

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"

Long Plat application

(To divide lot into 5 or more lots)

CL-09-00001

KITTITAS 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

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" 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.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

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

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



FEES:

\$200 plus \$10 per lot for Public Works Department;
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
 \$3305 for Community Development Services Department, PLUS \$470 if SEPA Checklist is required
 \$195 for Fire Marshal

*One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

DATE:

12-16-09

RECEIPT #

6681



NOTES:

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

Name: FORTUNE CREEK LLC
Mailing Address: 206 W 1ST STREET
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: _____
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: DAVE BLANCHARD (Fortune Creek LLC officer)
Mailing Address: 206 WEST 1ST STREET
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: (509) 674-6828
Email Address: dblanchard@sapphireskies.net

3. Street address of property:

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

4. Legal description of property:

LOT 7 OF SURVEY BOOK 29, PAGES 187-188; A PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

5. Tax parcel number(s): 20-14-33000-0007 (11901)

6. Property size: 21.09 (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):

10 LOT PERFORMANCE BASED CLUSTER PLAT WITH 2 OPEN SPACE TRACTS
WATER: CLASS B SYSTEM
SEWER: INDIVIDUAL SEPTIC AND DRAINFIELD
ZONE: RURAL 3 (R-3)

8. Are Forest Service roads/easements involved with accessing your development? Yes (Circle)
If yes, explain: _____

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

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)

X 

Date:

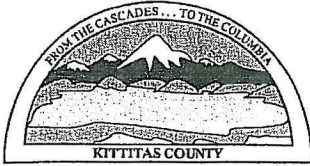
12/15/05

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

X 

Date:

12/15/05



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

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying				1
	First	Last	MI		
Address	108 East 2nd Street Cle Elum WA 98922				2
	Street or P.O. Box	City	State	Zip Code	
Phone Number	(509) 674-7433				3

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.

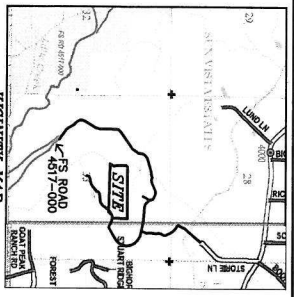
07199-7

(Fortune Creek LLC)
Vista West PBCP

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 HEREBY CERTIFY THAT THE WSTA WEST CLUSTER
 PLAN HAS BEEN EXAMINED BY ME AND I FIND THAT
 THE SEWAGE AND WATER SYSTEM HEREIN SHOWN
 DOES MEET AND COMPLY WITH ALL REQUIREMENTS
 OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE WSTA WEST CLUSTER PLAN
 HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS
 TO THE COMPREHENSIVE PLAN OF THE KITTITAS
 COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
 ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
 YEAR IN WHICH THE PLAN IS NOW TO BE FILED.
 PARCEL NO. 20-14-33000-0007 (1190)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE WSTA WEST CLUSTER PLAN
 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY
 TO BE IN AN ACCEPTABLE CONDITION FOR
 PLANNING. PARCEL NO. 20-14-33000-0007 (1190)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF
 A.D., 200__

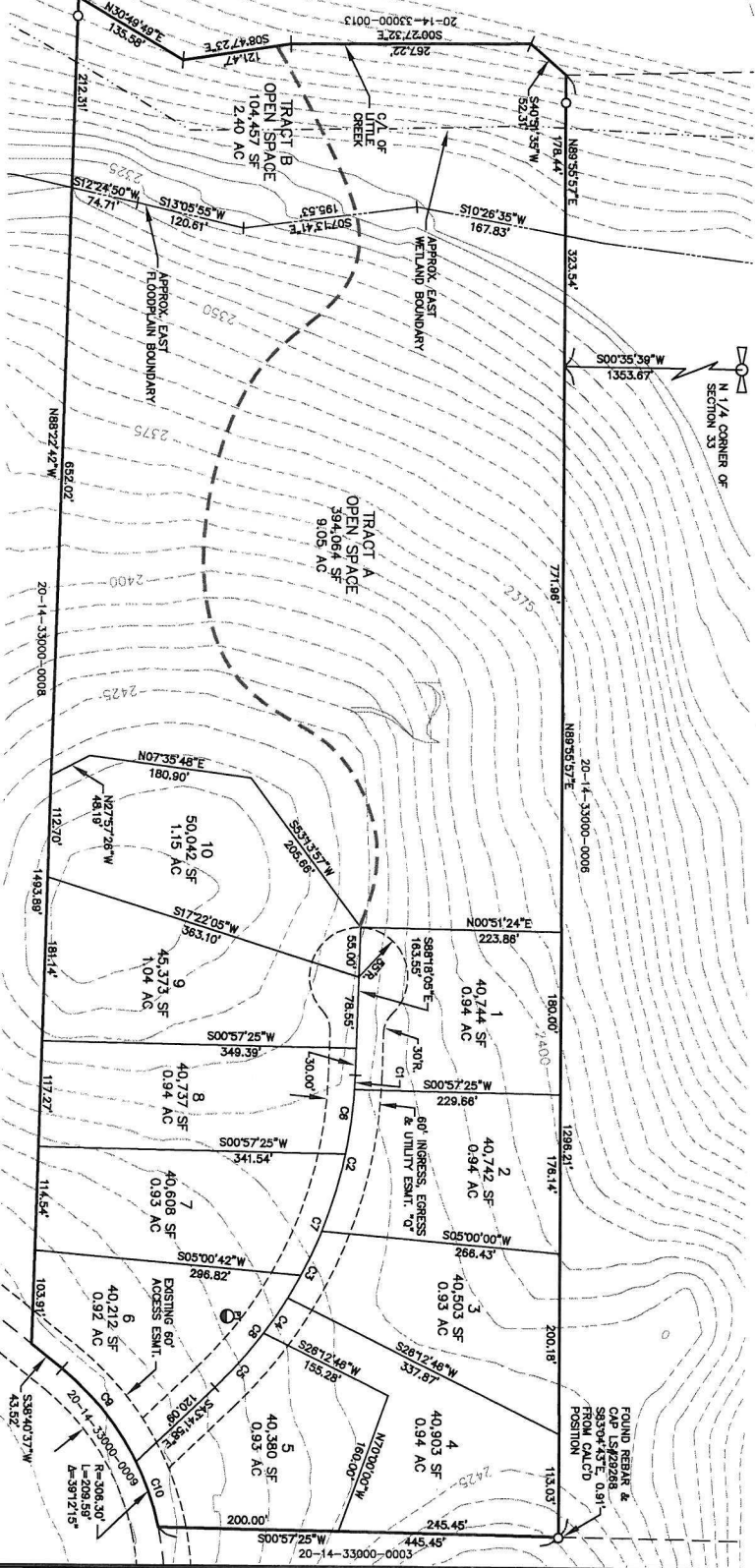
BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

BY: _____
 CHAIRMAN
 ATTEST: _____
 CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAN IS NOT A
 GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

**WSTA WEST
 PERFORMANCE BASED CLUSTER PLAT
 A PTL. OF THE NORTH 1/2 OF SEC. 33, T.20N., R.14E., W.1M
 KITTITAS COUNTY, WASHINGTON**

LP-09-XXXX



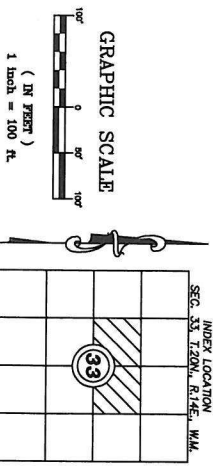
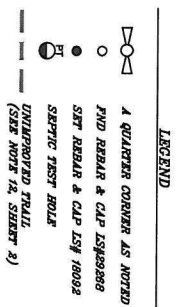
SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 29 OF
 KITTITAS PLATS 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020014, RECORDS OF
 KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.

2. THE PURPOSE OF THIS DOCUMENT IS TO PERFORMANCE BASE CLUSTER PLAT LOT 7 OF
 SURVEY BOX 29, PLOTS 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020014 INTO THE
 CONFIGURATION SHOWN HEREON.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	18.05'	500.00'	1°50'21"
C2	181.45'	500.00'	18°50'01"
C3	83.18'	500.00'	9°31'57"
C4	47.50'	500.00'	5°28'38"
C5	81.04'	500.00'	9°17'12"
C6	57.82'	500.00'	10°03'47"
C7	152.84'	500.00'	18°28'11"
C8	132.94'	308.30'	24°52'05"
C10	78.64'	308.30'	14°20'10"



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

**WSTA WEST
 PERFORMANCE BASED CLUSTER PLAT
 A PTL. OF THE NORTH 1/2 OF SEC. 33, T.20N., R.14E., W.1M
 KITTITAS COUNTY, WASHINGTON**

DWN BY	DATE	JOB NO.
G. WEISER	12/2009	07199-7
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20____, at _____ M
 In book _____ of _____ at 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 FOR TITLE RECORDING Act of the
 In WA, MOX: 2008.

DAVID P. NELSON DATE _____
 Certificate No. 18092

LP-09-XXXXX

OWNER:
 PORTVINE CREEK LLC
 206 W 1ST ST
 CLE ELLUM WA 98922
 PARCEL #90-14-39000-0007 (19101)
 ACREAGE: 81.08 ACRES
 10 LOTS - 2 OPEN SPACE TRACTS
 WATER SOURCE: CLASS B SYSTEM
 SEWER SOURCE: INDIVIDUAL SEWER/DRAINFIELD
 ZONE: RURAL 3 (R-3)

**VISTA WEST
 PERFORMANCE BASED CLUSTER PLAT
 A PTN. OF THE NORTH 1/2 OF SEC. 33, T20N, R14E, W1M.
 KITITAS COUNTY, WASHINGTON**

EXISTING LEGAL DESCRIPTION:

LOT 7 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 2, 2004 IN BOOK 29 OF SURVEYS, PAGES 187 AND 188, UNDER AUDITOR'S FILE NUMBER 200402004, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING POINTS 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 EXISTING PUBLIC EASEMENT 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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
9. EXISTING PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS, 9/9/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. 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.
11. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO UNPUMPED GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.020) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTLEMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
12. PROPOSED TRAIL SYSTEM IS FOR POSSIBLE FUTURE CONSTRUCTION AT THE DISCRETION OF THE OWNER.

NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.
**Call Before You Dig
 1-800-853-4344**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PORTVINE CREEK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SHIP OF HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.
 IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__

NAME _____ TITLE _____
 STATE OF WASHINGTON) S.S.
 COUNTY OF _____)

ON THIS ____ DAY OF _____, 200__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ AND SPECIAL PERSONALLY APPEARED _____ AND _____, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING SAID LIMITED LIABILITY COMPANY FOR THE USE AND VOLUNTARY ACT AND DEED OF THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

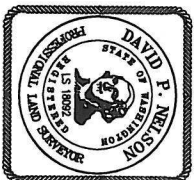
NOTARY PUBLIC IN AND FOR THE STATE OF _____ WASHINGTON, RESIDING AT _____ MY APPOINTMENT EXPIRES _____

VISTA WEST - PUBLIC BENEFIT RATINGS SYSTEMS CHART

Base Acreage:	21	Open Space Required:	9 ac.	
Base Lot Yield:	7	Net Open Space Provided (43%):	9.05 ac.	
Max. Bonus Lots:	14	Water Supply:	Group B	
Max. Lot Yield:	10	Sanitary Sewer:	Individual Septic Systems	
Proposed Lot Yield:	10	Zoning:	Rural3	
Element	Points Available	Points Awarded	Comments	
Transportation	0	0	Not applicable for rural lands	
Additional ROW/Width	25	0	Connectivity of easement is pre-existing	
Connectivity	25	0	Site is not adjacent to public recreation lands	
Multi-modal access	0	0	Not applicable for rural lands	
Streetscape Design Standards	0	0		
Open Space	0	0	Not applicable for rural lands	
50% of site for 25 years	40-80	43	11.45 ac. total open space (less 2.4 ac. in critical areas)	
40% - 60% in perpetuity	15	0	Site is not adjacent to existing corridors	
Wildlife Habitat	10	0	Site constraints limit the availability of additional buffers	
Connectivity to Wildlife Corridors	0	0		
Critical Areas Enhancement	0	0		
Health and Safety	0	0	Not applicable for rural lands	
Connection to Municipal Water	50	0	This lots are to be served as part of a Group B System	
Connection to Group A	25	25	Not applicable for Rural lands	
Connection to Group B	0	0	Site constraints limit the available area	
Connection to Sewage System	10	0	Not applicable for Rural lands	
Community Septic System	50	0	Not applicable for a development of this size	
Retained Water System	0	0		
Recreation	5 or 10	0	No Passive Recreation provisions are proposed	
Passive (private or public)	10 or 20	0	No Active Recreation provisions are proposed	
Active (private or public)	10 or 25	0	Not possible for a development of this size	
TOTAL	68	68	Of 68 total points scored, only 43 will be applied to the bonus	

ADJACENT PROPERTY OWNERS:

- 20-14-33000-0003 STEVEN D KOVY
- 4812 FIELD LN NW CLIMAX WA 98922
- 20-14-33000-0006 CHELSEA VALLEY TIMBER MONTESSANO WA 98963
- 20-14-33000-0008 WILLIAM L NIESCH LENOX WA 98922
- 12540 SW TREHOUT PORTLAND OR 97225
- 20-14-33000-0009 SADDLE RIDGE LLC 206 W 1ST CLE ELLUM WA 98922
- 20-14-33000-0013 JEFFREY A KLUTH TRUSTEES 7365 128TH PL SE NEWCASTLE WA 98058



RECORDER'S CERTIFICATE
 Filed for record this.....day of 20.....at.....M
 in book.....of.....at 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 at the request of: **FORTVINE CREEK, LLC**.....
 In.....2009.
 DAVID P. NELSON DATE
 Certificate No.....1892.....



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

**VISTA WEST
 PERFORMANCE BASED CLUSTER PLAT
 A PTN. OF THE NORTH 1/2 OF SEC. 33, T20N, R14E, W1M.
 KITITAS COUNTY, WASHINGTON**

DMN BY _____ DATE _____ JOB NO. _____
 G. WEISER 12/2009 07199-7
 CKD BY _____ SCALE N/A SHEET 2 OF 2
 D. NELSON