



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Friday, April 19, 2013  
**Application Received:** Wednesday, March 27, 2013  
**Application Complete:** Friday, March 29, 2013

**Project Name (File Number):** Zentz Rezone and Short Plat (RZ-13-00001 and SP-13-00003)  
**Applicant:** Teresa Zentz

**Location:** 1 parcel, located approximately 4 miles northwest of Ellensburg at 430 Klocke Road, in a portion of Section 20, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-20020-0004.

**Proposal:** Teresa Zentz, has submitted a rezone application and a preliminary short plat application to change the current zoning from Agriculture 3 to Agriculture 5, and to subdivide the approximately 10 acre parcel into two five acre parcels.


**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/rezones.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Saturday, 4 May, 2013. Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 16 Subdivisions, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

  
Signature Planner of Record

  
Date

YAKAMA NATION LAND  
ENTERPRISE  
PO BOX 151  
TOPPENISH WA 98948

KITTITAS CO (PUBLIC WORKS)  
411 N RUBY ST STE 1  
ELLENSBURG WA 98926

RODRIQUEZ, ARNULFO S  
ETUX  
601 KLOCKE RD  
ELLENSBURG WA 98926

HANSEN, TERESA MAY  
430 KLOCKE RD  
ELLENSBURG WA 98926-

HAND, PATRICK J  
580 MCMANAMY RD  
ELLENSBURG WA 98926

CLAPPER, DONALD E TRUSTEE  
&  
ANDERSON-CLAPPER, BONNIE  
R TRUSTEE  
720 KLOCKE RD  
ELLENSBURG WA 98926-

CLAPPER, DONALD E TRUSTEE  
720 KLOCKE RD  
ELLENSBURG WA 98926

BNSF RAILWAY COMPANY  
PO BOX 961089  
FORT WORTH TX 76161-0089

O'NEILL, NEIL  
301 S MT DANIELS  
ELLENSBURG WA 98926

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 04/15/13 16:24 by dde18

Acct #: 84066

Ad #: 873515

Status: N

KITTITAS CO PUBLIC WORKS  
411 N. RUBY ST, SUITE 1  
ELLENSBURG WA 98926

Start: 04/19/2013 Stop: 04/19/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 12.27 Words: 338  
Total STD6 12.27  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 105.52  
# Affidavits: 1

Contact:

Ad Descrpt: N/AP ZENTZ RZ-13-00001

Phone: (509)962-7523

Given by: \*

Fax#:

Created: dde18 04/15/13 16:02

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Cha  
Agency:

COMMENTS:

COPIED from AD 843941

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	04/19			
IN	A		97 S	04/19			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson  
Name (print or type)

[Signature]  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 04/15/13 16:24 by dde18

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**NOTICE OF APPLICATION**

**Project Name (File Number):**  
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(RZ-13-00001 and SP-13-  
00003)

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**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Saturday, May 4, 2013. Any person has the right to comment on this application and request a copy of the decision once made.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 16 Subdivisions, and Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

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**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: 509-933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

**Notice of Application:** April 19, 2013  
**Application Received:** March 29, 2013  
**Application Complete:** March 29, 2013  
**Publish Daily Record:** April 19, 2013

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, April 15, 2013 4:01 PM  
**To:** legals@kvnews.com  
**Subject:** Publication Request RZ-13-00001 and SP-13-00003 Zentz  
**Attachments:** RZ-13-00001 and SP-13-00003 Zentz Notice of Application Legal.docx

Please publish the attached on: Friday April 19<sup>th</sup> 2013.

Thank You,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

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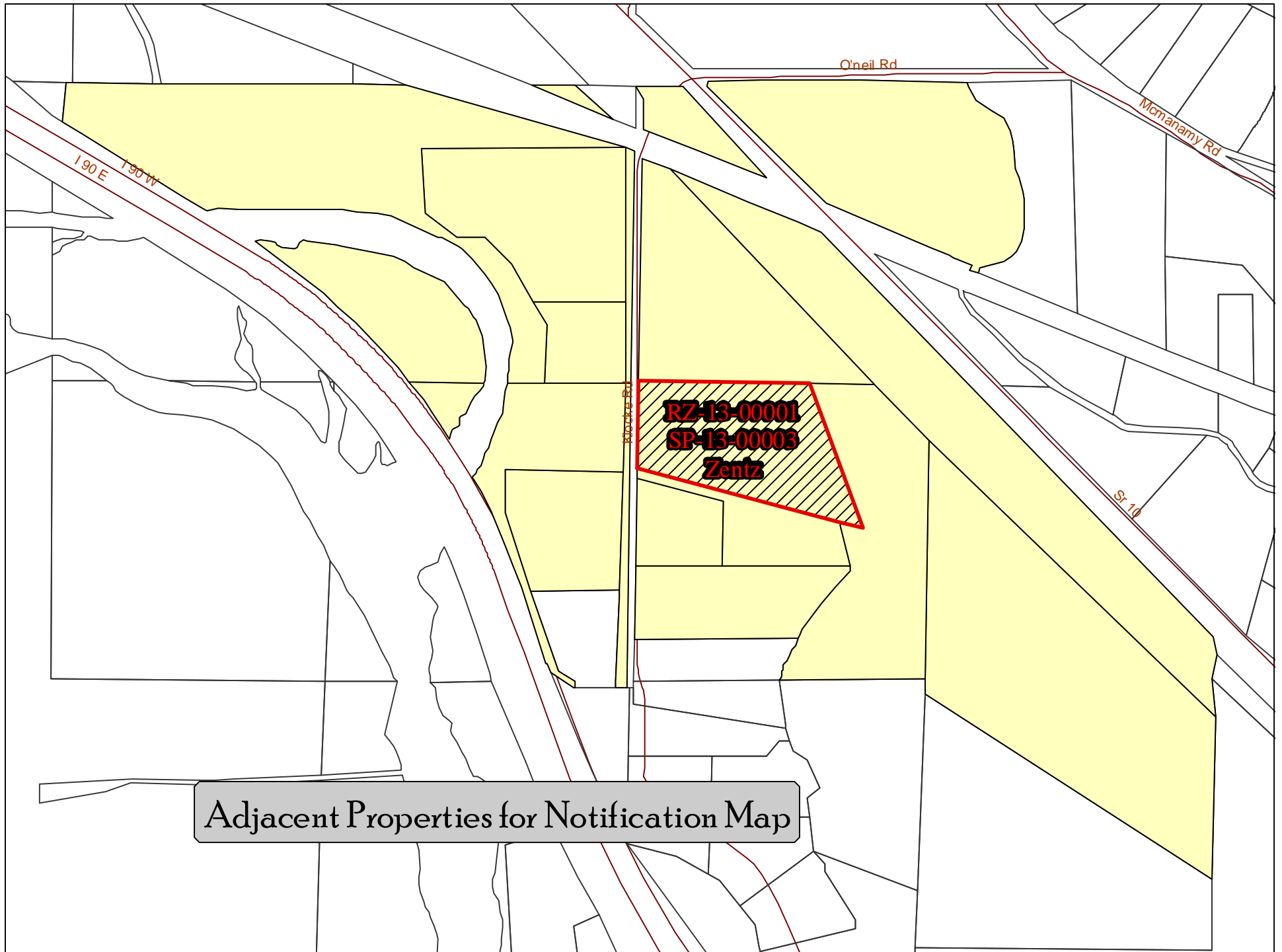
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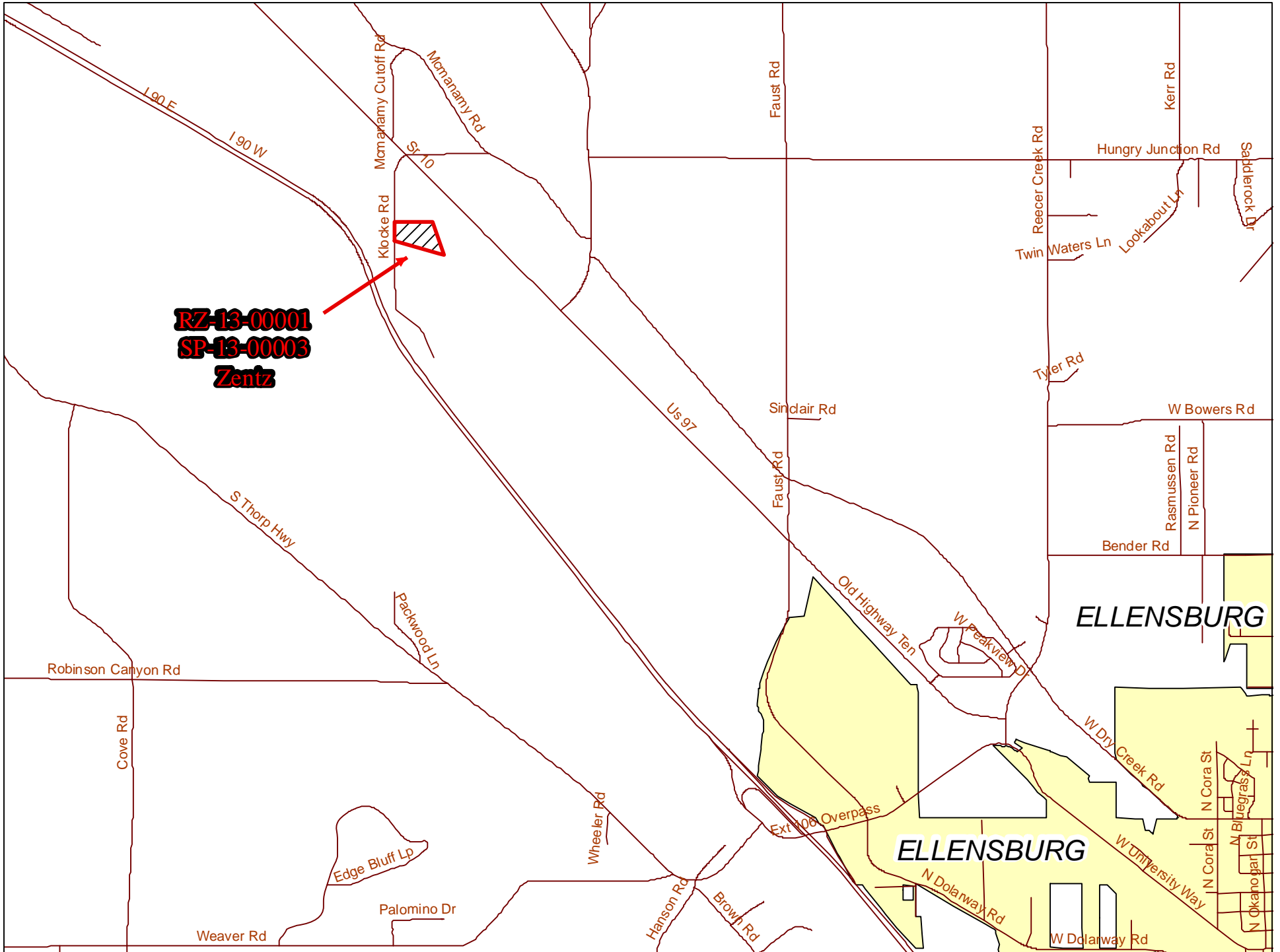
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Adjacent Properties for Notification Map



**RZ-13-00001**  
**SP-13-00003**  
**Zentz**

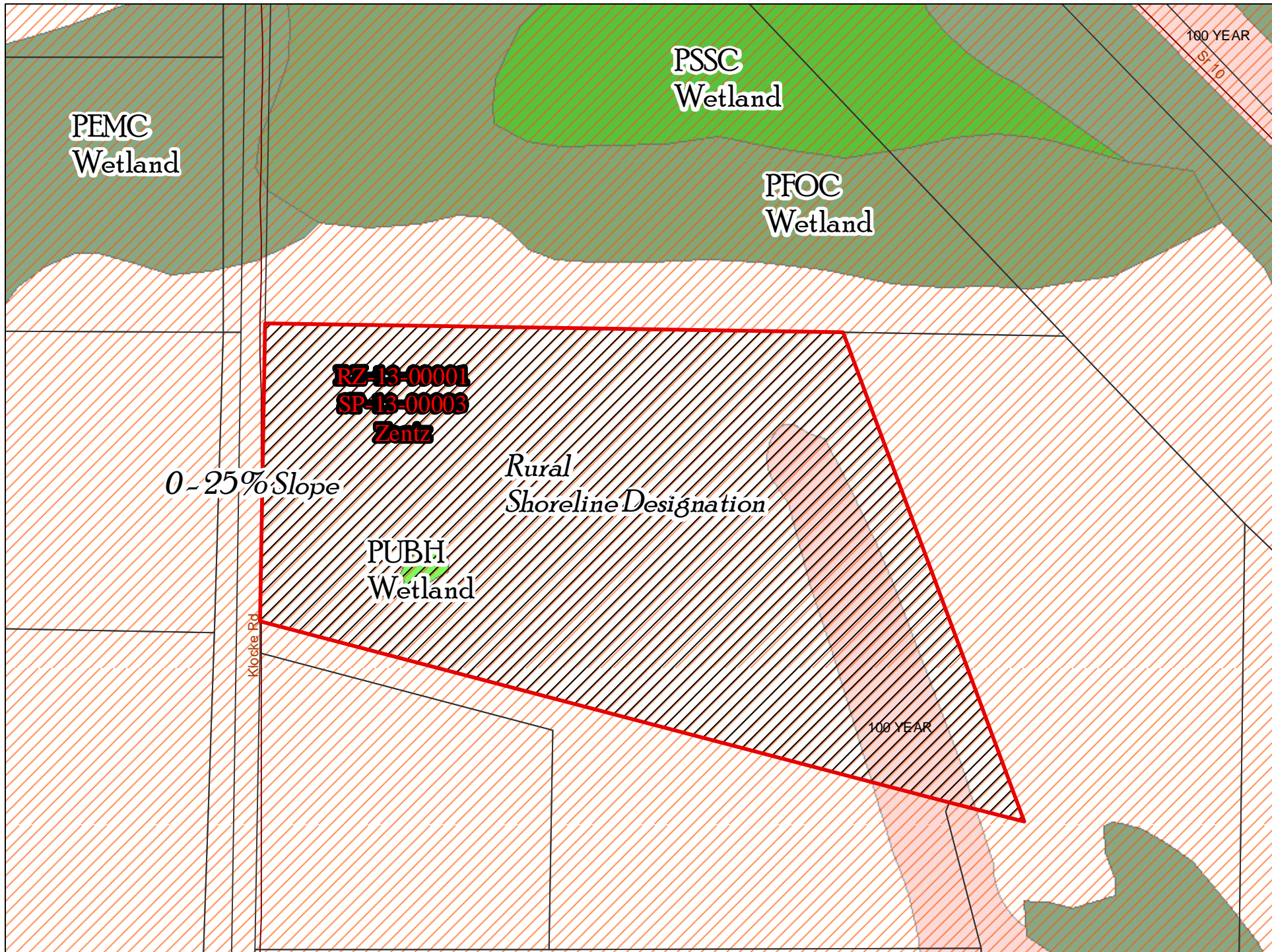
**ELLENSBURG**

**ELLENSBURG**





**RZ-13-00001**  
**SP-13-00003**  
**Zentz**





U.S. Fish &amp; Wildlife Service

## National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **PUBH**:

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**UB** Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Subclass :

Modifier(s):

**HWATER REGIME Permanently Flooded**: Water covers the land surface throughout the year in all years.

# Critical Areas Checklist

Monday, April 15, 2013

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

Is the project parcel in or near a Coal Mine area?  Yes  No

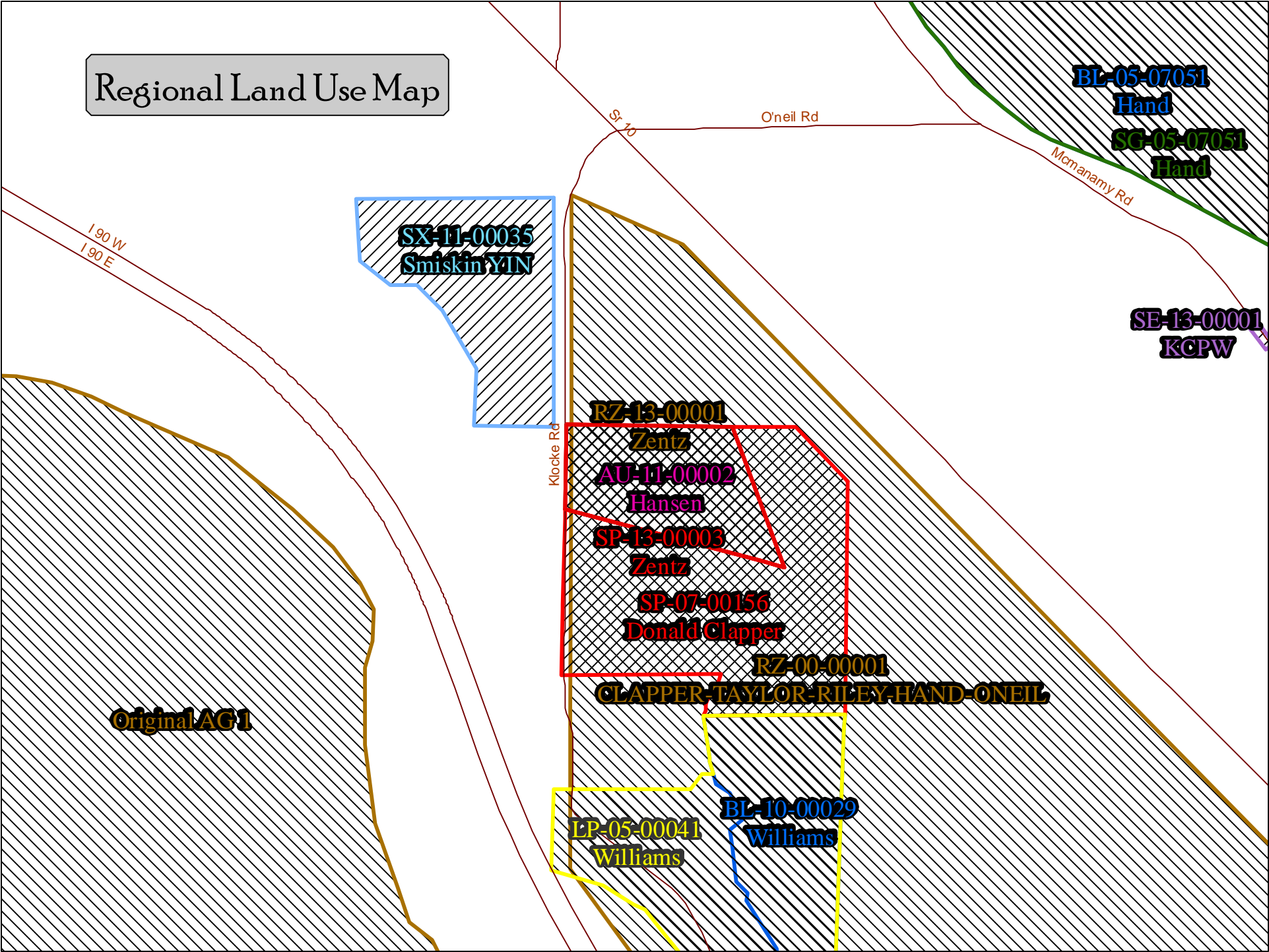
What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

# Regional Land Use Map





# 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


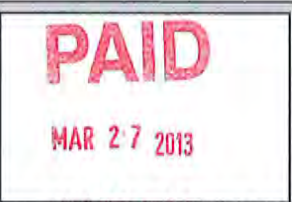

**\$3,765.00 Total fees due for this application** (One check made payable to KCCDS)

RECEIVED

MAR 27 2013

KITTITAS COUNTY  
CDS

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>3/27/13</u>	RECEIPT # <u>65616818</u>	
			

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

MAR 27 2010  
WITTING  
038

**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)**

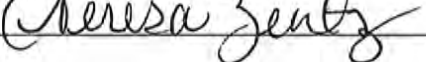
**Date:**

X \_\_\_\_\_

\_\_\_\_\_

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

**Date:**

X  \_\_\_\_\_

March 26, 2013

MAR 27 2013

## 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.

MAR 27 2013  
COUNTY OF WA  
CLERK OF COUNTY

## 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.

MAR 3 2007

## 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 2011

KITTITAS COUNTY

CLERK

**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 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\_\_

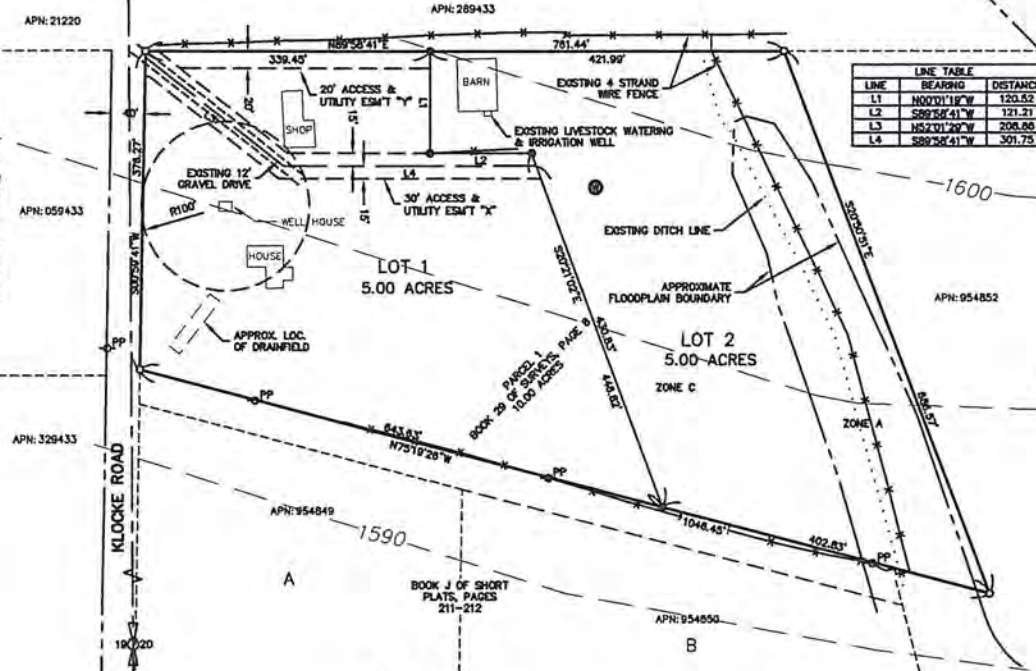
KITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 129433  
 MAP NO. 16-18-20020-0004

**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

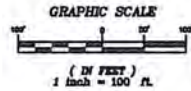
JERALD V. PETTIT Deputy County Auditor  
 County Auditor



LINE	BEARING	DISTANCE
L1	N00°01'18"W	120.52
L2	S89°58'41"W	121.21
L3	N54°01'29"W	208.86
L4	S89°58'41"W	301.75

- LEGEND**
- SECTION CORNER, AS NOTED
  - QUARTER CORNER, AS NOTED
  - FOUND 5/8" IRON ROD & CAP, LS 18092
  - SET 5/8" IRON ROD & CAP, LS 45503
  - EXISTING WATER WELL

- NOTES:**
- THE PURPOSE OF THIS SURVEY IS TO 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 56 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: 200306160003.
    - 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.

17	18
19	20
20	

**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

OWNER:

TERESA MAY ZENTZ  
430 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 SEPTICDRAINFIELDS

**ZENTZ SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. SP-13-**  
 A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
 KITTITAS 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 \_\_\_\_\_  
I, 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 \_\_\_\_\_  
I, 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 \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ 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 DATE 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. 200306160063, 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.

**KRD NOTES:**

1. ACCORDING TO KITTITAS 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 OBTAINED 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. AP# 21220 - YAKAMA NATION LAND ENTERPRISE, P.O. BOX 151, TOPPENISH, WA 98964.
2. AP# 32433 - ARNULFO S. RODRIGUEZ, 601 KLOCKE RD., ELLENSBURG, WA 98926.
3. AP# 95489 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
4. AP# 954850 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
5. AP# 954852 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
6. AP# 93433 - DONALD E. CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
7. AP# 28943 - HEIL 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 KITTITAS COUNTY, STATE OF WASHINGTON (JUDGMENT NO. 09-9-00011-S, CAUSE NO. 07-2-00025-7), RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NUMBER 200501140037, 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 \_\_\_\_\_  
I, 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 \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ 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 DATE 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 KITTITAS 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 KITTITAS 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 PAVED 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 KITTITAS COUNTY ROAD STANDARDS, 9605 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITTITAS 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 36.70A.000) 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 7.45.305)
11. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.



**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

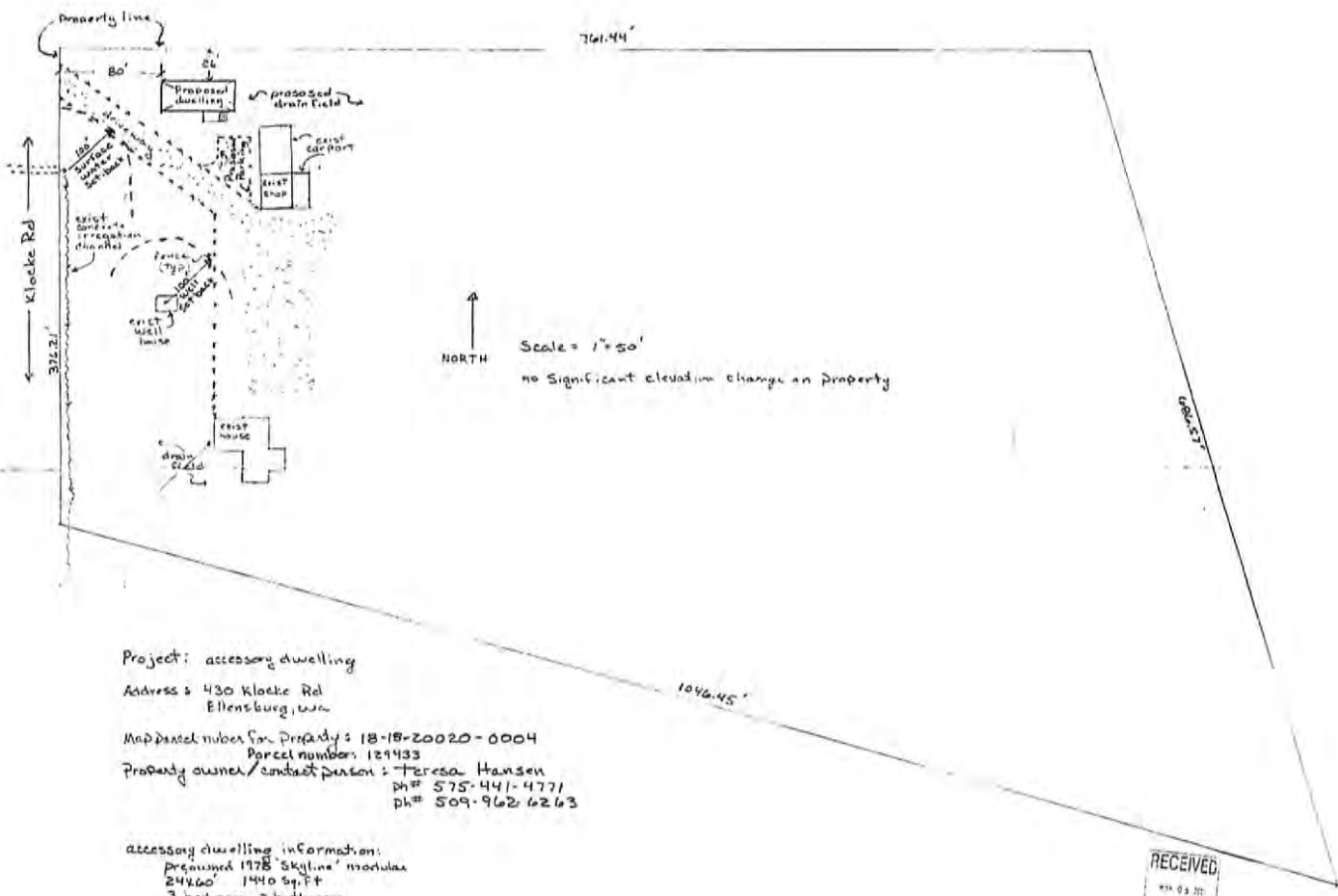
**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF \_\_\_\_\_  
 IN MAR. 2013  
 DUSTIN L. PIERCE  
 DATE  
 CERTIFICATE NO. 45503

**Encompass**  
 ENGINEERING & SURVEYING

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<b>SHORT PLAT</b> PREPARED FOR TERESA ZENTZ A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.		
KITTITAS COUNTY WASHINGTON		
DWN BY DLP/GW	DATE 03/2013	JOB NO. 13017
CHKD BY DLP	SCALE N/A	SHEET 2 OF 2



Project: accessory dwelling  
 Address: 430 Kloacke Rd  
 Ellensburg, WA  
 Map parcel number for Property: 18-18-20020-0004  
 Parcel number: 129433  
 Property owner/contact person: Teresa Hansen  
 ph# 575-441-4771  
 ph# 509-962-6263

accessory dwelling information:  
 Proposed 1978 'Skyline' modular  
 24x60' 1440 sq.ft.  
 3 bedrooms 2 bathroom

RECEIVED  
 MAR 23 2011  
 WASHINGTON COUNTY  
 CLERK

MAR 23 2011





**KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

**SEPA ENVIRONMENTAL CHECKLIST**

**PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

RECEIVED

MAR 27 2013

KITITAS COUNTY  
CDS

**APPLICATION FEES:**

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

**\$560.00 Total fees due for this application (One check made payable to KCCDS)**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: 3/27/13

RECEIPT # 0606819

**PAID**  
MAR 27 2013

DATE STAMP IN BOX

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



12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Property is located at 430 Klocke Rd, off Hwy 10 about 6 miles west of Ellensburg. Property legal description see Attachment B.

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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):  flat, rolling, hilly, steep slopes, mountainous, other.

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b. What is the steepest slope on the site (approximate percent slope)?  
The parcel is flat with no significant percentage of slope

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c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.  
Loam, sand & gravel

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d. Are there surface indications or history of unstable soils in the immediate vicinity?  
No indications or history of unstable soils

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e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
None proposed

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f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No

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g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
Guessing about 10% including new residence and existing residence and out buildings

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h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
None proposed

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MAR 12 2011

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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None proposed

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

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None proposed

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

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None proposed

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

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Irrigation ditch, see site plan

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

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No

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

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None placed or removed

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

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None proposed

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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Yes

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

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Yes, individual or shared well will be used for ground water withdrawals

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic

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sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

\_\_\_\_\_

c. Each residence will have it's own septic system per public health requirements  
Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters?

If so, describe.

Runoff from snow melt and rain should not increase

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

\_\_\_\_\_  
\_\_\_\_\_

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None proposed

\_\_\_\_\_  
\_\_\_\_\_

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

None

\_\_\_\_\_  
\_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

None known

\_\_\_\_\_  
\_\_\_\_\_

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed

\_\_\_\_\_  
\_\_\_\_\_

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

MAR 2 2011

b. List any threatened or endangered species known to be on or near the site.  
None

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c. Is the site part of a migration route? If so, explain.  
No

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d. Proposed measures to preserve or enhance wildlife, if any.  
None proposed

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6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.  
None

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b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.  
No

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c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.  
None proposed

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7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.  
No

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1) Describe special emergency services that might be required.  
None

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2) Proposed measures to reduce or control environmental health hazards, if any. None proposed

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b. Noise  
1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?  
None that affect the project



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2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
None

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3) Proposed measures to reduce or control noise impacts, if any.  
N/A

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8.

LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Agriculture and surrounded by agricultural parcels

b. Has the site been used for agriculture? If so, describe.

Yes, hay & livestock production

c. Describe any structures on the site.

1 home, 1 mobile home, 1 shop, 1 barn, chicken coop, pig pen, horse shelter, well house, misc out building

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Agriculture 3

f. What is the current comprehensive plan designation of the site?

Rural

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an:

environmentally sensitive area?

No

i. Approximately how many people would the completed project displace?

None

j. Approximately how many people would reside or work in the completed project? 2 family's

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING The project proposal is consistent with the comp plan and KCC

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any.

None at this time

10.

AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

None proposed

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any.

None

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11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None proposed

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b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

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c. What existing off-site sources of light or glare may affect your proposal?

None

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d. Proposed measures to reduce or control light and glare impacts, if any.

N/A

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12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

camping, fishing, swimming, equine activities, snowmobiling

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b. Would the proposed project displace any existing recreational uses? If so, describe.

No

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impact

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13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None

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b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None exist on site

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c. Proposed measures to reduce or control impacts, if any.

None proposed

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14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
Access is off Hwy 10 and Klocke Rd

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
No, nearest is in Ellensburg 6 miles away

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c. How many parking spaces would the completed project have? How many would the project eliminate?  
Two/ no parking will be eliminated

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d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
No

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e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No

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f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
20

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g. Proposed measures to reduce or control transportation impacts, if any.  
None proposed

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15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
No

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b. Proposed measures to reduce or control direct impacts on public services, if any.  
None proposed

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16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
Electric, water, telephone, wood stove, septic system

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---

b. Describe the utilities that are proposed for the project, the utility

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providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

\_\_\_\_\_  
\_\_\_\_\_

None

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Teresa Zentz

Date: March 26, 2013

Print Name: Teresa Zentz

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N/A

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N/A

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N/A



5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

N/A

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6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

N/A

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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

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VEGETATION  
MAR 27 2013  
NITTITON



**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

"Building Partnerships – Building Communities"

**SHORT PLAT APPLICATION**

*(To divide a lot into no more than 4 lots, according to KCC 16.32)*

**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.**

**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.
- Project Narrative responding to Questions 9-11 on the following pages.

**OPTIONAL ATTACHMENTS**

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

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

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MAR 2 2013

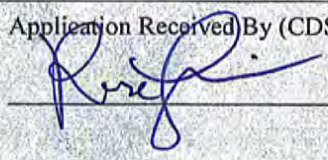

KITTTITAS COUNTY  
CDS

**APPLICATION FEES:**

- \$720.00 Kittitas County Community Development Services (KCCDS)
- \$220.00 Kittitas County Department of Public Works
- \$130.00 Kittitas County Fire Marshal
- \$470.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

**\$1,540.00 Total fees due for this application (One check made payable to KCCDS)**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: <u>3/27/13</u>	RECEIPT # <u>60016817</u>	 MAR 27 2013 DATE KITTTITAS CO. CDS
DATE			

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

**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 Rd  
City/State/ZIP: Ellensburg, Wa 98926  
Day Time Phone: 575-441-4771 / 509-962-6362  
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 Rd  
City/State/ZIP: Ellensburg, Wa 98926  
Day Time Phone: 509-962-6362  
Email Address: Ttzentz@aol.com

**4. Street address of property:**

Address: 430 Klocke Rd  
City/State/ZIP: Ellensburg, Wa 98926

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

ACRES 10.00, CD 8615; SEC. 20, TWP. 18, RGE. 18; PTN. SW1/4 NW1/4 (LOT 1, B29/P8)

**6. Tax parcel number(s):** 18-18-20020-0004

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

**8. Land Use Information:**

Zoning: AG 3                      Comp Plan Land Use Designation: Rural

RECEIVED

MAR 27 2013

KITTITAS 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. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.  
No
- 11. **What County maintained road(s) will the development be accessing from?**  
Klocke Road

**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 Aeresa Zentz

March 26, 2013

RECEIVED  
MAR 27 2013  
KITITAS COUNTY  
PDS

## 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.

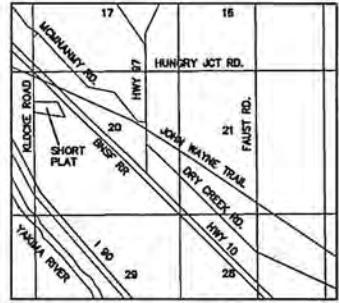
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MAR 27 2013

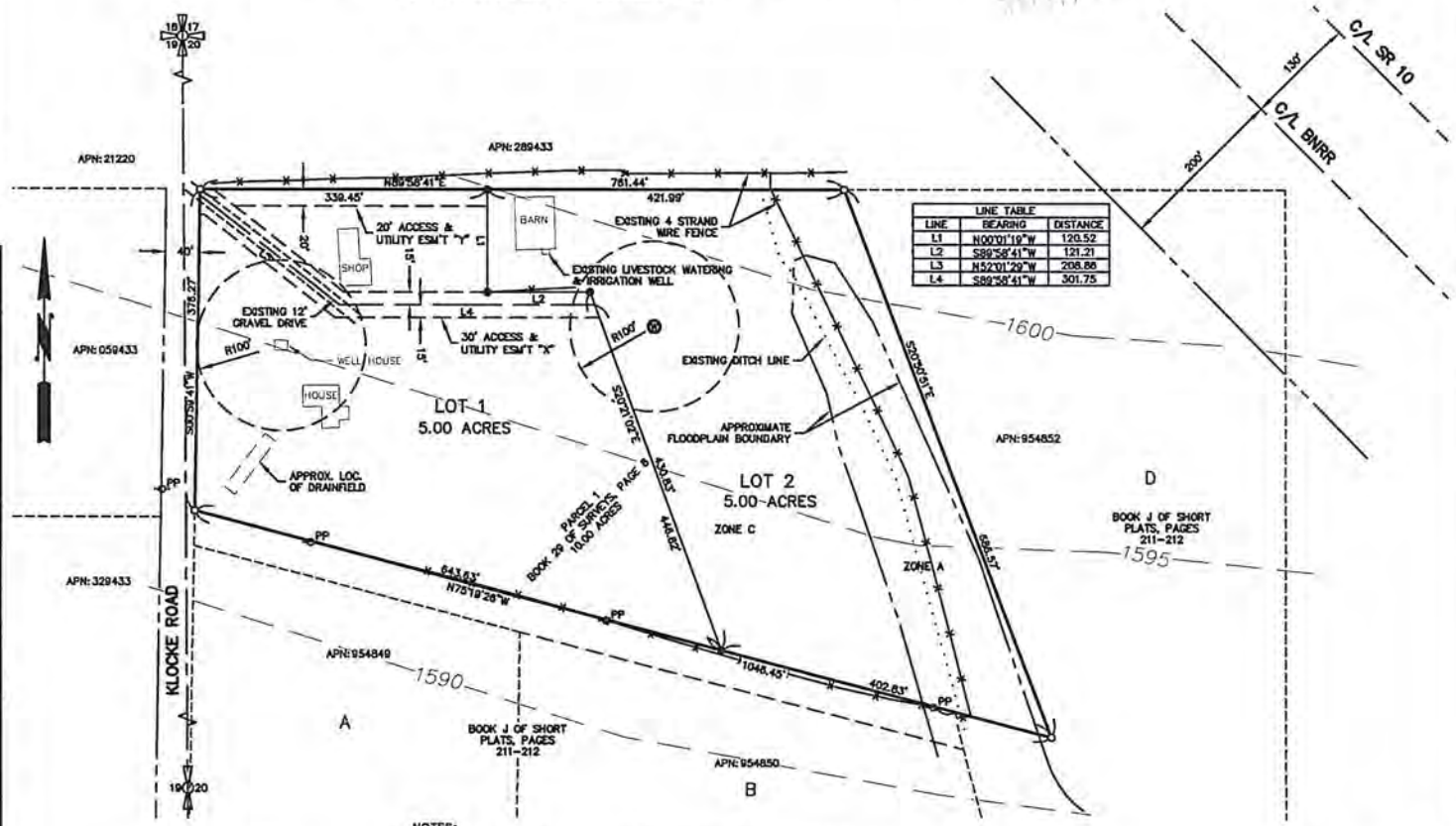
KITTITAS CO  
DCS

MAR 27 2013  
KITITAS

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



LINE	BEARING	DISTANCE
L1	N00°01'19"W	120.52
L2	S89°58'41"W	121.21
L3	N52°01'29"W	208.86
L4	S89°58'41"W	301.75

**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\_\_

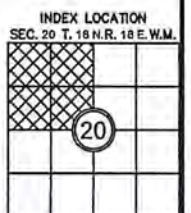
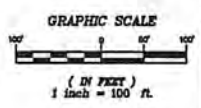
KITITAS COUNTY TREASURER

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

- LEGEND**
- SECTION CORNER, AS NOTED
  - QUARTER CORNER, AS NOTED
  - FOUND 5/8" IRON ROD & CAP, LS 18092
  - SET 5/8" IRON ROD & CAP, LS 45503
  - EXISTING WATER WELL

**NOTES:**

1. THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITITAS COUNTY.
  2. 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.
  3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
    - \* BOOK 29 OF SURVEYS, PAGE 8, APN: 200300100003.
    - \* BOOK J OF SHORT PLATS, PAGES 211-212, 2008-00000004.
- RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.



**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  
GERALD 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) 391-1055

Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7431 • 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



MAR 27 2013

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

OWNER:  
TERESA MAY ZENTZ  
430 KLOCKE RD.  
ELLENSBURG, WA 99226  
\* PARCEL NO.: 129433  
\* MAP NO.: 18-18-20020-0004  
\* PARCEL AREA: 10.00 ACRES  
\* ZONE: AGRICULTURAL 3 (AO-3)  
\* PROPOSED LOTS: 2  
\* WATER SOURCE: INDIVIDUAL WELLS  
\* SEWER SOURCE: INDIVIDUAL SEPTIC/DRAIN/FIELDS

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 \_\_\_\_\_ )  
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 LENDER'S 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 \_\_\_\_\_ )  
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 \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ 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 KITITITAS 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 KITITITAS, STATE OF WASHINGTON.

KRD NOTES:

1. ACCORDING TO KITITITAS 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 NONUSE 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 98284.
2. APN: 328433 - ARNALFO S. RODRIGUEZ, 801 KLOCKE RD., ELLENSBURG, WA 99225.
3. APN: 954848 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 99225.
4. APN: 054850 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 99225.
5. APN: 054852 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 99225.
6. APN: 68433 - DONALD E. CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 99225.
7. APN: 289433 - NEIL O'NEILL, 301 S MT DANIELS, ELLENSBURG, WA 99225.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUALSTAR CREDIT UNION, THE UNDERSIGNED DEBTOR FOR A JUDGMENT FILED IN SUPERIOR COURT OF KITITITAS COUNTY, STATE OF WASHINGTON (JUDGMENT NO. 08-0-00011-S, CAUSE NO. 07-2-00035-7), RECORDED UNDER KITITITAS COUNTY AUDITORS FILE NUMBER 20080114007, 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 \_\_\_\_\_ )  
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 \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ 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 GROW OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS 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 KITITITAS 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 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITITAS COUNTY ROAD STANDARDS, 8th EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITITITAS 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 CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. ALL DEVELOPMENT MUST COMPLY WITH THE 2000 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 7.48.200)
11. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.



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. 20 13  
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) 391-1055  
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.		
KITITITAS COUNTY	WASHINGTON	
DWN BY DLP/GW	DATE 03/2013	JOB NO. 13017
CHKD BY DLP	SCALE N/A	SHEET 2 of 2

NO. 0117719

LIABILITY \$1,000.00

FEE \$250.00

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company,  
**GUARANTEES**

Policy No. WA2011-46-0117719-2013.72030-88305948

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

**LIABILITY EXCLUSIONS AND LIMITATIONS**

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: 02/28/2013

CHICAGO TITLE INSURANCE COMPANY

By *Annabel Williams*  
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

WA2011                      0117719  
AmeriTitle  
503 North Pearl St  
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: *Robert M. Poirier*                      President

ATTEST  
*Tom C. Johnson*                      Secretary



RECEIVED

MAR 27 2013

KITTITAS COUNTY

SUBDIVISION GUARANTEE

Office File Number : 0117719  
Guarantee Number : WA2011-46-0117719-2013. 72030-88305948  
Dated : February 28, 2013, at 8:00 a.m.  
Liability Amount : \$ 1,000.00  
Premium : \$ 250.00  
Tax : \$ 20.00

Your Reference : ZENTZ (HANSEN)

Name of Assured: TERESA HANSEN ZENTZ

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel 1 of that certain Survey as recorded June 16, 2003, in Book 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.

EXCEPT a 1978 Skyline, 64x24 Mobile Home, Serial Number 01910202L.

Title to said real property is vested in:

TERESA MAY ZENTZ, WHO ACQUIRED TITLE AS TERESA MAY HANSEN, AS HER SEPARATE ESTATE

END OF SCHEDULE A

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KITTITAS COUNTY

203

(SCHEDULE B)

File No. 0117719

Guarantee Number: WA2011-46-0117719-2013.72030-88305948

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
  2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
  3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
  4. General taxes and assessments for 2013, which become delinquent after April 30, 2013, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 1,860.04	\$ 930.02	\$ 930.02
Tax No. :	18-18-20020-0004 (129433)		
- Note: Tax payments can be mailed to the following address:  
Kittitas County Treasurer  
205 West 5<sup>th</sup> Avenue, Room 102  
Ellensburg, WA 98926  
Phone (509) 962-7535
5. Right-of-way to run a sufficient quantity of water to drive a water wheel to run a flour and saw mill together with an agreement to build all necessary ditches and flumes as conveyed by Peter Wold, et ux, to Levi Farnsworth, James Dysart and John A. Shoudy by deed filed for record November 11, 1882 and recorded November 15, 1882 in Book "A" of Miscellaneous, Page 40, records of Kittitas County.
  6. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
  7. Matters as disclosed and/or delineated on Survey recorded June 16, 2003, in Book 29 of Surveys, page 8, under Kittitas County Auditor's File No. 200306160083, including but not limited to:
    - a) Location of overhead power
    - b) Location of irrigation ditch
    - c) Location of fence line along the North boundary in relation to the property boundary

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KITITAS COUNTY

(SCHEDULE B) (CONTINUED)

File No. 0117719

Guarantee Number: WA2011-46-0117719-2013.72030-88305948

8. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : Victor S. Davis and Teresa M. Davis, husband and wife
  - Trustee : AmeriTitle
  - Beneficiary : Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). Lender: First Horizon Home Loan Corporation
  - Amount : \$252,000.00, plus interest
  - Dated : May 4, 2006
  - Recorded : May 5, 2006
  - Auditor's File No. : 200605050034
9. Judgment filed in Superior Court of Kittitas County, Washington:
- Judgment Debtor : Teresa Hansen-Davis
  - Judgment Creditor : Qualstar Credit Union
  - In the amount of : \$6,378.17, together with any interest, costs and/or attorney fees
  - Dated : January 7, 2007
  - Entered : January 7, 2008
  - Judgment No. : 08-9-00011-5
  - Cause No. : 07-2-00635-7
  - Attorney For Judgment Creditor : Brian C. Read
- The lien of said judgment attaches to subject premises, provided judgment debtor is identical with the vested owner shown herein.
- A copy of said judgment was also recorded with the Kittitas County Auditor under Auditor's File No. 200801140037.
10. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of unnamed creek, if navigable.
11. Any question that may arise due to shifting or change in the course of the creek herein named, or due to said creek having changed its course.  
Regarding: Unnamed creek.
12. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

END OF EXCEPTIONS

MAR 27 2010

(SCHEDULE B) (CONTINUED)

File No. 0117719

Guarantee Number: WA2011-46-0117719-2013.72030-88305948

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

AW/lmw

1 cc: Teresa Zentz / tarizentz@aol.com

1 cc: Encompass: Dustin Pierce  
dpierce@encompasses.net

MAR 27 2011

# PARENT

Point # 1						10000.000	10000.000
	N	0	59	41	E	376.270	
Point # 2						10376.213	10006.532
	N	89	58	41	E	761.440	
Point # 3						10376.505	10767.972
	S	20	50	51	E	686.570	
Point # 4						9734.884	11012.310
	N	75	19	26	W	1046.450	
Point # 5						10000.007	10000.002

AREA = 435,597.86 sf (10.0000 acres)

LENGTH = 2870.73

NORTHING ERROR = +0.007

EASTING ERROR = +0.002

LINEAR ERROR = N 15 31 20 E 0.007

3/18/2013

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MAR 23 2011  
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# LOT 1

Point # 1	N	0	59	41	E	10000.000	10000.000
						376.270	
Point # 2	N	89	58	41	E	10376.213	10006.532
						339.450	
Point # 3	S	0	1	19	E	10376.343	10345.982
						120.520	
Point # 4	N	89	58	41	E	10255.823	10346.028
						121.210	
Point # 5	S	20	21	2	E	10255.870	10467.238
						446.820	
Point # 6	N	75	19	26	W	9836.939	10622.626
						643.630	
Point # 7						10000.006	9999.995

AREA = 217,954.35 sf (5.0035 acres)

LENGTH = 2047.90

NORTHING ERROR = +0.006

EASTING ERROR = -0.005

LINEAR ERROR = N 39 40 27 W 0.008

12/16/13

MAR 27 2013

3/18/2013



## LOT 2

Point # 1						10000.000		10000.000
	N	89	58	41	E		421.990	
Point # 2						10000.162		10421.990
	S	20	50	51	E		686.570	
Point # 3						9358.541		10666.328
	N	75	19	26	W		402.830	
Point # 4						9460.600		10276.641
	N	20	21	2	W		446.820	
Point # 5						9879.530		10121.253
	S	89	58	41	W		121.210	
Point # 6						9879.484		10000.043
	N	0	1	19	W		120.520	
Point # 7						10000.004		9999.997

AREA = 217,645.90 sf (4.9965 acres)

LENGTH = 2199.94

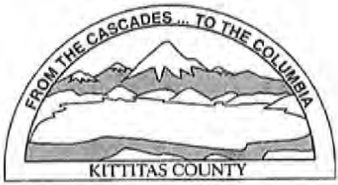
NORTHING ERROR = +0.004

EASTING ERROR = -0.003

LINEAR ERROR = N 38 25 16 W 0.005

3/18/2013

ALABAMA



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

**RECEIPT NO.: 00016817**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 026624

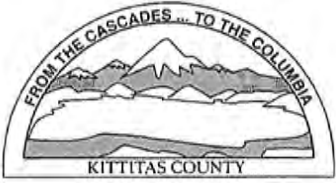
**Date:** 3/27/2013

**Applicant:** ZENTZ, TIM & TERI

**Type:** check # 5251

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00003	CDS FEE FOR SHORT PLAT	720.00
SP-13-00003	EH SHORT PLAT FEE	470.00
SP-13-00003	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00003	FIRE MARSHAL SHORT PLAT FEE	130.00
	<u>Total:</u>	<u>1,540.00</u>

MAR 27 2013



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

**RECEIPT NO.: 00016819**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

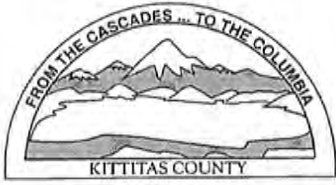
**Account name:** 026624

**Date:** 3/27/2013

**Applicant:** ZENTZ, TIM & TERI

**Type:** check # 5251

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-13-00004	CDS SEPA FEE	490.00
SE-13-00004	PW SEPA	70.00
	Total:	560.00



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

**RECEIPT NO.: 00016818**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 026624

**Date:** 3/27/2013

**Applicant:** ZENTZ, TIM & TERI

**Type:** check # 5251

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
RZ-13-00001	REZONE FEE	3,335.00
RZ-13-00001	FIRE MARSHAL REZONE FEE	130.00
RZ-13-00001	PUBLIC WORKS REZONE	300.00
	Total:	3,765.00