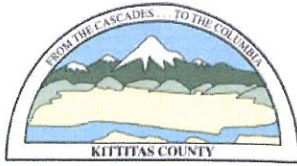


LP-09-00002



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS 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;
 \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required
 *One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x Mandy Weed

DATE:

4/29/09

RECEIPT #

00004630



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: P Squared, LLC.
Mailing Address: 1501 35th Ave S.
City/State/ZIP: Seattle, WA 98144
Day Time Phone: (206) 227-0116
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: Mark Wald (Managing Member)
Mailing Address: 1501 35th Ave S.
City/State/ZIP: Seattle, WA 98144
Day Time Phone: (206) 227-0116
Email Address: markwald@msn.com

3. Street address of property:

Address: TBD Jack Pine Road
City/State/ZIP: Cle Elum, WA 98922

4. Legal description of property:

See attached legal description within the preliminary plat.

5. Tax parcel number(s): 20-15-25059-0004

6. Property size: 21 (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):

This is an application for an 8 lot Performance Based Cluster Plat on 21 acres zoned Rural-5. A Group B well is proposed to serve all 8 lots. Septic will be individual on-site septic systems. The subject property is located north of the City of Cle Elum off of Columbia Ave and Jack Pine Roads, within Sect 25 of T.25 N., R.15 E. Kittitas County. Preliminary Plat maps are attached.

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? None. Columbia is in the city.

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:

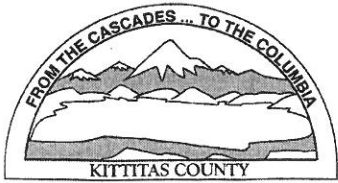
X _____

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

Date:

X  _____

4-27-09



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

RECEIPT NO.: 00004636

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

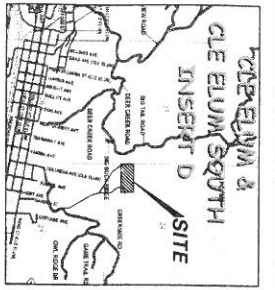
Account name: 020726

Date: 4/29/2009

Applicant: P SQUARED LLC

Type: check # 1217

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
LP-09-00002	CDS FEE FOR PLAT	2,000.00
LP-09-00002	SEPA	400.00
LP-09-00002	EH LONG PLAT FEE	625.00
LP-09-00002	PW LONG PLAT FEE	280.00
	Total:	3,305.00



APPROVALS

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

KITTITAS COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE SKY RIDGE CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWS DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT
 DATED THIS _____ DAY OF _____ A.D. 200__

KITTITAS COUNTY HEALTH OFFICER
 I HEREBY CERTIFY THAT THE SKY RIDGE CLUSTER PLAT 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 PLAT IS NOW TO BE FILED
 PARCEL NO. 20-15-25059-0004 (20502)
 DATED THIS _____ DAY OF _____ A.D. 200__

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

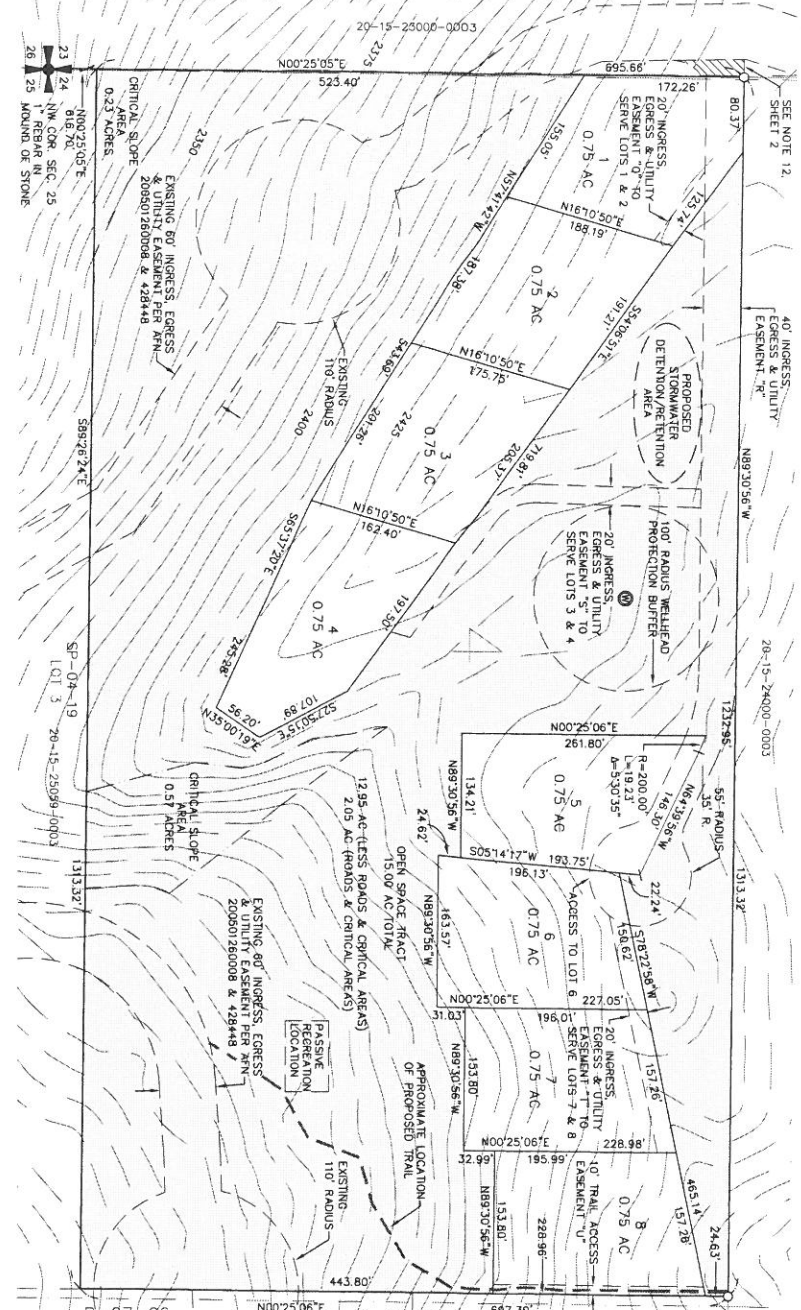
BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

BY: _____
 CHAIRMAN
 ATTEST: _____
 CLERK OF THE BOARD

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

SKY RIDGE PERFORMANCE BASED CLUSTER PLAT
 A PTN. OF THE SW 1/4 OF THE SW 1/4 OF SEC. 24, T.20N., R.15E., W.M.
 KITTITAS COUNTY, WASHINGTON

P-09-XX

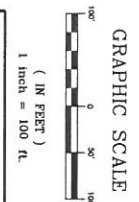


SUBREY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 6600, SECTION 24, UNDER AUDITOR'S FILE NUMBER 20050120008 & 428444 KITTITAS COUNTY, WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PERFORMANCE BASED CLUSTER PLAT LOT 1 THROUGH LOT 8 AND TO BE IN AN ACCEPTABLE CONDITION FOR PLATING. PARCEL NO. 20-15-25059-0004 (20502). DATED THIS _____ DAY OF _____ A.D. 200__

PERFORMANCE BASED CLUSTER PLATING TABLE

UNDEVELOPED (61%)	12.95 AC.	61 POINTS
ROAD & CRITICAL AREAS	6.00 AC.	0 POINTS
OPEN SPACE TOTAL	15.00 AC.	0 POINTS
DEVELOPMENT AREA	6.00 AC.	25 POINTS
CLASS B WELL		5 POINTS
PASSIVE REC. FACILITIES		10 POINTS
ACTIVE REC. FACILITIES		10 POINTS
TOTAL	21.00 AC.	101 POINTS



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

SKY RIDGE PERFORMANCE BASED CLUSTER PLAT
 A PTN. OF THE SW 1/4 OF THE SW 1/4 OF SEC. 24, T.20N., R.15E., W.M.
 KITTITAS COUNTY, WASHINGTON

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. DAVID P. NELSON, DATE _____ Certificate No. 18092.

OWN BY	DATE	JOB NO.
S.F.T./G.W.	04/2009	08102
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2



Phone: (509) 674-7433 Fax: (509) 674-7419

TO Kittitas County CDS
Ellensburg, WA 98926

DATE	4-29-09	JOB NO.	08102
ATTENTION	Planning Staff		
RE:	Sky Ridge Preliminary Plat 8 lot PBCP		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Plat overview letter
1			Public disclosure form
1			8.5 X 11 plat map
1			cluster point table
1			Long Plat application
1			SEPA checklist
1			Fees for plat (check)
10			18 X 24 plat maps

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS 500' radius of landowners
road variance approval letter

COPY TO _____

SIGNED: 

**500' RADIUS
JOB# 08102 P SQUARED LLC
PARCEL # 20-15-25059-0004**

KEVIN DALY
5626 126TH AVE. SE
BELLEVUE, WA 98006
20-15-23000-0001

IRON SNOWSHOE LLC
206 W 1ST STREET
CLE ELUM, WA 98922
20-15-24000-0003
20-15-24000-0007

JNG LLC
P.O. BOX 454
MUKILTEO, WA 98275
20-15-24052-0001
20-15-24052-0002
20-15-24052-0004

WILLIAM R. MOORE
DAINA S. MOORE
201 DORSET DR.
YAKIMA, WA 98901
20-15-24051-0002

DONALD W. KUEHN
1703 NW GREENBRIER WAY
SEATTLE, WA 98177
20-15-24051-0003

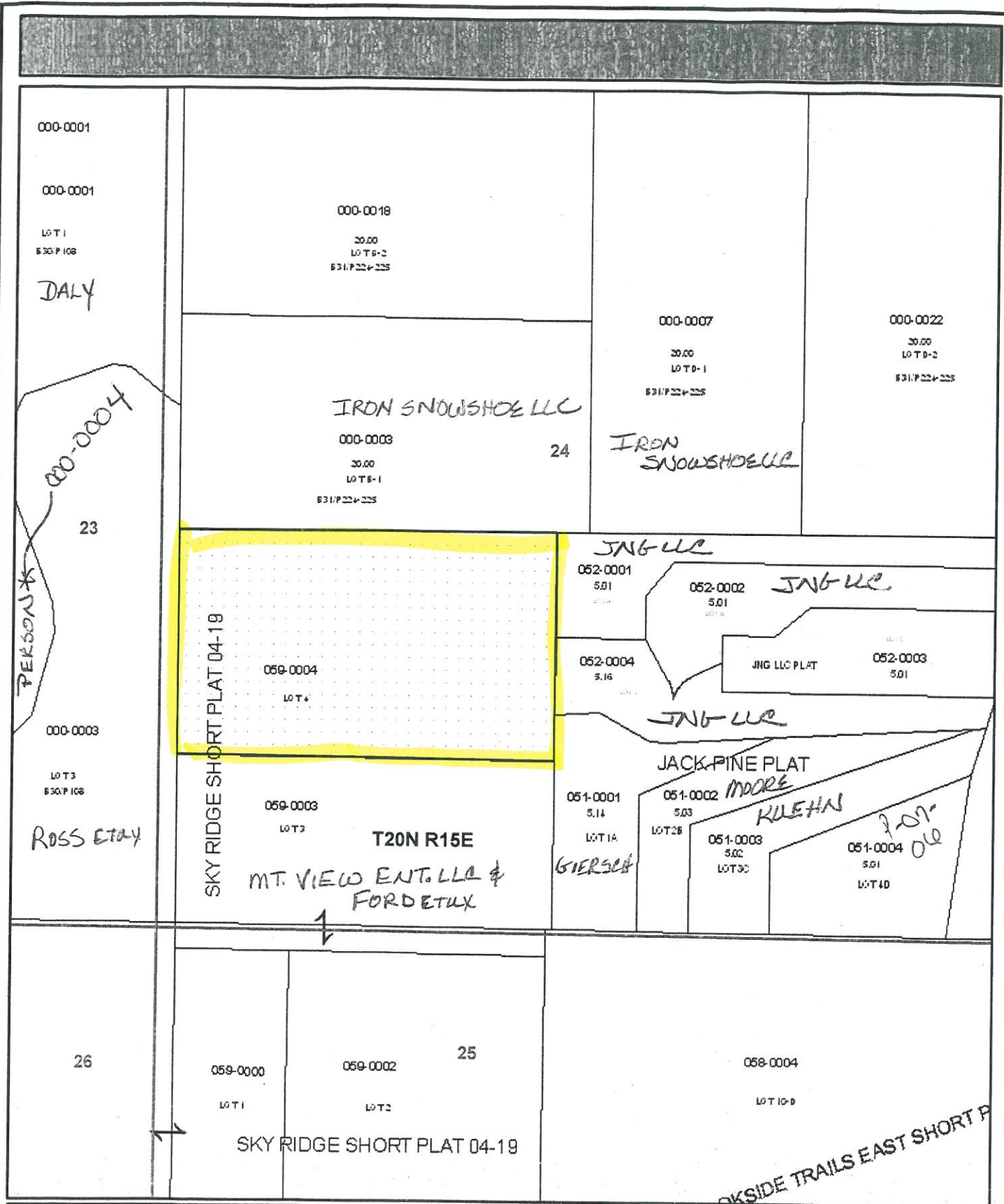
E. PAUL GIERSCH
1552 NE 76TH STREET
SEATTLE, WA 98115
20-15-24051-0001

MICHAEL W. ROSS ETUX
1300 SKYWALL DRIVE
SULTAN, WA 98294
20-15-23000-0003

ALAN K. PERSON ETUX
12023 43RD AVE. SE
NORTH BEND, WA 98045
20-15-23000-0004

MT VIEW ENTERPRISES LLC &
STEPHEN J. FORD ETUX
713 35TH ST. NE
AUBURN, WA 98002
20-15-25059-0003

08102



Legend

- Tax Parcels
- Townships
- Rights of Way
- Sections

Scale = 1:4,800
1 inch = 400 ft

Map Center: Township: **20** Range: **15** Section: **24**

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

4/15/2009



SKY RIDGE PERFORMANCE BASED CLUSTER PLAT

OVERVIEW:

The attached proposal is an 8 lot Performance Based Cluster Plat in accordance to KCC Chapter 16.09 revised in August of 2006. The proposed total acreage is 21.00 acres located within the Rural-3 zoning of Kittitas County. Please see attached plan for PBCP table of how density bonus points were calculated.

UTILITIES:

The project's proposed sewer shall consist of individual community septic and proposed water will be a Group B System.

TRANSPORTATION:

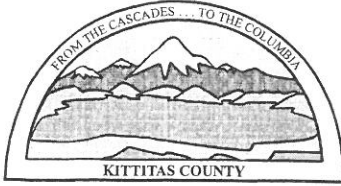
Access to the site will be served by Sun Ridge Drive and Creek Side Road via Columbia Ave. Secondary access is met by the connection of Big Tail and Deer Creek Roads. Documentation is attached showing that Public Works did approve a variance application for this project on November 20, 2008. The internal road system will consist of a 40' easement with private drives and a cul-de-sac.

OPEN SPACE:

Proposed open space will contain active and passive recreational areas such as trails and picnic/ bird watching station. Attached within the submittal package is the bonus point density table for your review.

PERFORMANCE BASED CLUSTER PLATTING TABLE

UNDEVELOPED (61%)	12.95 AC.	61 POINTS
ROAD & CRITICAL AREAS	<u>2.05 AC.</u>	0 POINTS
OPEN SPACE TOTAL	15.00 AC.	
DEVELOPMENT AREA		
CLASS B WELL	<u>6.00 AC.</u>	25 POINTS
PASSIVE REC. FACILITIES		5 POINTS
ACTIVE REC. FACILITIES		10 POINTS
<u>TOTAL</u>	<u>21.00 AC.</u>	<u>101 POINTS</u>



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

November 24, 2008

Noah Goodrich
Encompass Engineering & Surveying
108 E 2nd Street
Cle Elum, WA 98922

Dear Noah:

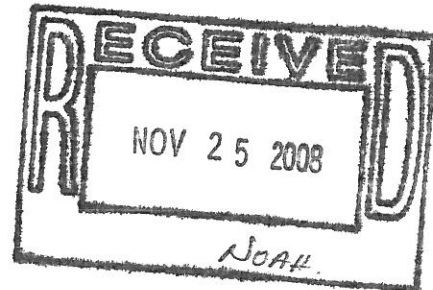
The Road Variance Committee approved Road Variance 08-37 on November 20, 2008.
Enclosed is a copy of the completed variance request with conditions of approval.

Please contact me if you have any questions.

Sincerely,

Christina Wollman

Enclosure



ROAD STANDARDS VARIANCE REQUEST

SKY RIDGE CLUSTER PLAT ROAD VARIANCE 08-37

Findings of Fact:

The applicant is applying for a variance from minimum easement width for a second access. An 8 lot cluster plat is proposed that is accessed primarily from Creekside Road, Jack Pine Drive, and Cle Elum's Columbia Avenue. A second access will be required because Creekside Road serves more than 40 lots. The applicant is proposing to use Big Tail Road and Deer Creek Road as the second access. A portion of Deer Creek Road is within a 30' easement. Kittitas County Road Standards require low-density private roads to be within a 60' easement.

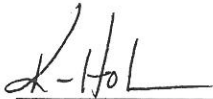
Deer Creek and Big Tail Roads were recently paved. The portion of road through the 30' easement was constructed to meet road standards for road width and construction.

For more information, refer to Road Variances 07-07, 07-28, 07-29, 07-30, 08-15 and the Meadow Ridge Plat variance.

Approval

Conditional Approval

Denial



Public Works Director

11-20-08

Date

APPEAL

Date Appealed: _____

Board of County Commissioners Hearing Date: _____