

# 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"

## REZONE APPLICATION

(For requested amendments to the zoning map, KCC 17.98 & KCC 15B.03)

A **pre-application meeting** is required for this permit. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

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.

### REZONE TYPES

Please check the box next to the type of rezone this application is requesting:

- Site-specific rezone\*
- General rezone using docketing process\*

\*Rezone requests for Planned Unit Developments (PUDs), must use the PUD application form.

### REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) see concurrently filed short plat
- Legal description of property to be reclassified See attachment B
- Requested Zone Change: from Agriculture 3 to Agriculture 5
- Project Narrative responding to Questions 9-11 on the following pages.

### APPLICATION FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)  
 300.00 Kittitas County Department of Public Works  
 130.00 Kittitas County Fire Marshal

**\$3,765.00 Total fees due for this application (One check made payable to KCCDS)**

RECEIVED

MAR 27 2013

KITTITAS COUNTY  
CDS

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 3/27/13

RECEIPT # 05016818

PAID

MAR 27 2013

KITTITAS CO. IN BOX  
CDS

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: Teresa Zentz (formerly Hansen)  
Mailing Address: 430 Klocke Road  
City/State/ZIP: Ellensburg, Washington 98926  
Day Time Phone: 509-962-6362 / 575-441-4771  
Email Address: Tarizentz@aol.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: \_\_\_\_\_  
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: Tim Zentz  
Mailing Address: 430 Klocke Road  
City/State/ZIP: Ellensburg, Washington 98926  
Day Time Phone: 509-962-6362  
Email Address: ttzentz@aol.com

**4. Street address of property:**

Address: 430 Klocke Road  
City/State/ZIP: Ellensburg, Washington 98926

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

See attachment B

**6. Tax parcel number:** 18-18-20020-004

**7. Property size:** 10 (acres)

**8. Land Use Information:**

Zoning: Agrculture 3                      Comp Plan Land Use Designation: Rural

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MAR 27 2010  
KITITAS COUNTY  
CDS

**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, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. **See attachment A**
- 10. **Describe how this proposal will provide for the transfer of any required transferrable development rights:** According to KCC 17.98.020.7.h, petitions for rezones must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezone area at a rate proportionate to the size of the project area (see 17.13.080.6). These rights must be transferred prior to final approval. Please describe how this requirement will be met by the proposed rezone. **It will not affect any other Transferable Development Rights**
- 11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary): See attachment C**
  - A. The proposed amendment is compatible with the comprehensive plan.
  - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
  - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
  - D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
  - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
  - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
  - G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
  - H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

**AUTHORIZATION**

- 12. 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)**

**Date:**

X \_\_\_\_\_

\_\_\_\_\_

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

**Date:**

X *Aheresa Zentz*

March 26, 2013

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MAR 27 2013  
KITITAS COUNTY  
173

## Attachment A

**Project Size & Location:** ACRES 10.00, CD. 8615; SEC. 20, TWP. 18, RGE. 18; PTN. SW1/4 NW1/4 (LOT 1, B29/P8)

Tim and Teresa Zentz have submitted a short plat application to subdivide 10.00 acres into two 5.00 acre lots. The subject property is zoned Agriculture 3. A Rezone application has been submitted simultaneously requesting the above property rezone from Ag3 to Ag5. Property is located at 430 Klocke Rd Ellensburg, Washington; Parcel ID Number 129433; with each parcel being serviced by individual well and individual septic per health department requirement.

RECEIVED  
MAR 27 2003  
WITTITAS COUNTY  
603

## Attachment B

**Property Legal Description:** Parcel 1 of that certain Survey as recorded June 16, 2003, in Bok 29 of Surveys, page 8, under Auditor's File No. 200306160083, records of Kittitas County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the county of Kittitas, State of Washington.

RECORDED  
MAR 27 2013  
KITTITAS COUNTY

## Attachment C

- 11A This proposal is rural category and is compatible with the comprehensive plan.
- 11B This proposal does not violate public health, safety or welfare.
- 11C This proposal will provide additional residence.
- 11D R3 Zones have been found non-compliant with Growth Management Act which has changed circumstances.
- 11E The subject property is suitable for development and has adequate water and adequate access.
- 11F Rural residences adjacent and near property.
- 11G Not near irrigation water.
- 11H N/A

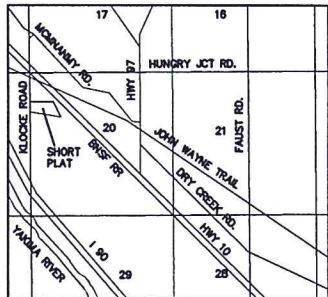
RECEIVED

MAR 27 2013

KITITAS COUNTY  
CO

**ZENTZ SHORT PLAT  
KITITAS COUNTY SHORT PLAT NO. SP-13-**

A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON



VICINITY MAP

**APPROVALS**

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_ DAY  
OF \_\_\_ A.D., 20\_\_

KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "ZENTZ" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

KITITAS COUNTY PLANNING OFFICIAL

KITITAS 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 NECESSARILY ALL, BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

KITITAS 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 SHORT PLAT IS NOW TO BE FILED.

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

KITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 129433  
MAP NO. 18-18-20020-0004

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_ 20\_\_ AT \_\_\_ M.  
IN BOOK \_\_\_ OF \_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF

DUSTIN L. PIERCE  
SURVEYOR'S NAME

JERALD V. PETTIT 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 TERESA ZENTZ

IN MAR, 2013

DUSTIN L. PIERCE DATE  
CERTIFICATE NO. 45503

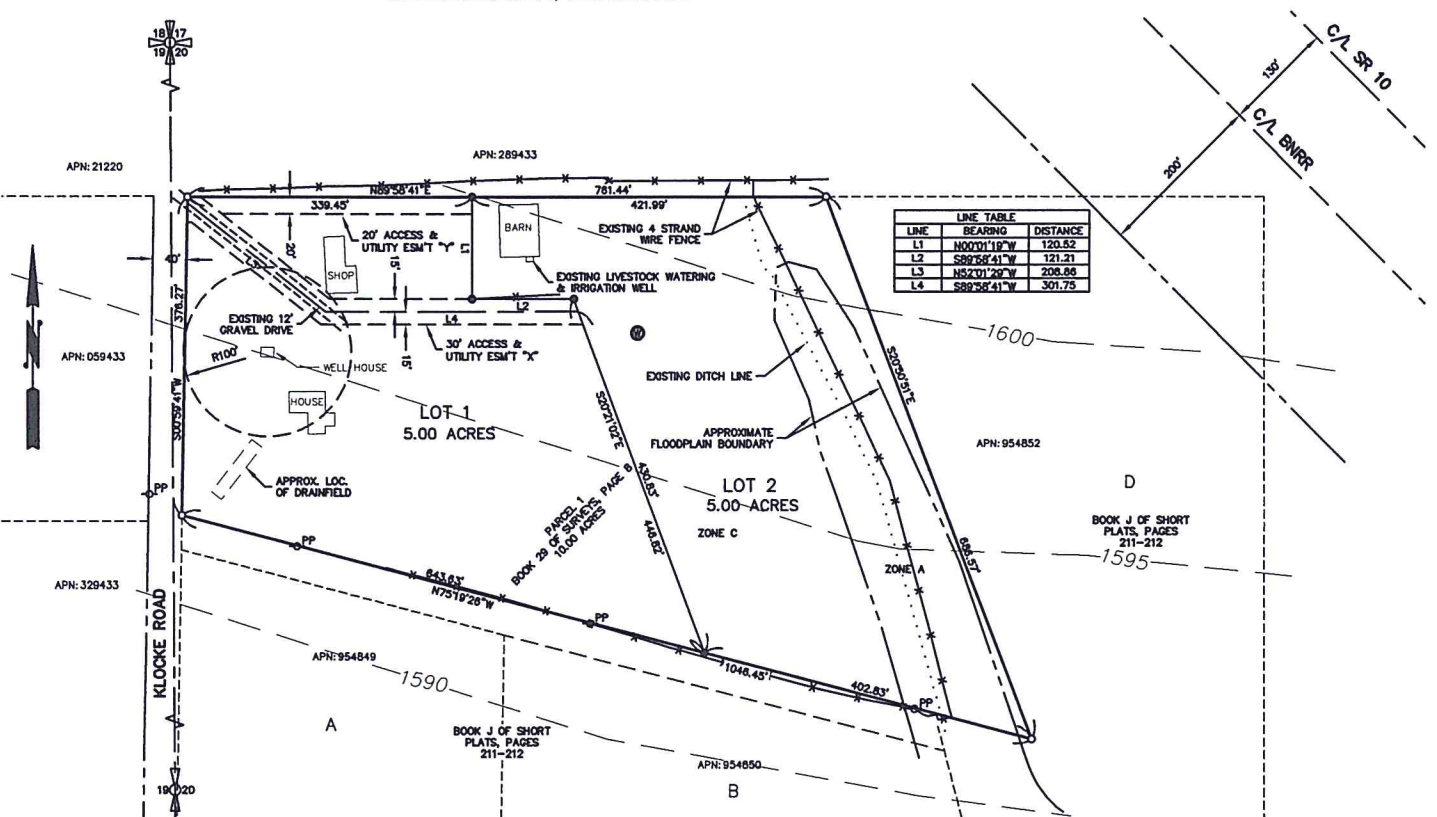
**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

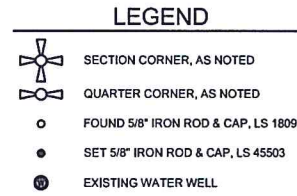
SHORT PLAT  
PREPARED FOR  
TERESA ZENTZ  
A PORTION OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

KITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	03/2013	13017
CHKD BY	SCALE	SHEET
DLP	1" = 100'	1 OF 2

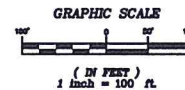


LINE	BEARING	DISTANCE
L1	N00°01'18"W	120.82
L2	S89°58'41"W	121.21
L3	N52°01'29"W	208.86
L4	S89°58'41"W	301.75



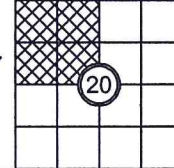
**NOTES:**

- THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITITAS COUNTY.
  - THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS 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.
  - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  - FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
    - BOOK 29 OF SURVEYS, PAGE 8, APN: 200306160063.
    - BOOK J OF SHORT PLATS, PAGES 211-212, 2008-08060004.
- RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.



INDEX LOCATION

SEC. 20 T. 18 N.R. 18 E.W.M.



DISTRICT CLERK  
 CLERK'S OFFICE  
 1000 1/2 W. W. WAY  
 WASHINGTON STATE

OWNER:

TERESA MAY ZENTZ
450 KLOCKE RD.
ELLENSBURG, WA 98926

- PARCEL NO.: 129433
MAP NO.: 18-18-20020-0004
PARCEL AREA: 10.00 ACRES
ZONE: AGRICULTURAL 3 (AG-3)
PROPOSED LOTS: 2
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/RAINFIELDS

ZENTZ SHORT PLAT
KITITAS COUNTY SHORT PLAT NO. SP-13-
A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TERESA MAY ZENTZ, WHO ACQUIRED TITLE AS TERESA MAY HANSEN, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_, A.D., 20\_\_

TERESA MAY ZENTZ

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_, 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_
RESIDING AT \_\_\_
MY APPOINTMENT EXPIRES: \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEM (MERS), SOLELY AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDERS SUCCESSORS AND ASSIGNS; LENDER: FIRST HORIZON LOAN CORP., THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_, A.D., 20\_\_

NAME TITLE NAME TITLE

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_

ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PRESIDENT AND \_\_\_ TO ME KNOWN TO BE THE SECRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_
RESIDING AT \_\_\_
MY APPOINTMENT EXPIRES: \_\_\_\_\_

EXISTING LEGAL DESCRIPTION:

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED JUNE 16, 2003, IN BOOK 29 OF SURVEYS, PAGE 8, UNDER AUDITORS FILE NO. 200306160083, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

KRD NOTES:

- 1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 22 IRRIGABLE ACRES AND LOT 2 HAS 22 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 100 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

ADJACENT PROPERTY OWNERS:

- 1. APN: 21220 - YAKAMA NATION LAND ENTERPRISE, P.O. BOX 151, TOPPENISH, WA 98948.
2. APN: 329433 - ARNULFO S. RODRIGUEZ, 601 KLOCKE RD., ELLENSBURG, WA 98926.
3. APN: 954849 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
4. APN: 954850 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
5. APN: 954852 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
6. APN: 59433 - DONALD E. CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
7. APN: 289433 - NEIL O'NEILL, 301 S MT DANIELS, ELLENSBURG, WA 98926.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUALSTAR CREDIT UNION, THE UNDERSIGNED DEBTOR FOR A JUDGMENT FILED IN SUPERIOR COURT OF KITITAS COUNTY, STATE OF WASHINGTON (JUDGMENT NO. 09-9-00011-5, CAUSE NO. 07-2-00625-7), RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NUMBER 200901140037, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_, A.D., 20\_\_

NAME TITLE NAME TITLE

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_

ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PRESIDENT AND \_\_\_ TO ME KNOWN TO BE THE SECRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_
RESIDING AT \_\_\_
MY APPOINTMENT EXPIRES: \_\_\_\_\_

NOTES:

- 1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 85% 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, 9/605 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. 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.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. ALL DEVELOPMENT MUST COMPLY WITH THE 2009 INTERNATIONAL FIRE CODE.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION (RCW 36.70A.000(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
11. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.



RECORDER'S CERTIFICATE
FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_ AT \_\_\_ M.
IN BOOK OF \_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
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 TERESA ZENTZ
IN MAR. 2013
DUSTIN L. PIERCE
DATE
CERTIFICATE NO. 45503

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

Table with columns: DWN BY, CHKD BY, DATE, SCALE, JOB NO., SHEET. Values include DLP, DLP, 03/2013, N/A, 13017, 2 OF 2.



