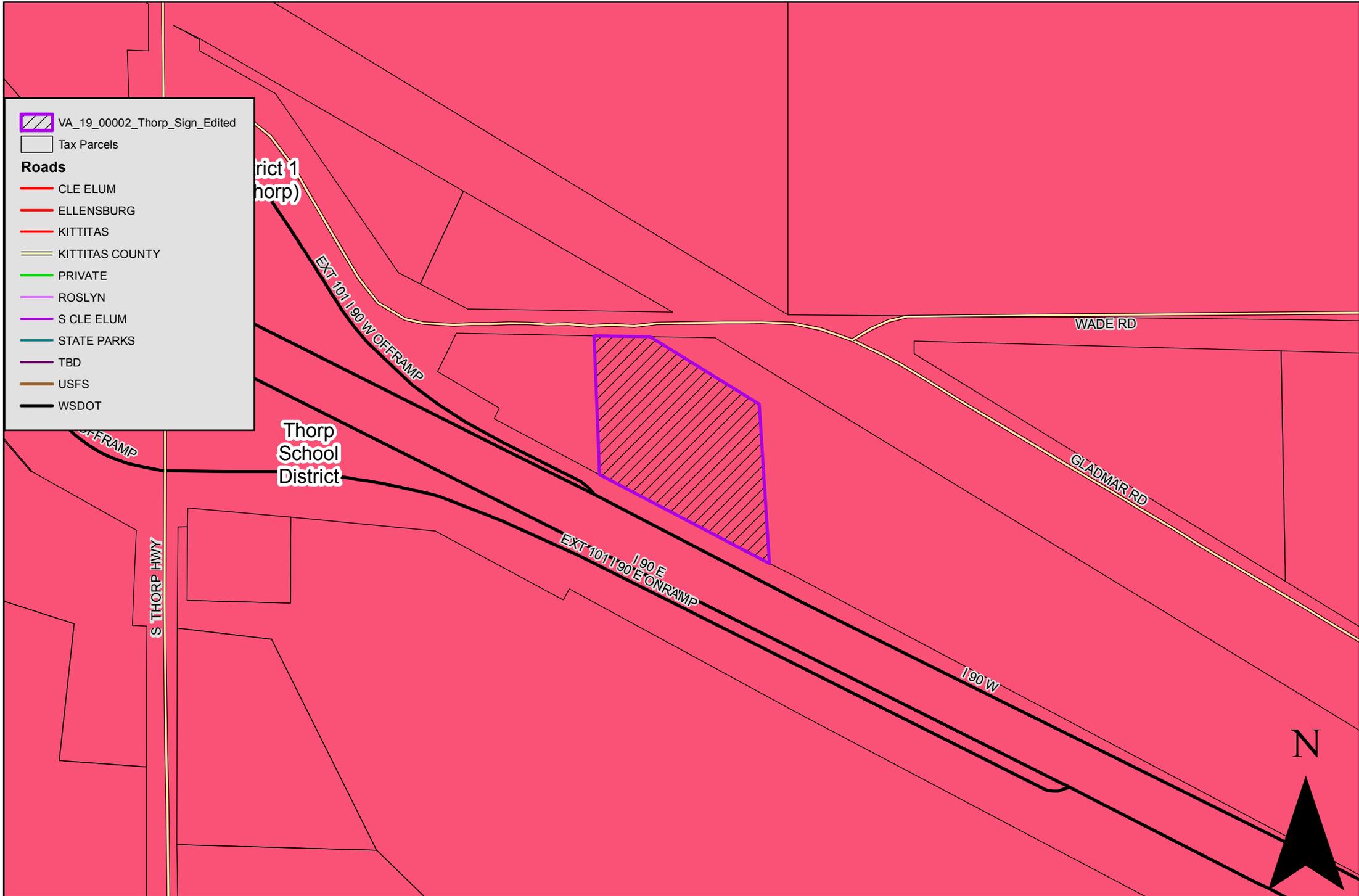
# VA-19-00002 Thorp Sign



1:3,000

Land Use Projects

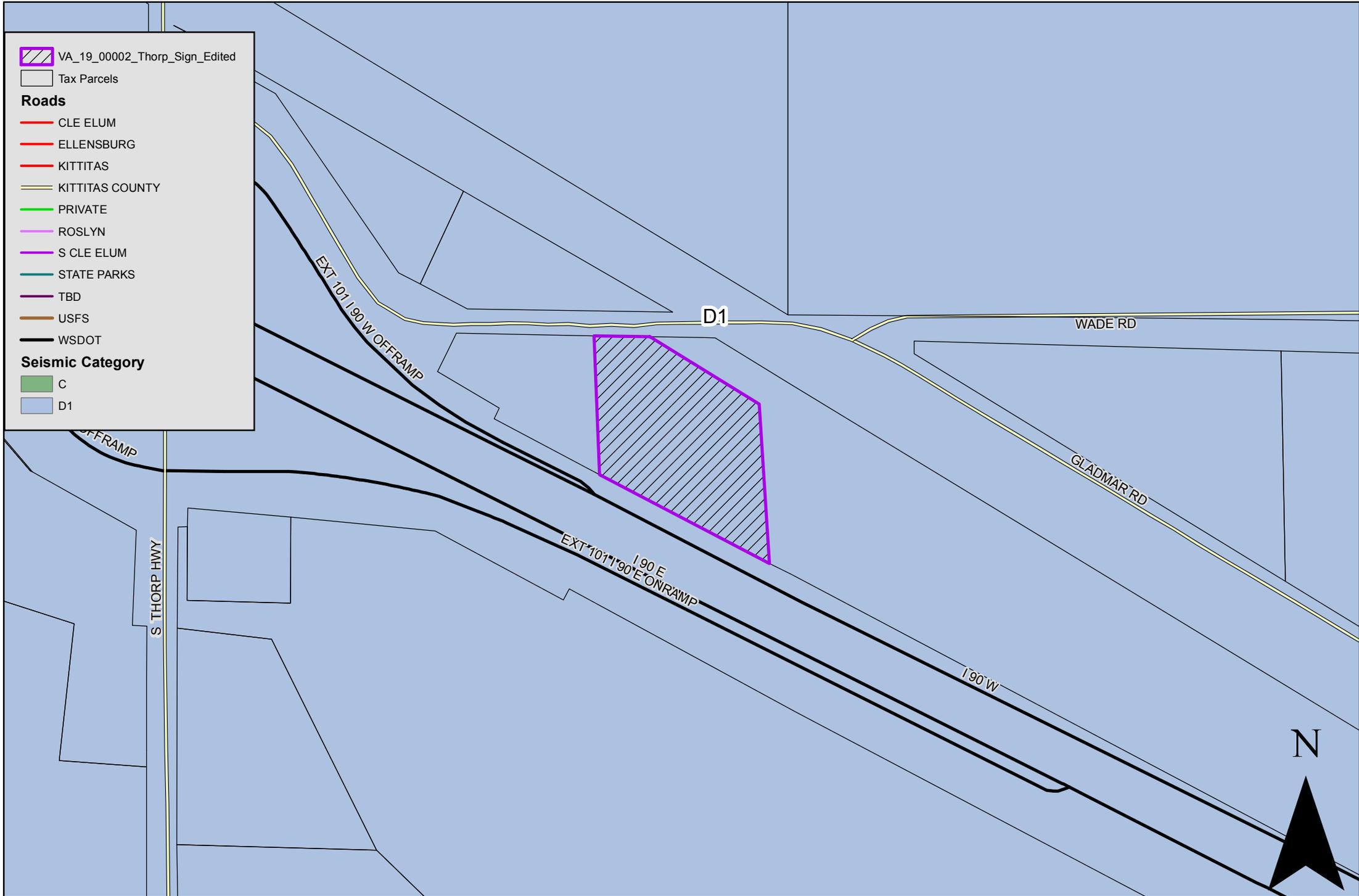
# VA-19-00002 Thorp Sign



1:3,000

School and Fire Districts

# VA-19-00002 Thorp Sign

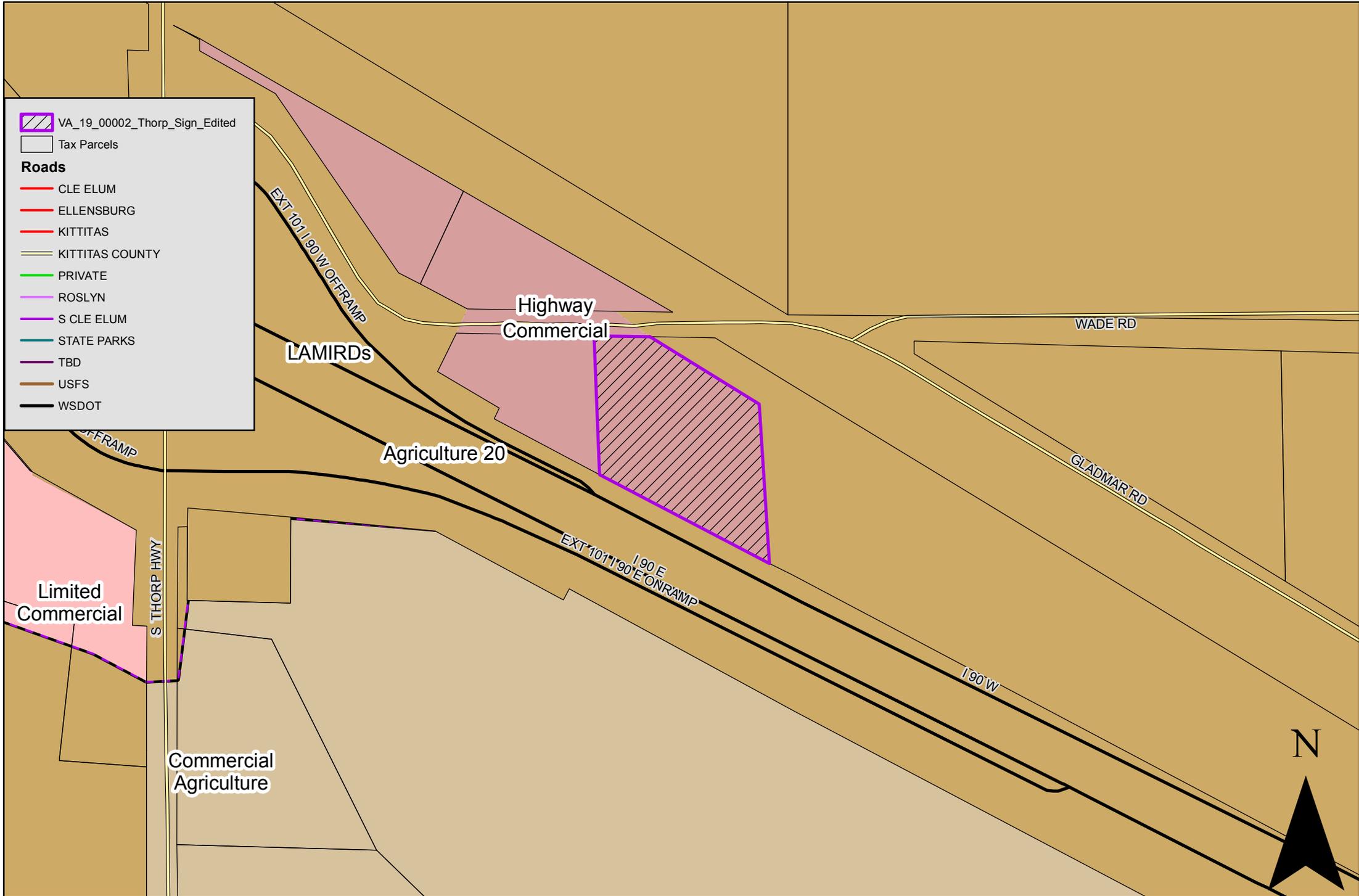


1:3,000

Seismic Category



# VA-19-00002 Thorp Sign



1:3,000

Zoning



© 2018 Google  
Image Landsat / Copernicus

Google Earth

2000

Imagery Date: 5/28/2017 lat 47.078081° lon -120.664984° elev 1761 ft eye alt 2381 ft

# VA-19-00002 Thorp Sign Oblique View





Kittitas Development Services

Re: VA -19-002  
Resubmittal June 6, 2019  
To: Dusty Pilkington  
Planner 1

Please find attached the information for the County's consideration.

I have appreciated your assistance and look forward to continuing to work with you toward conclusion of the process.

Thank you Dusty.

Roger Weaver and Shrees.

**RECEIVED**  
JUN 06 2019  
Kittitas Co. CDS

**RE/MAX Community Realty**  
2109 W Dolarway Road, Suite 2, Ellensburg, WA 98926  
Office (509) 933-7300, T-Free (888) 933-6156

remax@elltel.net

VA-19-00002



**KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

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**ZONING VARIANCE APPLICATION**

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

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

**REQUIRED ATTACHMENTS**

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

**APPLICATION FEES:**

\$1,800.00 Kittitas County Community Development Services (KCCDS)  
 \$415.00 Kittitas County Environmental Health  
 \$65.00 Kittitas County Fire Marshal  
**\$2,280.00 Total fees due for this application (One check made payable to KCCDS)**

**For Staff Use Only**

Application Received By (KCCDS Staff Signature) 	DATE 3.22.19	RECEIPT # CD-19-00579	
---	-----------------	--------------------------	--

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

**GENERAL APPLICATION INFORMATION**

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

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

Name:

Shree Holdings LLC DBA Shree Travel Plaza

Mailing Address:

PO # 5160

City/State/ZIP:

Moses Lake (WA) 98837

Day Time Phone:

509 690 7248

Email Address:

ekta@shreemovementsinc.com

**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:

Same as above

Mailing Address:

City/State/ZIP:

Day Time Phone:

Email Address:

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name:

Same as above

Mailing Address:

City/State/ZIP:

Day Time Phone:

Email Address:

**4. Street address of property:**

DBA Shree Travel Plaza

Address:

410, Gladmar Road

City/State/ZIP:

Thorp (WA) 98946

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

It is a gas station, I have attached building and lot's Master plan.

**6. Tax parcel number:**

953186

**7. Property size:**

2.39

(acres)

**8. Land Use Information:**

Zoning: \_\_\_\_\_

Comp Plan Land Use Designation: \_\_\_\_\_

DOR code #55

Trade-Auto

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

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

**AUTHORIZATION**

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

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

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

X Ekta Saini

Date:

3/20/19

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

X [Signature]

Date:

3/20/19

## **KCC Chapter 17.84.010**

### **1) Unusual circumstances**

The property location, interstate boundaries topography, elevation of exist -vs- overpass, approach and access negatively affects the recognition and timely reaction to take advantage of the services and benefits provided by the businesses located at the site it limits the full utilization of the property to attract customers, thus it would have a negative impact on income. In regard to the WSDOT motorized information has always been debated as to its affect and the actual impact on driver decisions. If you need to understand the faith businesses have in the WSDOT program, please not pictures attached at south interchange where each major company has chosen to spend and install their signs and logos high into air and visible from the interstate. There are 18 such signs at this location.

**Photo 3: Thorp Highway and I-90 Overpass – from the west.**



**Photo 4: Monitoring Well MW-9 – from the southeast**



Nothing can be seen from vehicle locations  
on I-90







---

## 6.6 Photo log

**Photo 1: Bingo Site – from the east**



**Photo 2: Thorp Highway and I-90 Overpass – from the south**



## **2) Property Rights**

Preservation and enjoyment regarding the property rights of the applicant and neighboring businesses.

When property rights are viewed as an attribute of economic good the needs of the applicant and those in area will be greatly improved upon approval.

Given the above not having the proper signage puts this property at a definite disadvantage. Competitively, the proper signage will enhance the success of all the businesses at this location plus provide additional traffic into Thorp's developing tourist business and better traffic flow especially for trucks coming into Ellensburg.

- 3) Will not be **materially detrimental** to the public injurious to the property or people in the vicinity or district of the variance location.

### **Sign**

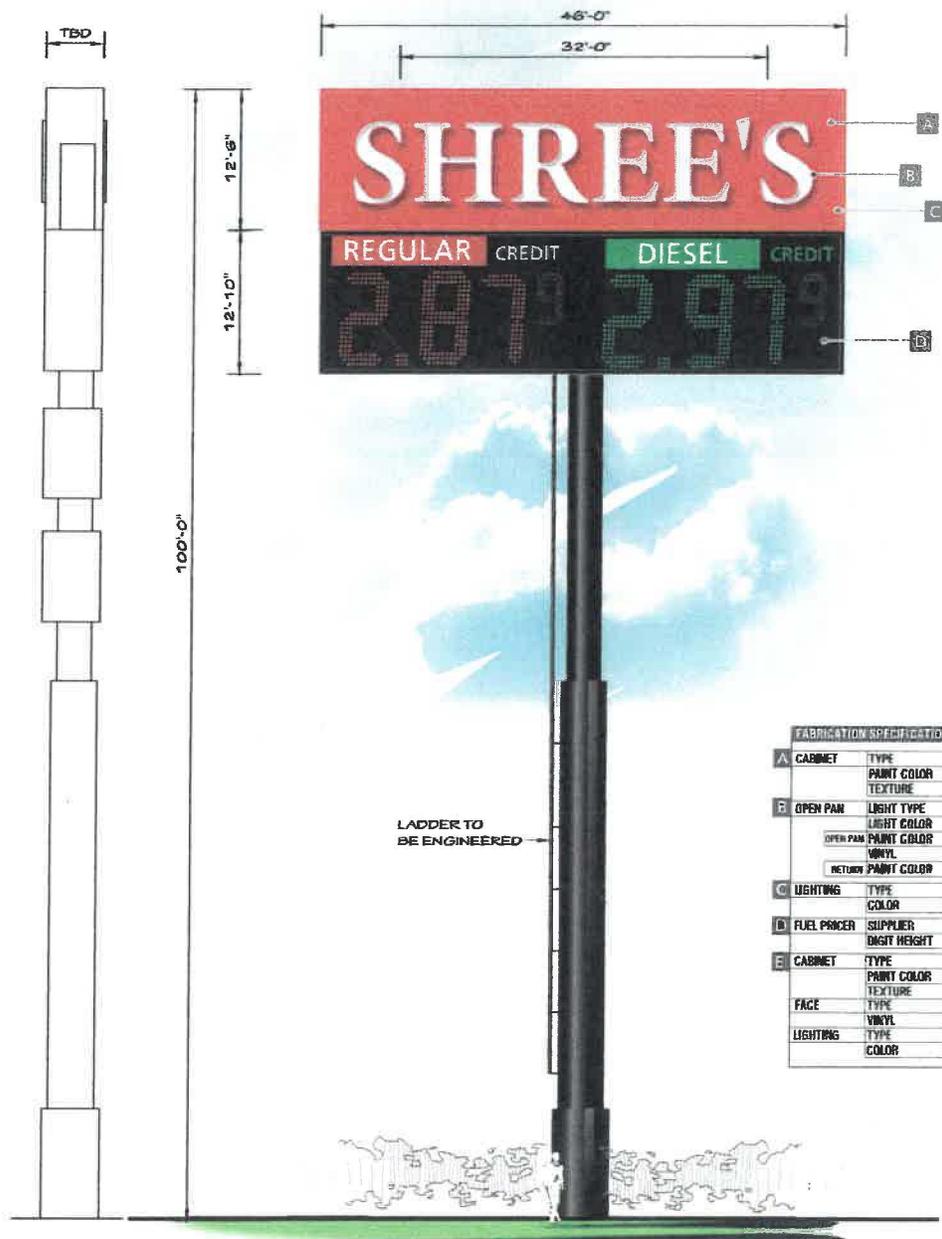
The height of the sign has been reduced from 120' to 100' to 87.5'

Placement is on the applicant's property within the fall zone radius. Please note exhibit attached. We will comply with requirements that only one sign allowed per frontage. The current sign will be replaced and removed and not be relocated and thus avoid another variance request.

Also please note that in the direction and in consideration of the NW winds the fall zone to NW is totally fenced and will deny any pedestrian access. The NW fall zone in between fire storage pond and stormwater detention ponds and non-business area.

Installation: Will be in control of the YESCO engineers. They will be applying for permit, controlling the installation of the sign. This company is well known, been in business since 1920 has over 85 sign centers and has 1000 employees. Each sign will carry an engineer stamp plus liability coverage.

One of the stated concerns was compliance with the KCC 17.70.030 of free standing and outdoor sign currently in place will be removed.



**FABRICATION SPECIFICATIONS**

<b>A</b>	<b>CABINET</b>	<b>TYPE</b>	D/F NON-ILLUMINATED
		<b>PAINT COLOR</b>	RED - 763
		<b>TEXTURE</b>	SEMI-GLOSS
<b>B</b>	<b>OPEN PAN</b>	<b>LIGHT TYPE</b>	CONTOUR LED
		<b>LIGHT COLOR</b>	WHITE
	<b>RETURN</b>	<b>PAINT COLOR</b>	PRE-PAINTED WHITE
		<b>VINYL</b>	NA
<b>C</b>	<b>LIGHTING</b>	<b>TYPE</b>	CONTOUR LED
		<b>COLOR</b>	RED
<b>D</b>	<b>FUEL PRICER</b>	<b>SUPPLIER</b>	SUNSHINE
		<b>DNIGT HEIGHT</b>	11.4"
<b>E</b>	<b>CABINET</b>	<b>TYPE</b>	D/F ILLUMINATED
		<b>PAINT COLOR</b>	BLACK
		<b>TEXTURE</b>	SEMI-GLOSS
	<b>FACE</b>	<b>TYPE</b>	PLEX
<b>LIGHTING</b>	<b>VINYL</b>	DIGITALLY PRINTED	
	<b>TYPE</b>	LED	
	<b>COLOR</b>	WHITE	

**HI-RISE POLE SIGN** SCALE: 3/32" = 1'-0"  
 QUANTITY: 1 MANUFACTURE & INSTALL

**YESCO**  
 Northeast Region  
 Koonerwick  
 124 E. Lawrence St.  
 Portland, ME 04106  
 877-552-5972

**ORDER**  
 SHREE'S TRUCK STOP  
 400 OLDFARM RD  
 THORP, MA  
 01074  
 ORDER PHONE: 414-783-4100  
 ORDER FAX: 414-783-4101  
 ORDER EMAIL: 414-783-4102

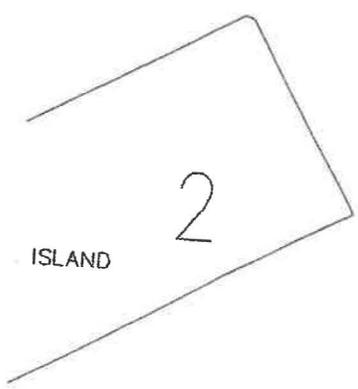
**DATE:** 8/22/18

**Client:** Shree's Truck Stop  
**Label:** Operator 1 Day

**NOTE:** THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701, HORIZONTAL DISPLAY SIGNAGE. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701, HORIZONTAL DISPLAY SIGNAGE. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701, HORIZONTAL DISPLAY SIGNAGE.

**1** **1**

OPK-17554



ASPHALT

TAX PARCEL NO. 953186

87.5' SIGN BASE SETBACK

SD

EDGE OF ASPHALT

87.5'

87.5'

87.5'

LW LINE

I-90

239.28'

N 00°53'31" E  
96.27'

50.00'

S 59°15'35" E  
125.93'

FUEL SHUTOFF  
VENT

PUMP HOUSE

CONC

FIRE STORAGE POND

ESM'T R

SIGN BASE

N 18°18'20" W  
92.72'

E 117.82'  
S 62°37'27" E  
146.88'

E 77.98'  
N 04°17'55" E  
115.40'

STORMWATER DETENTION POND

ESM'T S

S 44°46'09" W  
S 12°21'18" E  
31.88'

64°10'04" E  
55.48'

S 62°37'27" E  
146.88'

S 64°10'04" E  
115.40'

CB

CB

CB

DS

DS

DS

DS

167.78'

37.07'

27.38'

EXISTING  
FFNCC

**PART OF THE NORTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.**



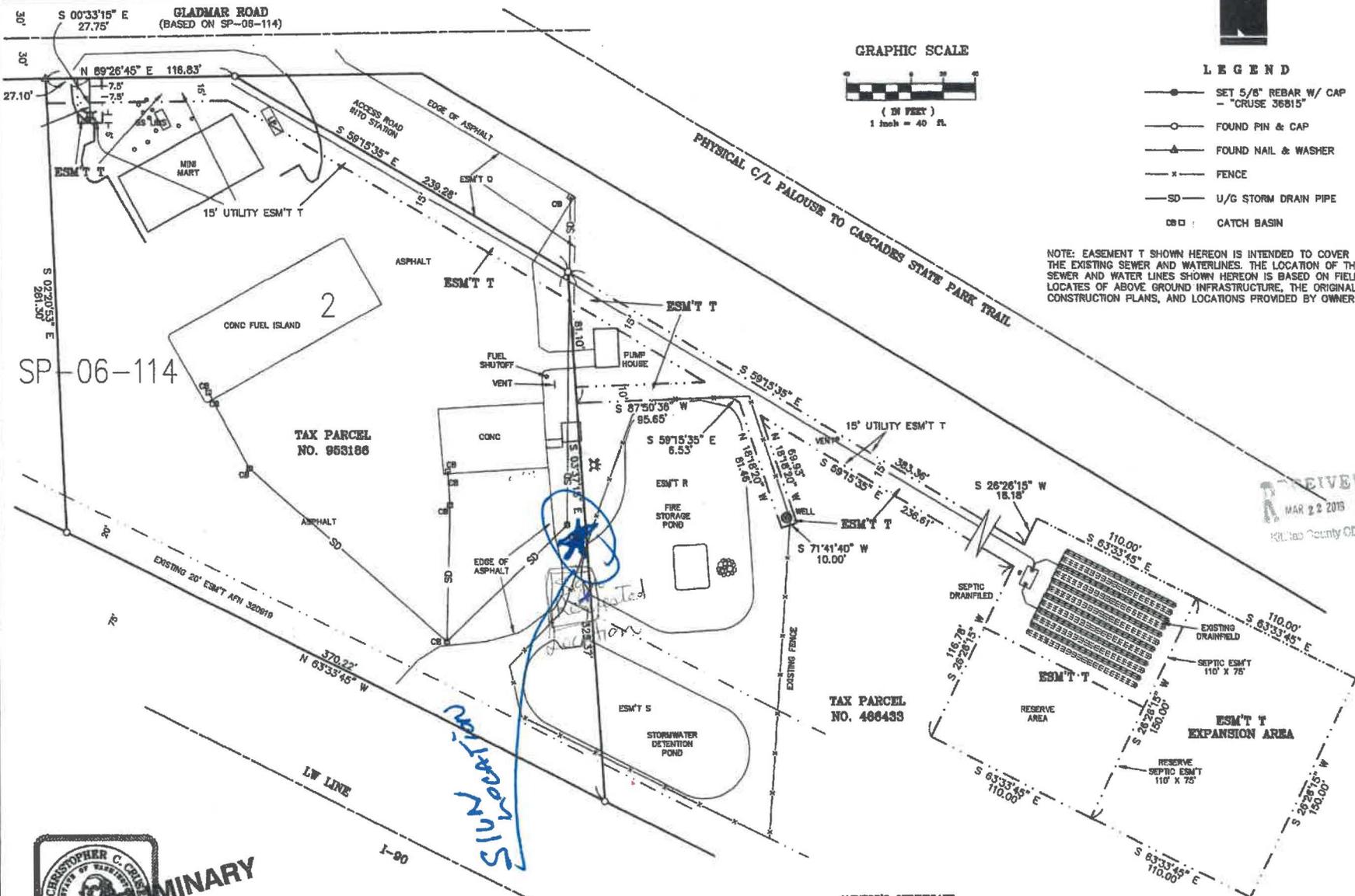
**LEGEND**

- SET 5/8" REBAR W/ CAP  
— "CRUSE 36815"
- FOUND PIN & CAP
- △ FOUND NAIL & WASHER
- x— FENCE
- SD— U/G STORM DRAIN PIPE
- CATCH BASIN

**GRAPHIC SCALE**



NOTE: EASEMENT T SHOWN HEREON IS INTENDED TO COVER THE EXISTING SEWER AND WATER LINES. THE LOCATION OF THE SEWER AND WATER LINES SHOWN HEREON IS BASED ON FIELD LOCATES OF ABOVE GROUND INFRASTRUCTURE, THE ORIGINAL CONSTRUCTION PLANS, AND LOCATIONS PROVIDED BY OWNER.



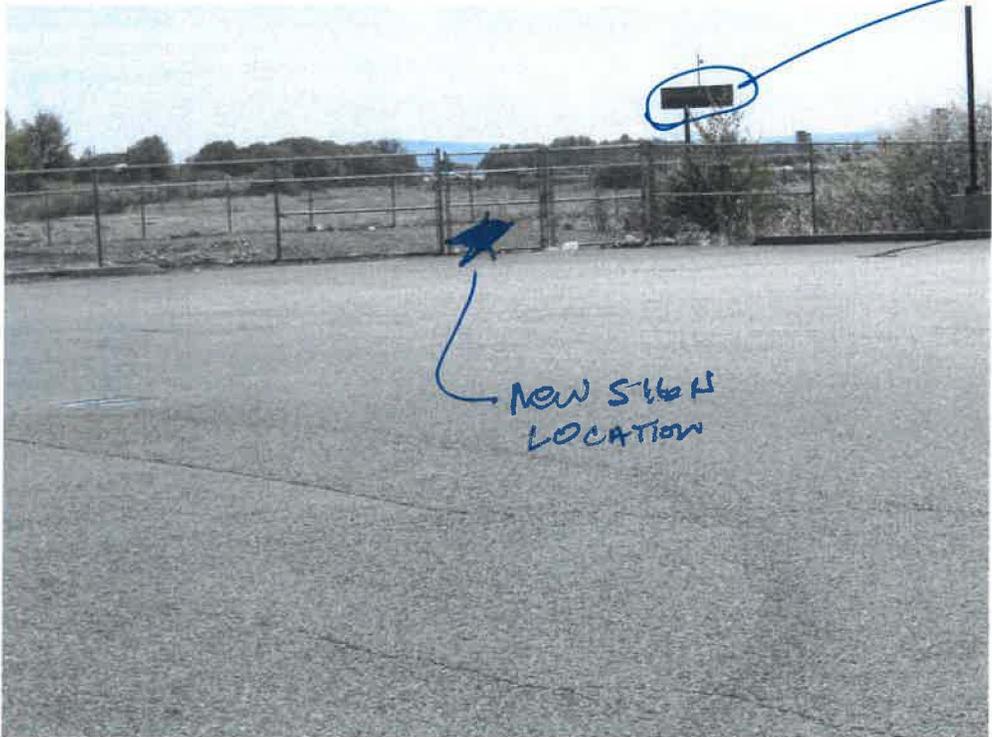
RECEIVED  
MAR 22 2015  
KITITAS County ODS



**PRELIMINARY ONLY!**

**AUDITOR'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2018, at \_\_\_\_\_ M., in Book 41 of Surveys of  
 page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
**JERALD V. PETTIT BY:**  
 KITITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242  
**THORP FRUIT & ANTIQUE MALL, L.L.C.**



NEW SITE  
LOCATION

TO BE  
REMOVED

9-1-18 WSDOT Approval

[Quoted text hidden]

McCain, Trevor <McCainT@wsdot.wa.gov>  
To: Mona Guinn <mguinn@yesco.com>

Fri, Aug 31, 2018 at 10:35 AM

Mona

The revised location meets the requirements for an on-premise sign of this size under WAC 468-66-050(3). The sign is approved per WSDOT and does not require a permit.

Let me know if you have any questions.

Thanks,

Trevor McCain

Outdoor Advertising and Motorist Information Sign Specialist

Phone: (360) 705-7282

Cell: (360) 624-5182

<http://www.wsdot.wa.gov/Operations/Traffic/Signs/>

From: Mona Guinn <mguinn@yesco.com>

Sent: Friday, August 31, 2018 10:30 AM

To: McCain, Trevor <McCainT@wsdot.wa.gov>

Cc: Dan Risk <drisk@yesco.com>

Subject: Fwd: INFORMATION NEEDED - Proposed Hi-Rise Sign near I-90 / Thorpe WA

[Quoted text hidden]

To Dan  
9/1/18

RECEIVED  
MAR 22 2019

Kittitas County CDS

## Summary

The reader needs to understand the actual and proven business / market plan of the applicant.

They become the preferred stop to get access to the lowest gas prices plus fully stocked convenience store neatly presented and fairly priced. The hiring practice of capable, polite and informative staff to which are paid at levels higher than their competitors.

The fuel sales of their present facility in George have grown from 50,000 to 500,000 gallons per month as a result of "Signage, Service and Price."

Community involvement – as we all know Ellensburg responds to those active in the community. The Shree's understand and are committed to giving back. All that needs to be said is their recognition by the State of Washington.

They have received the Medallion given by the Secretary of State which is the highest civic honor given in Washington State for charitable and volunteer work. They have received 4 different awards and recognition from the State for their volunteer and philanthropic work since 2005.

In addition, one of the most important part of this project is the investment being made by the Shree's that will have a direct impact on the safety and service provided to our county travelers and residents.

Providing the necessary services to our travelers they are providing 3 + acres across the interstate for additional off-street parking for trucks and construction related vehicle during poor pass conditions etc. Please note maps.

Given the 4-year plans for I-90 roadwork this is without a doubt reason enough to support and approve this variance and their efforts. And again compliments "safer" traffic flow.

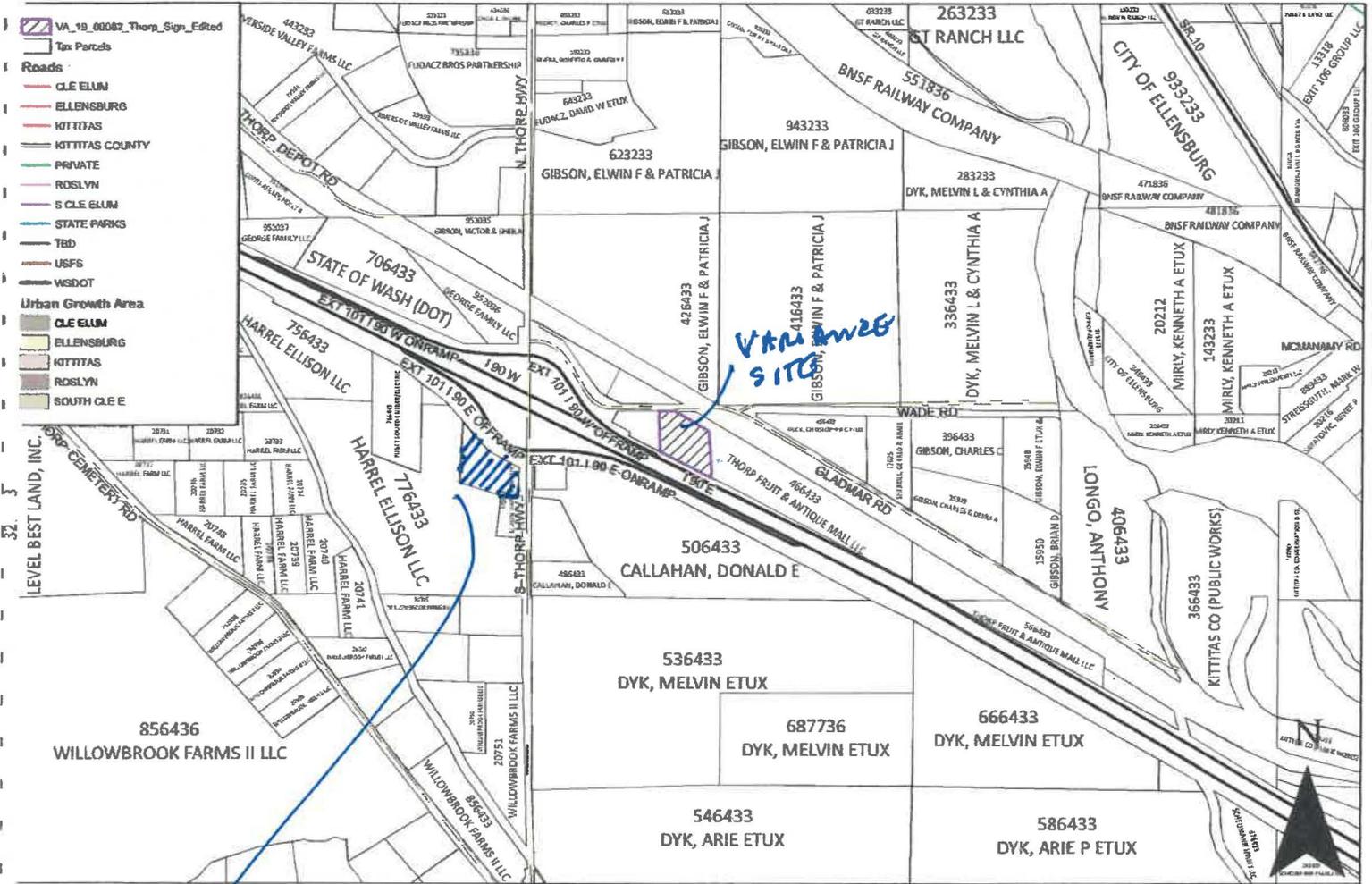
Given the current zoning etc. the approval will not have any negative effect or disruption to comp plan or future development of this site within county parameters.

Respectfully Submitted,

Shree Holding LLC  
Ekta Sanii

Roger Weaver  
Authorized agent

# VA-19-00002 Thorp Sign

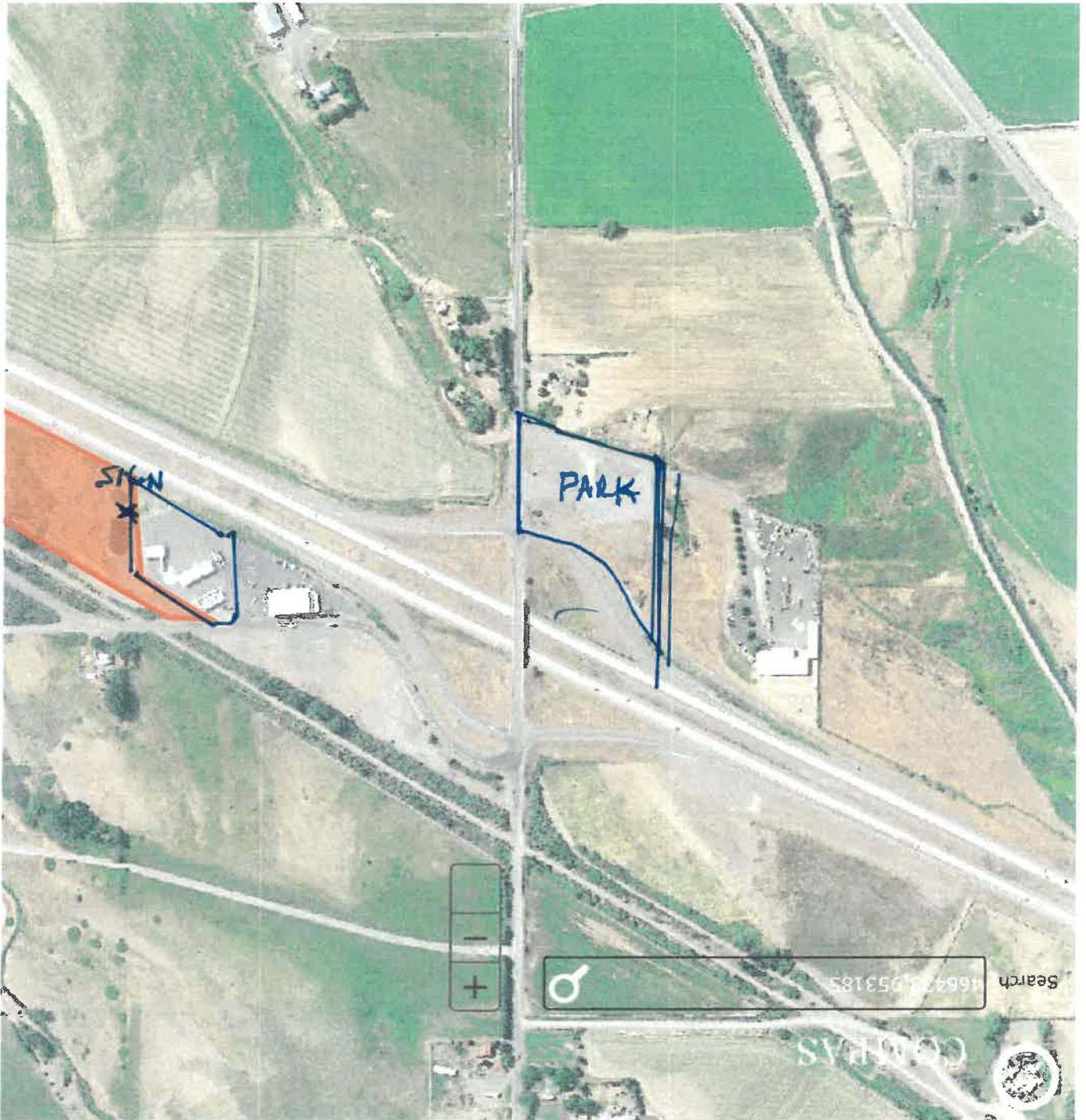


1:10,000

## Vicinity

ADDITIONAL PARKING

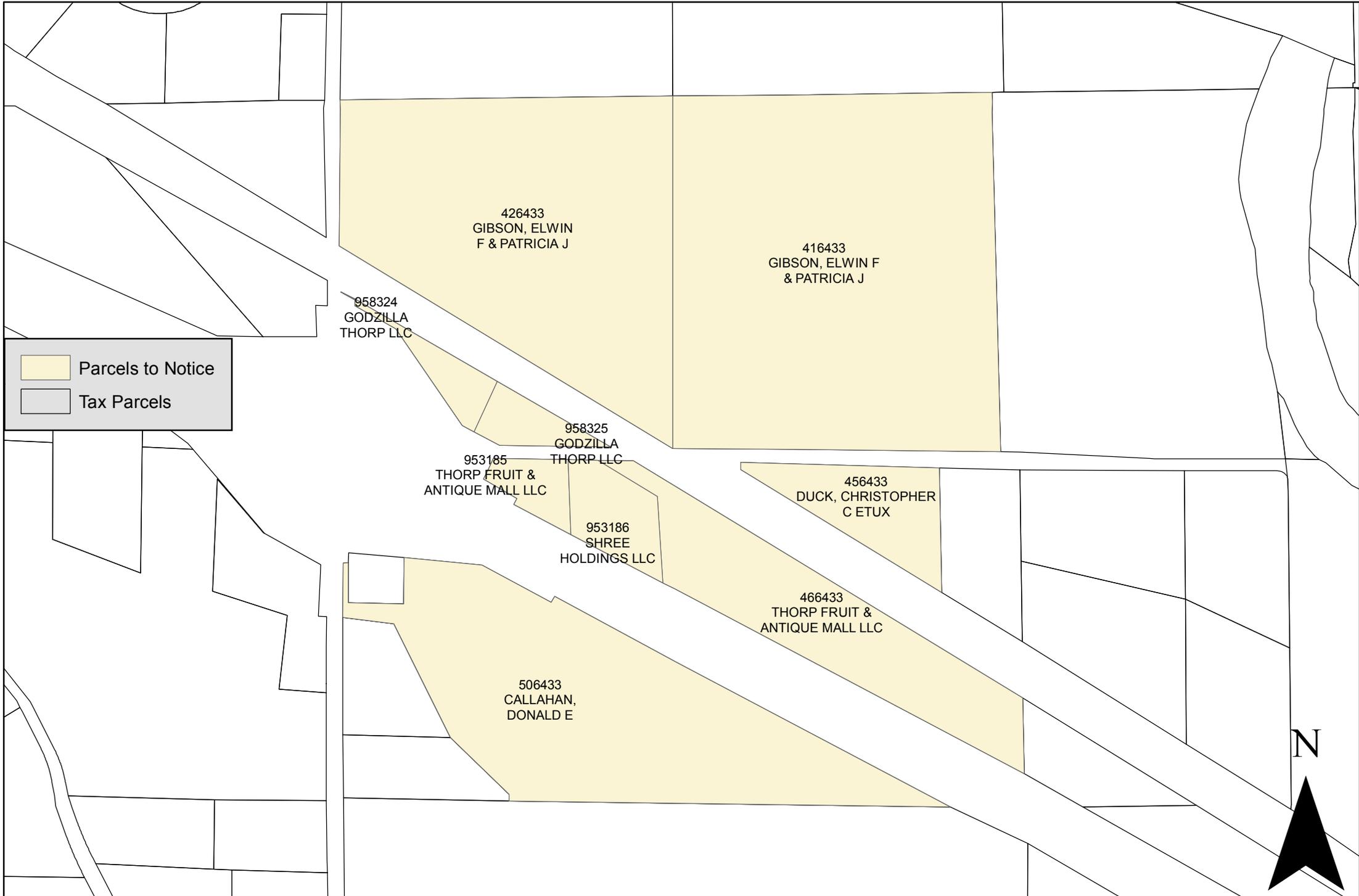








# VA 19 00002 Thorp Sign



1:5,552

Parcels Within 500 Foot Buffer