

# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## LARGE LOT APPLICATION

("Large lot subdivision" means any subdivision of land into two or more lots or parcels the smallest of which is twenty (20) acres or greater.)

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, then please include the mailing address of the association.

### OPTIONAL ATTACHMENTS

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

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

### APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;  
\$380 plus \$75 per hour over 4 hrs. for Environmental Health Department;  
\$450 for Community Development Services  
(One check made payable to KCCDS)

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY  
(CDS STAFF SIGNATURE)

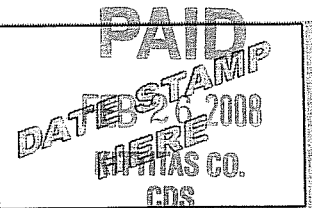
*Lisa M. Stevens*

DATE:

*2-26-08*

RECEIPT #

*056057*



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: Matt Coe  
Mailing Address: 721 THOMAS ROAD  
City/State/ZIP: ELLENSBURG, WA 98926  
Day Time Phone: 509-929-1386  
Email Address: \_\_\_\_\_

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

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. **Street address of property:**

Address: 983 Rader Road  
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

PARCEL U OF THAT CERTAIN SURVEY AS RECORDED JUNE 24, 2003, IN BOOK 29 OF SURVEYS, PAGES 16 THROUGH 18, UNDER AUDITOR'S FILE No. 200306240041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS STATE OF WASHINGTON.

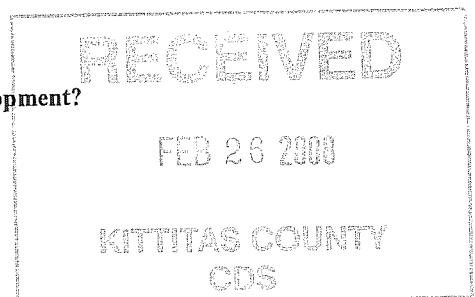
5. **Tax parcel number(s):** 18-19-08010-0004 (574234)

6. **Property size:** 54.29 (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

See attached

8. **Are Forest Service roads/easements involved with accessing your development?**  
Yes  No (Circle) If yes, explain:



9. What County maintained road(s) will the development be accessing from?  
Rader Road

10. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
REQUIRED if indicated on application

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

X \_\_\_\_\_

\_\_\_\_\_

RECEIVED

FEB 26 2008

KITTITAS COUNTY  
CDS

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

Signature of Authorized Agent:

X [Signature]

Date:

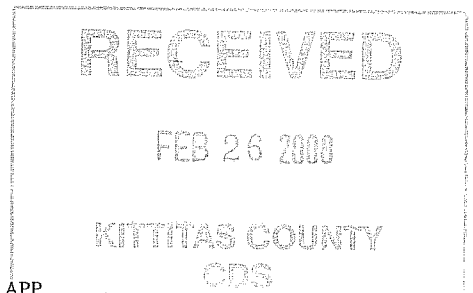
1-14-08

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

X [Signature]

Date:

1-14-08

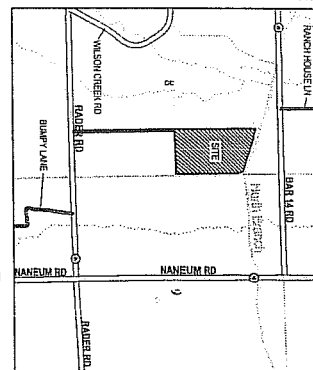
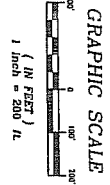
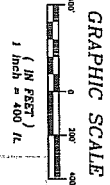


RECEIVING NO. \_\_\_\_\_

**COE LARGE LOT SUBDIVISION**  
 KITTITAS COUNTY LSD 08-XX  
 A PORTION OF THE EAST 1/2 OF SECTION 8,  
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
 KITTITAS COUNTY WASHINGTON

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 1/2" REBAR & CAP
- FOUND REBAR & CAP
- FENCE LINE



VICINITY MAP  
N.T.S.

**APPROVALS**

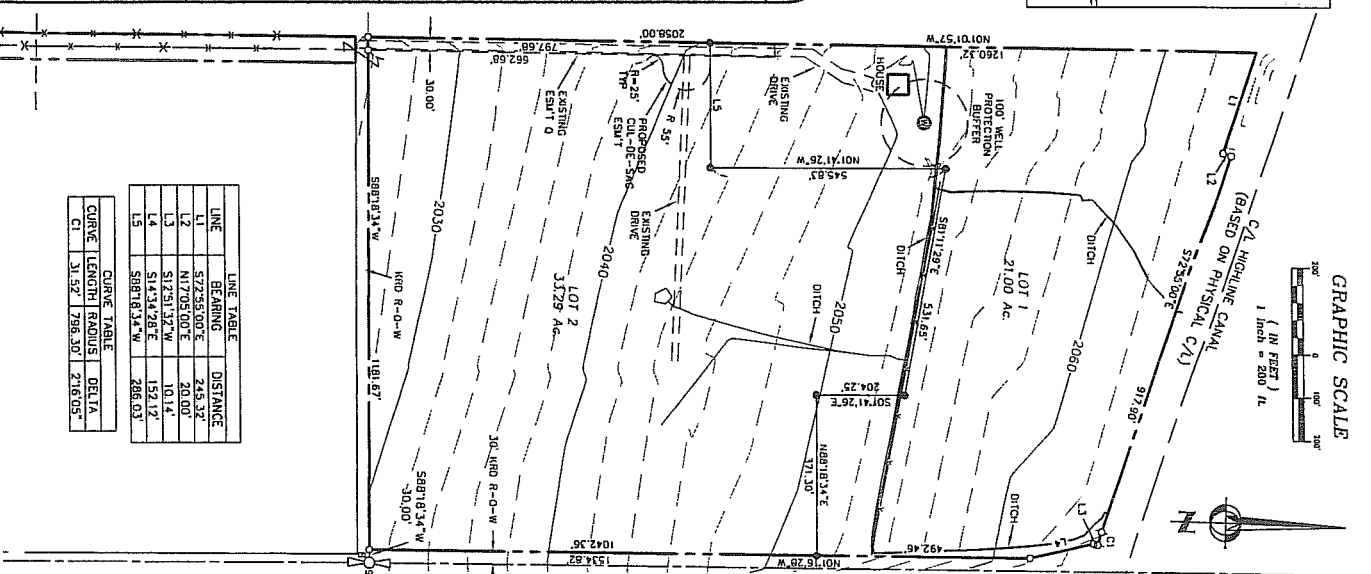
KITTITAS COUNTY PUBLIC WORKS  
 Examined and Approved this \_\_\_\_ day of  
 A.D. 20\_\_\_\_  
 Kittitas County Engineer

COUNTY PLANNING DIRECTOR  
 I hereby certify that the "COE" Large Lot Subdivision  
 has been examined by me and that it conforms  
 to the requirements of the Kittitas County Planning  
 Commission.  
 Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
 Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT  
 Preliminary inspection indicated safe conditions  
 for the proposed subdivision. The proposed  
 lots are of average size and are not  
 necessarily all building sites within this short  
 plot. Prospective purchasers of lots are urged  
 to consult with the health department  
 about issuance of septic tank permits for lots.  
 Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
 Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER  
 I hereby certify that the taxes and assessments  
 paid for which the plot is now to be filed, this  
 Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
 Kittitas County Treasurer

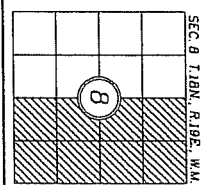
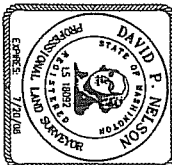
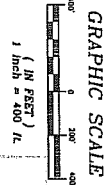
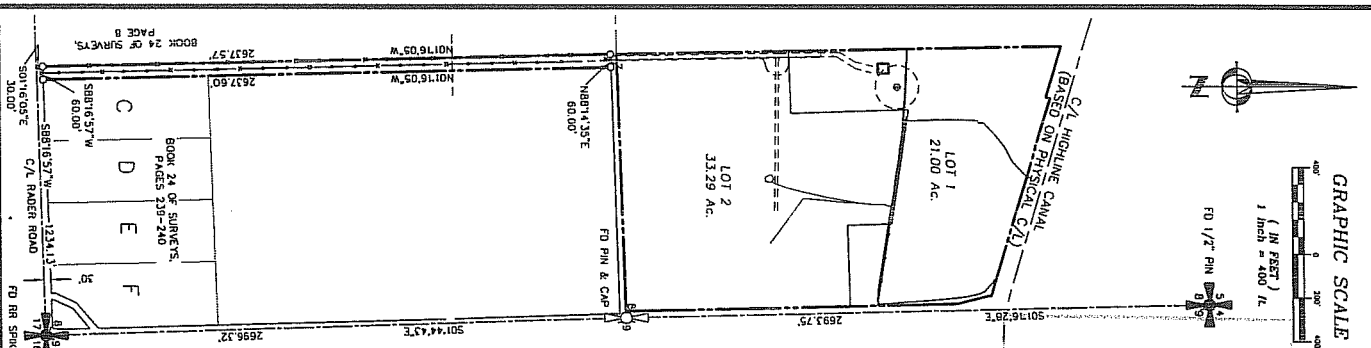
ORIGINAL TAX LOT NO. 18-19-08010-0004 (574234)



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S72°55'00"E | 245.32'  |
| L2   | N17°05'00"E | 20.00'   |
| L3   | S12°51'32"W | 10.14'   |
| L4   | S14°34'28"E | 152.12'  |
| L5   | S89°18'34"W | 288.03'  |

| CURVE | LENGTH | RADIUS  | DELTA   |
|-------|--------|---------|---------|
| C1    | 31.52' | 798.30' | 216.05° |



**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M  
 in book \_\_\_\_\_ of page \_\_\_\_\_ of the request of  
 DAVID P. NELSON  
 Surveyor's Name  
 County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by  
 me or under my direction in conformance with the  
 requirements of the Survey Recording Act of the  
 In: FEBB.....2002  
 DAVID P. NELSON  
 Certificate No. 18929

**K.C.L.L.S.D. NO. 08-XX**  
 PART OF THE EAST 1/2, SEC. 8, T.18N, R.19E, W.M. KITTITAS  
 COUNTY WASHINGTON

| DWN BY    | DATE    | JOB NO. |
|-----------|---------|---------|
| D. PIERCE | 02/2008 | 07099   |

| CHD BY    | SCALE   | SHEET  |
|-----------|---------|--------|
| D. NELSON | 1"=400' | 1 OF 2 |

**Encompass**  
 ENGINEERING & SURVEYING

108 EAST 2ND STREET  
 CLIF FLUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419