

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

LL-08-00005

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)

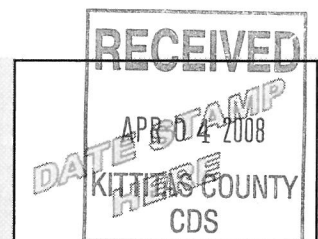
x *[Signature]*

DATE:

4.4.08

RECEIPT #

416



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: CABIN MOUNTAIN LLC
Mailing Address: 5814 FRANCES AVE NE
City/State/ZIP: TACOMA WA 98422
Day Time Phone: (509) 656-2460 VIC MONAHAN (HOME)
Email Address: (509) 674-9006 VIC MONAHAN (CELL)

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: NO SITUS PER ASSESSOR'S RECORDS
City/State/ZIP: _____

4. **Legal description of property:**

PARCEL 1 OF SURVEY BOOK 34, PAGES 221 & 222, RECORDED UNDER KITTITAS COUNTY AUDITOR'S NUMBER 200802260022. A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

5. **Tax parcel number(s):** 20-13-14020-0003 (17874)

6. **Property size:** 164.45 (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):

LARGE LOT SUBDIVISION CONTAINING 8 LOTS CONSISTING OF 20+ ACRES.
WATER: INDIVIDUAL WELLS
SEWER: SEPTIC/DRAINFIELDS
ZONE: FOREST AND RANGE

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?
CABIN CREEK 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:

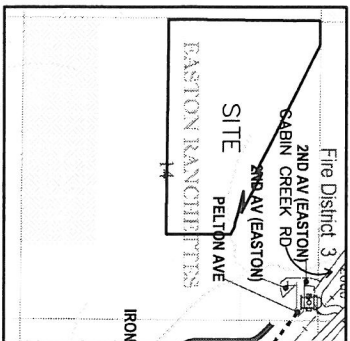
X Lee E. Monahan

4-4-8

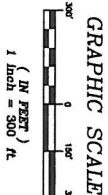
MONAHAN MOUNTAIN TREE FARM TRACTS LARGE LOT SUBDIVISION

A PTN. OF THE NORTH 1/2 OF SEC. 14, TWP. 20N., RGE. 13E., WM.
KITITIAS COUNTY, WASHINGTON

LL-08-XX



VICINITY MAP
N.T.S.



APPROVALS

KITITIAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ___ day of _____ A.D., 20___

Kititias County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "MONAHAN MOUNTAIN TREE FARM TRACTS" Large Lot Subdivision has been examined by me and find that it conforms to the comprehensive plan of the Kititias County Planning Commission.

Kititias County Planning Director

KITITIAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not all, lots. Prospective purchasers of lots are urged to make inquiries of the County Health Department about issuance of septic tank permits for lots.

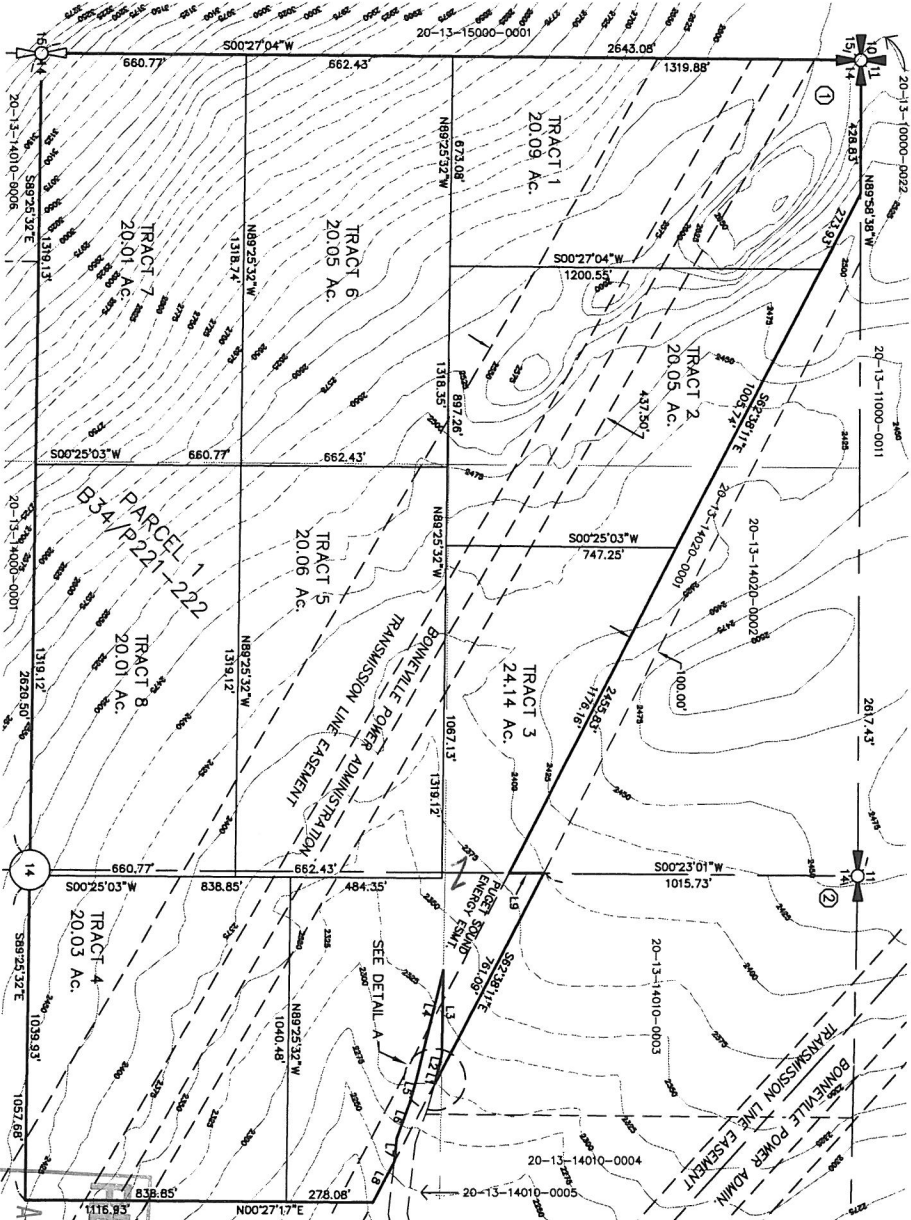
Dated this ___ day of _____ A.D., 20___
Kititias County Health Officer

CERTIFICATE OF COUNTY TREASURER

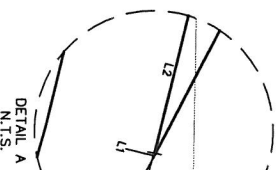
I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Kititias County Treasurer

ORIGINAL TAX LOT NO. 20-13-14020-0003 (7/874)



LINE	LENGTH	BEARING
L1	3.02	N24°11'00"W
L2	94.17	N26°20'00"W
L3	269.63	N69°10'51"W
L4	356.13	N26°20'00"W
L5	79.69	N24°11'00"W
L6	122.55	N20°11'00"W
L7	74.84	N63°31'00"W
L8	147.63	N62°39'11"W
L9	112.21	N00°23'01"E



LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- QUARTER CORNER CALCULATED
- FOUND REBAR & CAP, L.S. 18884

CORNER NOTES:

- NORTHWEST CORNER SEC. 14, T. 20 N., R. 13 E., WM.
- FOUND BRASS CAP MONUMENT, DE'A, L.S. 14743
- L.C.R. BOOK 5, PAGE 399
- NORTH QUARTER CORNER SEC. 14, T. 20 N., R. 13 E., WM.
- FOUND 1" DIA. IRON PIPE WITH CAP, L.S. 12491
- L.C.R. BOOK 5, PAGE 398

RECORDER'S CERTIFICATE

Filed for record this ___ day of _____, 20___ at _____ M
in book _____ of page _____ at 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 state of WASHINGTON, and I certify that the same is true and correct in all particulars.
In WASHINGTON, 2008:
DAVID P. NELSON, DATE
Certificate No. 18092

RECEIVED
APR 04 2008
KITITIAS COUNTY
DAVID P. NELSON
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1518002
EXPIRES 1/20/08

Kititias Co. Large Lot Subdivision NO. 08-XX
A Ptn. of the N. 1/2 of Sec. 14, Twp. 20N., Rge. 13E., WM.
Kititias County, Washington

DWN BY	DATE	JOB NO.
G. WEISER	04/08	05502-4
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	1 OF 2

Enccompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419